Château Léoville Las Cases, 2023

En Primeur

Return Potential

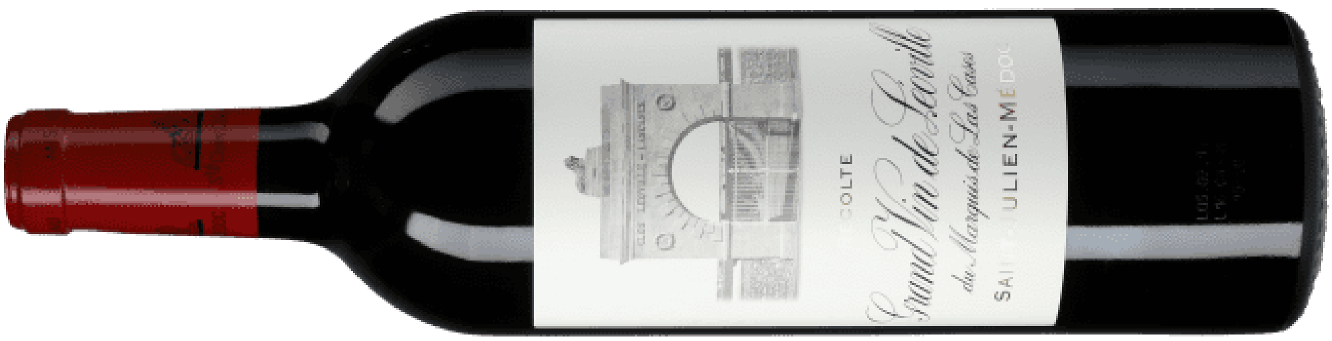
An investment of 500 EUR is projected to be worth approximately 1,196 EUR in 9 years.

Cost-to-Return Ratio

With just 2.4% annual total costs (including exit fees), your net profit could be an impressive 10.2% per year.

Affordable Bordeaux Wine

Léoville Las Cases is known among wine enthusiasts for its excellent quality at an extremely good price. Due to its quality and popularity, prices are expected to continue rising steadily.



Fun facts:
Wine from the Bordeaux subscription is still significantly younger than already marketed wines and therefore have a considerable potential for value appreciation.

General Info

Name	Château Léoville Las Cases
Year	2023
Origin	France
Region	Bordeaux
Type	Rotwein
Grape	86% Cabernet Sauvignon, 10% Cabernet Franc, 4% Merlot
Bottle size	750ml
Quantity	138
Rating	97-98 Punkte - James Suckling
Price	EUR: 156
Asset ID	05743951-361d-4381-ab87-86b692e614c4

Cost Analysis

	Value in €
Asset Value	21,550 €
Platform Fee Splint Invest	1,650 €
External Maintenance Cost	1,850 €
Price	**25,050 €**
Number of Splints	501
Price per Splint	**50 €**

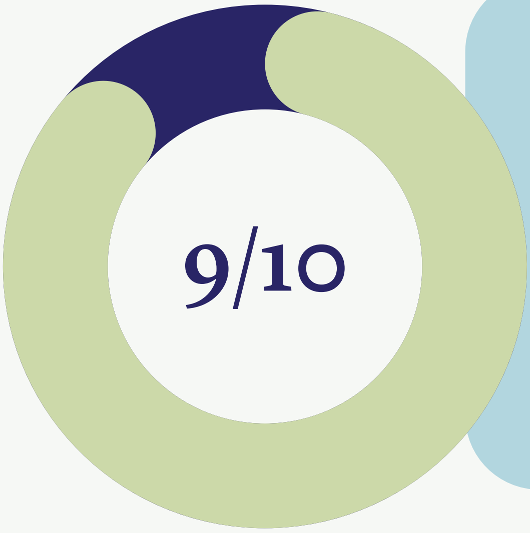
- The price of 25,050 € includes the Splint Invest platform fee and external maintenance costs of 3,500 €. 21,550 € can be allocated to the asset.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating

Return

2019: was traded on the secondary market at a 38% increase two years after release (following subscription).

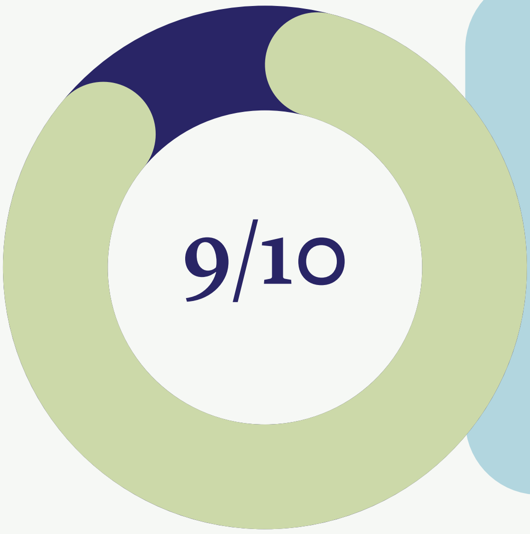
The Liv-Ex Burgundy Index has recorded a value increase of 26.3% over the past five years.



Stability

Leoville Las Cases is known among wine lovers for its outstanding quality at an extremely good price.

In 2022, Leoville Las Cases received 18 scores of 100 points: This led to an extreme increase in brand recognition.



Track Record

Since the second half of the 19th century, the property has belonged to the Delon family, and since then, it has become a prominent figure in the world of Bordeaux.

Investment Horizon
of 7-9 years

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	109	126	146
Balanced	94	107	122
Defensive	57	58	59

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

- Since the wine is very young, it will significantly mature and also gain popularity in the coming years. Due to consistently excellent ratings, we anticipate solid appreciation in value.
- 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	29,559 €	61,122 €	73,146 €
- Splint selling fees of 2%	-591 €	-1,222 €	-1,463 €
- External maintenance cost over investment horizon	-1,850 €	-1,850 €	-1,850 €
- Splint Invest platform fee	-1,650 €	-1,650 €	-1,650 €
- Asset value at acquisition	-21,550 €	-21,550 €	-21,550 €
Expected return at maximum maturity	**3,918 €**	**34,850 €**	**46,633 €**
Average annual rate of return	**1.4%**	**10.2%**	**12.4%**

Details to weighted calculation of the average annual rate of return:	Defensive Scenario	Balanced Scenario	Ambitious Scenario
Base value 1 with a 90% weighting	12 month inflation rate Switzerland (1.4 %)	85% of the average annual value increase of the 2019 reference vintage over the last 2 years (Liv-ex) (+14.9%)	Annual average value increase of the 2019 reference vintage over the last 2 years (Liv-ex) (+17.5%)
Base value 2 with a 10% weighting		4-month return of the Acker Bordeaux Index (+1.6%)	4-month return of the Acker Bordeaux Index (+1.6%)

Why you should invest

1. **Bordeaux typically achieves ~8% net returns on an annualized basis.**
2. **Excellent ratings.**
3. **The Bordeaux subscription wines have a considerable potential for value appreciation.**

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