

Burgundy White & Red Wine Portfolio 2022

Imagine owning a piece of Burgundy's winemaking legacy—two Premier Cru wines from Domaine des Lambrays and Domaine Leflaive, crafted from the most revered terroirs in Vosne-Romanée and Puligny-Montrachet.



3 Reasons to Invest

- 1. Return Potential** : An investment of 500 EUR could reach an estimated value of 1,625 EUR in 9 years.
- 2. Cost-to-Return Ratio** : After deducting 2.8% in annual total costs (including exit fees), your net return could reach 14.0% per year.
- 3. Own a Piece of Burgundy's Future & Legacy** : Investing in these wines is not just about financial returns—it's about owning a piece of history in the making. The first-ever vintage from Domaine des Lambrays' newly acquired Vosne-Romanée parcel and the legendary craftsmanship of Domaine Leflaive make this collection an irreplaceable milestone in Burgundy's winemaking evolution.

Asset Details

| Details | Information |
|------------------------------|---|
| Name | Domaine Leflaive, Puligny-Montrachet Premier Cru, Clavoillon & Domaine des Lambrays, Vosne-Romanee Premier Cru, Les Beaux Monts |
| Year | 2022 |
| Origin | France |
| Region | Burgundy |
| Type | White & Red Wine |
| Grape | Chardonnay / Pinot Noir |
| Bottle size | 750ml each |
| Quantity | 18 & 30 bottles |
| Rating | 17 & 17.5 Janics Robinson |
| Price | EUR 245, EUR 261 per bottle |
| Asset ID | 73ebb4eb-f80f-4441-b45d-7f2865cf2f7 |
| Total asset value in EUR | 17,500 |
| Purchase price in EUR | 14,900 |
| Platform fee in EUR | 1,350 |
| Storage and insurance in EUR | 1,250 |
| Number of Splints | 350 |

Investment Case

Valuation Summary  To ensure the competitiveness of the investment, we conducted a thorough verification of the purchase price by analyzing the prices on the wine exchange Liv-Ex and the lowest bond prices on Wine-Searcher. Our analysis confirmed that the price offered, inclusive of all associated fees, is competitive, as the price is 1% below the current Liv-Ex price and 13% below the lowest bond price according to Wine-Searcher. To estimate the potential ROI, we used this wine's average annual price increase over the past 5 years of the reference vintage 2017 of Domaine Leflaive, Puligny-Montrachet Premier Cru, Clavoillon. For our conservative scenario, we assumed the value of the wine would grow at the rate of Swiss inflation, reflecting a defensive approach. In the balanced scenario, we used 75% of the average annual price increase of the 2017 reference vintage. Finally, in the ambitious scenario, we used 100% of the average annual price increase of the 2017 reference vintage.

Exit Options at Maturity  We will manage the exit strategy on behalf of our investors, ensuring the best possible outcome based on market conditions at the time. Depending on the prevailing market situation, the bottles will be sold to private collectors or offered as single lots at a wine auction. An auction is considered if the price has developed to the point where the minimum bid matches the market value and there is high demand for these bottles. Both options are carefully considered, and we will choose the one that maximizes the return for our investors.

Why Invest in This Category?  Rare wine has fascinated investors for centuries. Lifelong experience in this field is of great importance. Investing in wine is complex, but done right, it can prove to be a highly lucrative asset. Over the past three decades, fine wine has demonstrated itself to be one of the top-performing alternative assets, achieving a remarkable compound annual growth rate (CAGR) of 10%.

Why Invest in This Asset?  Burgundy remains the epicenter of fine wine investment, with limited vineyard space and ever-growing global demand. The 2022 Domaine des Lambrays Les Beaux Monts is an exciting new release from a recently acquired Premier Cru

vineyard in Vosne-Romanée, a village home to the world's most valuable Pinot Noirs. This parcel is surrounded by Romanée-Conti, La Romanée, Richebourg, and La Tâche, reinforcing its unparalleled terroir and prestige. Meanwhile, 2022 Domaine Leflaive Clavoillon from Puligny-Montrachet continues the estate's legacy of excellence. Domaine Leflaive is synonymous with elite white Burgundy, and Clavoillon—a Premier Cru site with exceptional limestone soils—delivers remarkable minerality and aging potential. The 2017 vintage of Clavoillon increased by 167.4% in five years, highlighting its strong investment track record. Both wines benefit from Burgundy's extremely low production levels. Coupled with the high praise for the 2022 vintage, these wines are poised for significant appreciation.

