Coche-Dury

Meursault, 2020

Return Potential

An investment of 500 EUR is projected to be worth approximately 1,098 EUR in 9 years.

Cost-to-Return Ratio

With just 2.9% annual total costs (including exit fees), your net profit could be an impressive 9.1% per year.

Limited production

The Coche-Dury Meursault is one of the rarest wines in Burgundy. The winery produces only about 3,500 cases across six different wines. Sealed cases are therefore extremely rare and valuable.

Fun facts:
For several years now, the wines from the winery have been gaining increasing attention from leading wine critics. As a result, the finest vintages have already seen five-year value increases ranging from 150% to 500%.

General Info

Origin, Region	Burgundy, France
Name	Coche-Dury, Mersault
Type	White Wine
Grape	Chardonnay
Vintage	2020
Quantity	30 bottles in original wooden cases (1 x 6 OWC & 2 x 12 OWC)
Bottle Size	750ml
Price per Bottle (excl. external costs and platformfees)	955€
Current Marketvalue (at release)	977€
Rating	93 Robert Parker
Investment Horizon	7 to 9 years
Asset ID	65106c93-1d3b-4b8c-9fc2-2372c4115fbb

Cost Analysis

	Value in €
Asset Value	28,650 €
Platform Fee Splint Invest	2,600 €
External Maintenance Cost	3,250 €
Price	**34,500 €**
Number of Splints	690
Price per Splint	**50 €**

- The price of 34,500 € includes the Splint Invest platform fee and external maintenance costs of 5,850 €. 28,650€ 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.

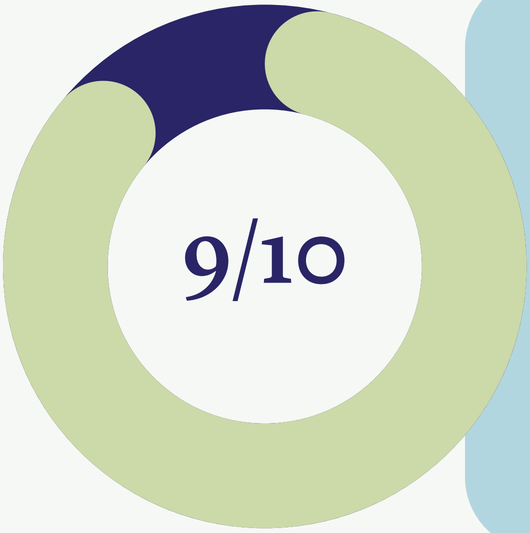
Rating

Return

For several years now, the wines of the winery have been receiving increasing attention from leading wine critics. The best vintages have already seen five-year value increases ranging from 150% to 500%. The Liv-Ex Burgundy Index has recorded a value growth of 26.3% in the last five years.

Stability

Currently, the founding family manages just over nine hectares, with Meursault accounting for about half of the total area. The winery produces only about 3,500 cases across six different wines. Sealed cases are therefore extremely rare and valuable. This imparts a higher price stability to the wine accordingly.



Track Record

Founded in 1973 through the union of Jean-François Coche and Odile Dury, the Coche-Dury Domaine has a rich family history in winemaking in Meursault. The estate has expanded its vineyard holdings beyond Meursault to Puligny-Montrachet, Auxey-Duresses, Monthelie, Volnay, and the Corton Grand Cru vineyard.

Investment Horizon
of 7-9 years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	100	116	133
Balanced	88	99	112
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, not only will the bottles have reached their optimal drinking maturity, but many of these unique wooden cases will have been opened. A complete wooden case will consequently 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	40,710 €	77,280 €	91,770 €
- Splint selling fees of 2%	-814 €	-1,546 €	-1,835 €
- External maintenance cost over investment horizon	-3,250 €	-3,250 €	-3,250 €
- Splint Invest platform fee	-2,600 €	-2,600 €	-2,600 €
- Asset value at acquisition	-28,650 €	-28,650 €	-28,650 €
Expected return at maximum maturity	**5,396 €**	**41,234 €**	**55,435 €**
Average annual rate of return	**1.4%**	**9.1%**	**11.2%**

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 2012 reference vintage over the last 5 years (liv-ex) (+16.4%)	Annualised return of the 2010 reference vintage over the last 5 years (liv-ex) (+19.1%)
Base value 2 with a 20% weighting		1 month return of the Acker Coche-Dury Index (-0.8%)	1 month return of the Acker Coche-Dury Index (-0.8%)

Why you should invest

1. Only about 1,750 cases of the total production are allocated to Meursault.
2. The Liv-Ex Burgundy Index has recorded a value increase of 26.3% in the last five years.
3. The vintage of 2020 has received an outstanding rating of 93 Parker points.

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