Armand Rousseau Chambertin

Clos de Beze Grand Cru, 2021

Return Potential

An investment of 500 EUR is projected to be worth approximately 1,264 EUR in 9 years.

Cost-to-Return Ratio

With just 3.0% annual total costs (including exit fees), your net profit could be an impressive 10.9% per year.

Limited Production

The production quantity is approximately 5,000 bottles per year, making it one of the rarest wines in the world. The vineyard itself is only 1.4 hectares in size.

Fun facts:

It is said that Napoleon only drank Chambertin wines – including Clos de Beze. Then as now, the wines from Chambertin are among the best in the world.

General Info

Origin, Region	Burgundy, France
Name	Domaine Armand Rousseau
Type	Clos de Beze Grand Cru
Grape	Pinot Noir
Vintage	2021
Quantity	6 bottles in original wooden case
Bottle Size	750ml
Price per Bottle (excl. external costs and platformfees)	3,995€
Current Marketvalue (at release)	4,100€
Rating	94-96+ Robert Parker
Investment Horizon	7 to 9 years
Asset ID	0a37465d-34fc-430a-bd65-4a0be7ddb6f8

Cost Analysis

	Value in €
Asset Value	24,000 €
Platform Fee Splint Invest	2,200 €
External Maintenance Cost	2,750 €
Price	**28,950 €**
Number of Splints	579
Price per Splint	50 €

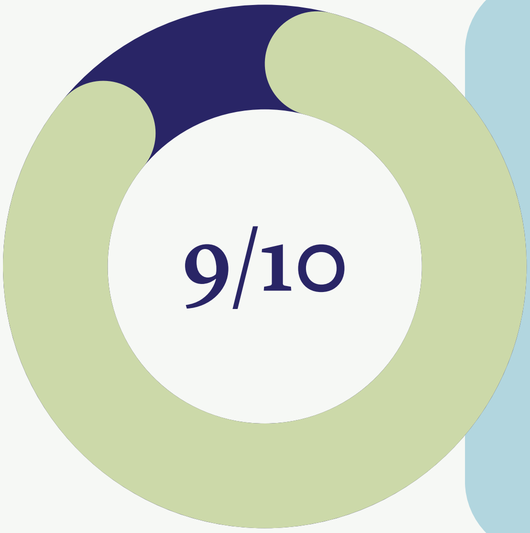
- The price of 28,950 € includes the Splint Invest platform fee and external maintenance costs of 4,950 €. 24,000 € can be allocated to the asset.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating

Return

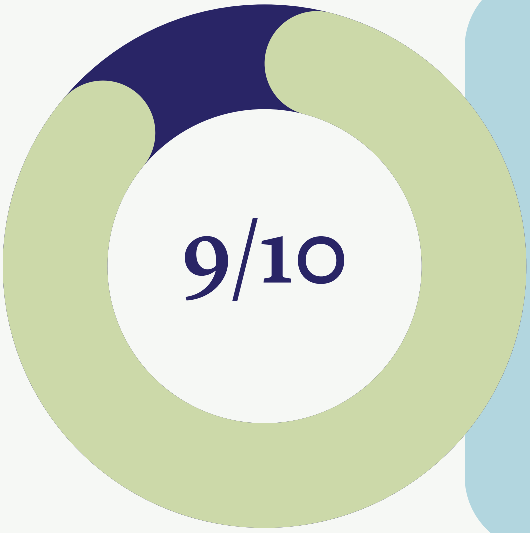
The reference vintage of 2011 has shown an appreciation of 138.8% over the last 5 years.

The Liv-Ex Burgundy 150 Index has gained 26% in value over the same period, emphasizing the overall appreciation of Burgundy wines.



Stability

Although Burgundy prices experienced a slight dip in 2023, further price increases are anticipated. This is due to the fact that the production quantity is not expected to meet the high demand in the future. The Domaine Armand Rousseau Chambertin is renowned for its exceptional quality and is acknowledged as one of the finest Pinot Noir wines from Burgundy.



Track Record

The Domaine Armand Rousseau is among the absolute elite in Burgundy, and its wines are rare, precious, and typically quickly sold out. The estate manages a total of only about 13.7 hectares of the finest vineyards. Of these, 1.4 hectares are dedicated to Clos de Beze, resulting in a highly limited annual production of approximately 5,000 bottles.

Investment Horizon
of 7-9 years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	115	134	158
Balanced	98	112	129
Defensiv	57	58	59

The investment horizon has been set to 7 to 9 years.

- The investment horizon has been set for the medium to long term. By then, a significant portion of the produced bottles is expected to have been consumed. Consequently, the bottles should command higher prices at that time.

- 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	34,161 €	74,691 €	91,482 €
- Splint selling fees of 2%	-683 €	-1,494 €	-1,830 €
- External maintenance cost over investment horizon	-2,750 €	-2,750 €	-2,750 €
- Splint Invest platform fee	-2,200 €	-2,200 €	-2,200 €
- Asset value at acquisition	-24,000 €	-24,000 €	-24,000 €
Expected return at maximum maturity	**4,528 €**	**44,247 €**	**60,702 €**
Average annual rate of return	**1.6%**	**10.9%**	**13.4%**

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 (1.4 %)	Annualised return of the 2011 reference vintage (Clos de Beze) over the last 5 years (liv-ex) (+19.0%)	Annualised return of the 2014 reference vintage (Charmes Chambertin) over the last 5 years (liv-ex) (+22.3%)
Base value 2 with a 20% weighting		3 month return of the Acker Burgundy Rousseau Index (-2.6%)	3 month return of the Acker Burgundy Rousseau Index (-2.6%)

Why you should invest

1. 94-96 points from Robert Parker.
2. Annual +19.0% appreciation for the 2011 vintage over the last 5 years.
3. Limited annual production of 5,000 bottles.

Contact Information:

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