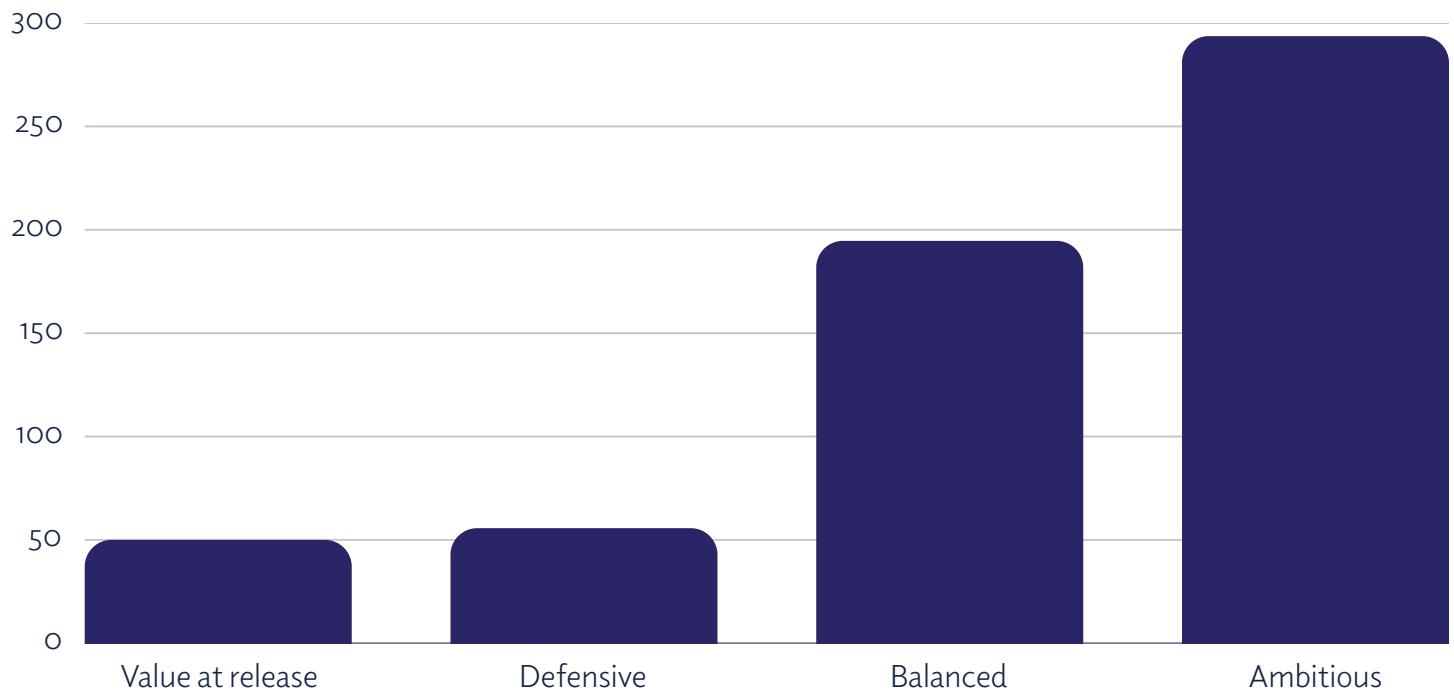
Context in Time  Burgundy's market has been transformed by wealth concentration and global luxury trends, making Premier Cru wines some of the most sought-after assets. With the 2022 vintage receiving widespread critical acclaim, this is an opportune moment to invest before prices surge. As climate change threatens future yields, scarcity will only amplify value appreciation, positioning this release as a future blue-chip investment.

Conclusion  The 2022 Domaine des Lambrays Les Beaux Monts and Domaine Leflaive Clavoillon represent an exclusive opportunity in Burgundy's finest terroirs. With limited availability, strong past performance, and critical acclaim, these wines are poised for significant appreciation. Investing now secures a rare asset with both historical significance and financial upside.

Projection

This collection offers a low risk combined with an attractive return potential. The expected annual return ranges between 1.2% and 19.3%, depending on market conditions.

Here's the projected value of a Splint at maturity:



All information is provided to assist in decision-making and does not constitute investment advice. The projected estimates are based on past performance data. Please note that past performance is not necessarily indicative of future results. Different types of investments involve different risks and there can be no guarantee that the future performance of any particular investment or product referred to directly or indirectly in this investment opportunity will be profitable, achieve the relevant stated level of performance or be suitable for your portfolio. Due to various factors, including changing market conditions, the content may no longer reflect current opinions or positions.