

LEGO, "modular building" Collection

- Return Potential : An investment of 500 EUR is projected to be worth approximately 758 EUR in 5 years.
- Cost-to-Return Ratio : With just 1.8% annual total costs (including exit fees), your net profit could be 8.7% per year.
- Collector's Delight : These sets have become sought-after collector's items, with their intricate detailing and unique designs. One set of this theme already increased by close to 4,000% in price.

 Splint Invest



Factsheet - General



Set number	10211 / 10218 / 10224 / 10232 / 10243 / 10246 / 10251 / 10260 / 10255 / 10264 / 10270 / 10278
Name	Grand Emporium / Pet Shop / Town Hall / Palace Cinema / Parisian Restaurant / Detective's Office / Brick Bank / Downtown Diner / Assembly Square / Corner Garage / Bookshop / Police Station
Theme	Creator Expert / Icons
Subtheme	Modular buildings
Released	2011 – 2021
Pieces per set	2,182 / 2,032 / 2,766 / 2,196 / 2,469 / 2,262 / 2,380 / 2,480 / 4,002 / 2,569 / 2,504 / 2,923
Box condition	New
Number of sets	2 / 2 / 2 / 2 / 2 / 2 / 2 / 10 / 10 / 10 / 10 / 10
Price per set	€: 696 / 418 / 1,021 / 381 / 371 / 511 / 678 / 274 / 223 / 251 / 163 / 163
Investment Horizon	3 to 5 years
Asset ID	af93cd3b-d74f-4873-b19a-ecdabeeb2586

Cost Analysis

	Value in €
Asset Value	18,900 €
Platform Fee Splint Invest	800 €
External Maintenance Cost	250 €
Price	19,950 €
Number of Splints	399
Price per Splint	50 €

- The price of 19,950 € includes the Splint Invest platform fee and external maintenance costs of 1,050 €. 18,900 € can be allocated to the Lego sets.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating



Return

LEGO "Modular Building" sub-theme sets exhibit an **average annual value appreciation of nearly 18%**, underscoring the strong demand from the adult fan community.

It is expected that the sets will increase in **value by up to 80%** after production is discontinued.



Stability

The Lego chain index shows a **low positive correlation to the S&P 500 index** of just **0.13 points** and therefore brings stability to a portfolio.

The price of a set can decline if Lego decides to relaunch the product in form of a newer version.



Track Record

The LEGO Modular Building sets evoke a sense of nostalgia reminiscent of classic architecture and cityscapes. Their enduring popularity over the years showcases their timeless appeal.

The four oldest sets in this series, released between 2007 and 2010, have **experienced value appreciation ranging from 1,167% to 3,900%** since their initial launch.

Investment Horizon of 3 to 5 Years

Forecast per Splint in €	3 years	4 years	5 years
Ambitious	86	105	128
Balanced	63	69	76
Defensiv	53	54	55

- Investment horizon has been set to 3 to 5 years.
- The investment horizon has been set as short to medium-term. It is anticipated that the latest sets will be retired by mid to late 2024. Consequently, the price per set is expected to increase in the double digits. The affordable purchase price per set and low storage costs thus allow for a shorter investment horizon to be established.
- If one of the following two conditions is met, the sale of the asset is considered:
 - End of the defined investment horizon has been reached.
 - Ambitious case already occurs before the end investment horizon.

Your Return Potential



	Value in € defensive	Value in € balanced	Value in € ambitious
Expected gross sales proceeds at maximum maturity	21,945 €	30,324 €	51,072 €
- Splint selling fees of 2%	-439 €	-606 €	-1,021 €
- External maintenance cost	-250 €	-250 €	-250 €
- Splint Invest platform fee	-800 €	-800 €	-800 €
- Asset value at acquisition	-18,900 €	-18,900 €	-18,900 €
Expected return at maximum maturity	1,556 €	9,768 €	30,101 €
Average annual rate of return	1.6%	8.7%	21.0%

Details to weighted calculation of the average annual rate of return:	Defensive Scenario	Balanced Scenario	Ambitious Scenario
Base value 1 with a 80% weighting	12 month inflation rate Switzerland (3.4%)	Average annual price increase of the sets since release (brickeconomy.com) (11%).	Average annual price increase of the best performing set " Market Place" since release (brickeconomy.com) (27%).
Base value 2 with a 20% weighting		Annual price increase of the Lego Ideas Series (brickeconomy.com) (+5.2%)	Annual price increase of the Lego Ideas Series (brickeconomy.com) (+5.2%)

Why you should invest

- A set from this theme has already gained in value **by 4,000%**.
- Low correlation of 0.13 to the stock market
- Return potential of **+60.4%** over **5 years** with costs of around **8.8%**.



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