En-Primeur: Château Figeac 2021

- Historic value growth between **5% and 20% p.a.**
- Ranked at the top of various indices, such as the Liv-Ex Right Bank 100
- Advantageous purchase price of €201.78 with a market value of €207

Splint

Factsheet - General

Origin	France
Region	Bordeaux
Type	Red Wine
Grape	Merlot, Cabernet Sauvignon, Cabernet Franc
Vintage	2021
Quantity	84 bottles
Bottle Size	750ml
Rating	94-96 Neal Martin (Vinous)
Price per Bottle (excl. external maintenance cost)	201.78 €
Investment Horizon	4 to 6 years
Value per Splint	50 €
Asset ID	38677d70-5251-416f-9fb6-05e9746081b0

Splint

Cost Analysis

Asset Value	16,950 €
External Maintenance Cost	2,100 €
Price	**19,050 €**
Number of Splints	381
Price per Splint	**50 €**

- The price of €19,050 includes the price of the asset, shipping, handling, 9 years of storage and insurance. €16,950 can be attributed to the bottles.
- Splint Invest will charge an exit fee of 2% applied to the proceeds from the sale of the bottles.
- Each Splint holder bears a proportional part of the costs.

Rating

8/10

Return

Figeac has been working its way up to Premier Grand Cru Classe A classification for several years now - the investments in the entire chateau are expected to bear fruit in the 2022 Saint-Emillion classification.

The reclassification would possibly increase the value of all vintages, as happened, for example, when Pavie and Angelus were upgraded in 2012.

9/10

Stability

Château Figeac produces only about **10,000 cases** p.a., which makes it difficult to acquire wine from the château.

The former owner Thierry Manoncourt is considered the founder of the concept of second wine because of La Grange Neuve.

7/10

Track Record

Château Figeac dates back to the second century, when a Gallo-Roman villa was built on the estate.

Since then, the estate has undergone numerous evolutions and the owner family Manoncourt has been perfecting their craft for centuries.

Investment Horizon of 4 to 6 years – Splint Price 50€

Forecast per Splint in €	4 years	5 years	6 years
Ambitious	80	95	114
Balanced	64	72	81
Defensiv	54	57	62

- Investment horizon has been set to 4 to 6 years.
- Since the wine is very young, it will mature significantly in the next few years and also gain in popularity. Due to the consistently excellent ratings, we expect a solid increase in value. The expected inclusion in the Grand Cru Class A should also contribute to this.
- 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 € defensiv	Value in € balanced	Value in € ambitious
Expected gross sales proceeds at maximum maturity	23,622 €	30,861 €	43,434 €
- Splint selling fees of 2%	-472 €	-617 €	-869 €
- External maintenance cost over investment horizon	-2100 €	-2100 €	-2100 €
- Asset value at acquisition	-16,950 €	-16,950 €	-16,950 €
Expected return at maximum maturity	4,100 €	11,194 €	23,515 €
Average annual rate of return	3.3%	8.0%	14.3%

Splint

Why you should invest

- 3.3 to 14.3% return p.a.
- Only 10,000 boxes produced per year
- Possible classification as **Grand Cru** will lead to rapid increases in value

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