Christophe Roumier

Charmes-Chambertin Grand Cru, Les Mazoyeres, 2021

Return Potential

An investment of 500 EUR is projected to be worth approximately 1,441 EUR in 9 years.

Cost-to-Return Ratio

With just 3.1% annual total costs (including exit fees), your net profit could be an impressive 12.4% per year.

Limited production

The vineyard plot is only 0.27 hectares in size and belongs to Domaine Roumier. In total, the winery produces only about 4,300 cases per year.

Fun facts:
The vines are very old and were already planted in 1935. This has a positive impact on the recognition of the wine.

General Info

Origin, Region	Burgundy, France
Name	Christophe Roumier, Charmes-Chambertin Grand Cru, Les Mazoyeres
Type	Red Wine
Grape	Pinot Noir
Vintage	2021
Quantity	36 bottles in original wooden cases (6 OWC)
Bottle Size	750ml
Price per Bottle (excl. external costs and platformfees)	995€
Current Marketvalue (at release)	1,010€
Rating	93-95 Allen Meadows
Investment Horizon	7 to 9 years
Asset ID	f80c6ad7-61c2-4741-9416-93f8bf9a525e

Cost Analysis

	Value in €
Asset Value	35,850 €
Platform Fee Splint Invest	3,250 €
External Maintenance Cost	4,100 €
Price	**43,200 €**
Number of Splints	864
Price per Splint	**50 €**

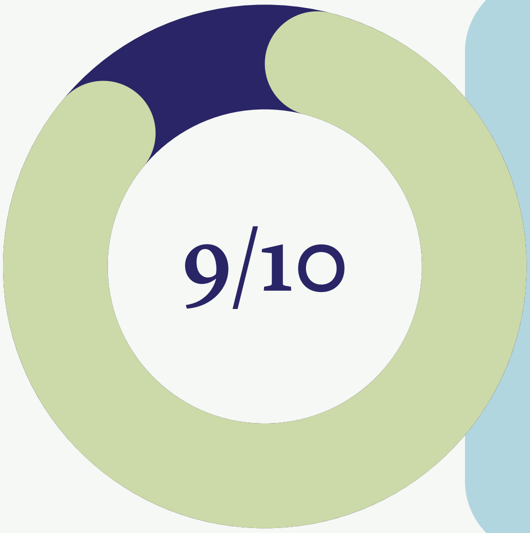
- The price of 43,200 € includes the Splint Invest platform fee and external maintenance costs of 7,350 €. 35,850€ can be allocated to the asset.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating

Return

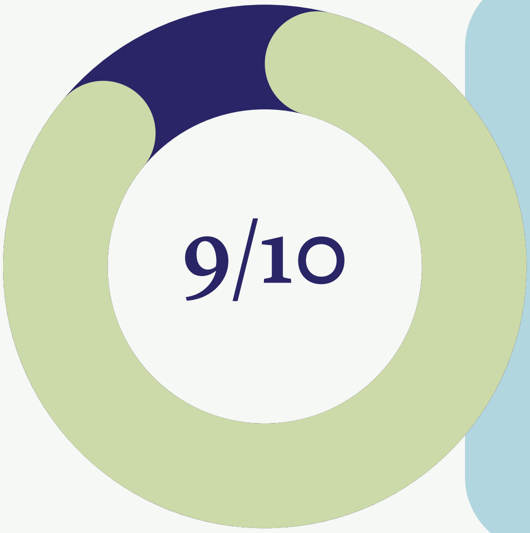
The reference vintage of 2012 has shown an appreciation of 274.5% over the last 5 years.

The Burgundy 150 Index by Liv-Ex has gained 26% in value over the past 5 years, highlighting the general appreciation of Burgundy wines.



Stability

Despite a slight easing of Burgundy prices in 2023, they are anticipated to rise further due to insufficient production to meet growing demand. Domaine Georges Roumier's commitment to preserving the essence of the terroir remains a trademark, evident through seamless generational transitions in winemaking.



Track Record

The Domaine Georges Roumier, located in the picturesque village of Chambolle-Musigny in the Côte de Nuits, has a rich history dating back to the year 1924.

The vineyard parcel is only 0.27 hectares in size and is part of the Domaine Roumier. In total, the winery produces only about 4,300 cases per year.

Investment Horizon
of 7-9 years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	169	210	260
Balanced	108	126	147
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, many of these unique wooden crates will have been opened. A complete wooden crate will thus command higher prices.

- 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	50,976 €	127,008 €	224,640 €
- Splint selling fees of 2%	-1,020 €	-2,540 €	-4,493 €
- External maintenance cost over investment horizon	-4,100 €	-4,100 €	-4,100 €
- Splint Invest platform fee	-3,250 €	-3,250 €	-3,250 €
- Asset value at acquisition	-35,850 €	-35,850 €	-35,850 €
Expected return at maximum maturity	**6,756 €**	**81,268 €**	**176,947 €**
Average annual rate of return	**1.4%**	**12.5%**	**19.8%**

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 2013 reference vintage over the last 5 years (liv-ex) (+20.6%)	Annualised return of the 2012 reference vintage over the last 5 years (liv-ex) (+30.2%)
Base value 2 with a 20% weighting		3 month return of the Acker Burgundy Roumier Index (-0.6%)	3 month return of the Acker Burgundy Roumier Index (-0.6%)

Why you should invest

1. **93-95 points from Allen Meadows.**
2. **Annual +20.6% value appreciation for the 2013 vintage over the last 5 years.**
3. **Limited production of 4,300 bottles annually.**

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