Domaine Leroy

Chambertin Grand Cru, 2013

Romanee-Saint-Vivant Grand Cru, 2014

Return Potential

An investment of 500 EUR is projected to be worth approximately 1,303 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 11.2% per year.

Highly limited production

The Chambertin vineyards cover only 0.51 hectares, and the Romanee-Saint-Vivant vineyards cover just 0.54 hectares. In total, the winery produces only about 2,000 and 2,200 cases per year of these two Grand Crus, considered among the finest and most exclusive in Burgundy.

Fun facts:

Domaine Leroy is one of the most expensive and exclusive wineries in the world, with 7 of its wines ranking among the top 20 most expensive on the planet.

General Info

Origin, Region	Burgundy, France
Name	Domaine Leroy, Chambertin Grand Cru & Domaine Leroy, Romanee-Saint-Vivant Grand Cru
Type	Red Wine
Grape	Pinot Noir
Vintage	2013 - 2014
Quantity	4 bottles of Romanee-Saint-Vivant Grand Cru & 1 bottle of Chambertin Grand Cru in original wooden box
Bottle Size	750ml each
Price per Bottle (excl. external costs and platformfees)	4 bottles x 10,500€ and 1 bottle x 13,500€
Current Marketvalue (at release)	4 bottles x 11,323€ and 1 bottle x 14,263€
Rating	97 Robert Parker's point for Romanee-Saint-Vivant Grand Cru 97 Robert Parker's point for Chambertin Grand Cru
Investment Horizon	7 to 9 years
Asset ID	55512356-30d3-43f8-ba37-c19f5cdeb1c6

Cost Analysis

	Value in €
Asset Value	55,500 €
Platform Fee Splint Invest	5,000 €
External Maintenance Cost	6,300 €
Price	**66,800 €**
Number of Splints	1,336
Price per Splint	**50 €**

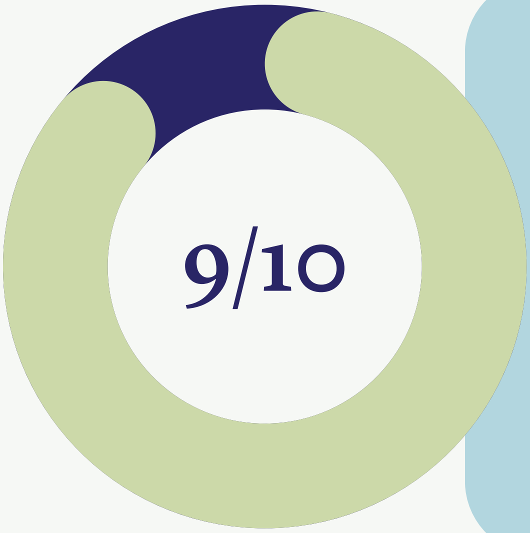
- The price of 66,800 € includes the Splint Invest platform fee and external maintenance costs of 11,300 €. 55,500 € can be allocated to the asset.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating

Return

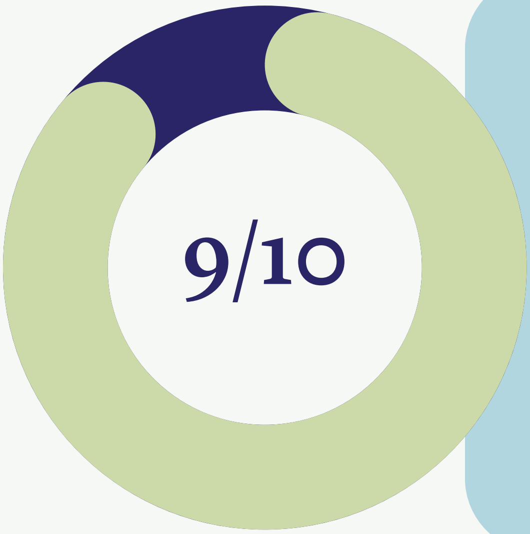
The Liv-Ex Burgundy 150 index has gained 21.7% in value over the last five years.

According to Liv-Ex, the reference vintages 2005 - 2013 of Domaine Leroy, Chambertin Grand Cru, have gained in value annually by +19.3% over the last five years. The reference vintages 2005 - 2011 of Leroy, Romanee-Saint-Vivant Grand Cru, achieved an annual appreciation of +26.5% during the same period.



Stability

It is important to note that the Grand Dame of Burgundy, Madame Lalou Bize-Leroy (born in 1932), one of the most important personalities in Burgundy, has already reached an advanced age. If she no longer exists, her magical wines will also cease to exist. This scarcity will inevitably lead to an increase in prices for wines bearing her signature.



Track Record

They are produced using biodynamic viticulture. Vision, consistency in cultivation, uncompromising yield reduction, and the pursuit of the highest quality characterize them to this day.
Romanee-Saint-Vivant Grand Cru, 2014, has received between 95 and 97 points from Allen Meadows.
Chambertin Grand Cru, 2013, has received 97 points from Allen Meadows.

Investment Horizon
of 7-9 years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	141	171	206
Balanced	101	116	133
Defensive	57	58	59

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

- The investment horizon is set at medium to long term. This wine still has excellent aging potential, which should lead to further long-term price increases.

- 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	78,824 €	177,688 €	275,216 €
- Splint selling fees of 2%	-1,576 €	-3,554 €	-5,504 €
- External maintenance cost over investment horizon	-6,300 €	-6,300 €	-6,300 €
- Splint Invest platform fee	-5,000 €	-5,000 €	-5,000 €
- Asset value at acquisition	-55,500 €	-55,500 €	-55,500 €
Expected return at maximum maturity	**10,448 €**	**107,334 €**	**202,912 €**
Average annual rate of return	**1.4%**	**11.2%**	**16.8%**

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 average return of the Romanee-Saint-Vivant Grand Cru 2005-2013 reference vintages over the last 5 years (liv-ex) (+19,3%)	Annualised return of the Chambertin Cru 2005-2011 reference vintages over the last 5 years (liv-ex) (+26.5%)
Base value 2 with a 20% weighting		1-month return of the Acker Leroy index (-1.6%)	1-month return of the Acker Leroy index (-1.6%)

Why you should invest

1. **The Liv-Ex Burgundy 150 index has gained 21.7% in value over the last five years.**
2. **The Liv-Ex Domaine Leroy, Romanee-Saint-Vivant Grand Cru, 2014 index has gained 144.9% in value over the last five years.**
3. **97 Robert Parker's point.**

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