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PROPRIÉTAIRE DEPUIS 1784



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Wine Exchange



## Chateau Coutet Cuvée Émeri 2016

This document (the "Prospectus") comprises a prospectus for the purposes of Article 3 of Directive 2003/71/EC of the European Parliament and the Council of the European Union (the "Prospectus Directive") relating to Chateau Coutet., Reg.nr. 504594745, Saint Emilion, 33330 France (the "Issuer") and has been prepared with reference to article 5:9 of the Financial Markets Supervision and the rules promulgated thereunder. This Prospectus has been approved by and filed with self regulated Alti Exchange Group. The Issuer has requested that Alti Exchange Group provide with a certificate of approval attesting that this Prospectus has been drawn up in accordance with the Prospectus Directive (the "Notification"). The Issuer has requested that Alti Exchange Group in his capacity as Listing Authority for wine tokens, for the current wine token Chateau Coutet Cuvée Émeri (the "Wine"). to be admitted to the official list of Alti Wine Exchange (the "Official List").



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This Prospectus relates to the offer (the "Offer") of 150 bottles of Chateau Coutet Cuvée Émeri 2016, the oldest organic Saint Emilion for investment through an IBO as new tokens (the "New Tokens") of the Issuer:

## Chateau Coutet Cuvée Émeri 2016

Number of bottles produced: **300**

Number of bottles in retail market: **150**

Number of bottles reserved for IBO: **150**

Average retail price: **800 euros**

IBO launch price: **600 euros (no taxes apply while in bond)**

Bottles numbered from: **10 to 163**. Bottles 97/112/115/119

not available for IBO **and tokenized accordingly**

**with individual oak boxes**

After the placement of this Offer, dealings in the Offer Tokens are expected to commence on the Alti Exchange Group on August 8th, 2019.

**Subscription Period:** Prospective investors may subscribe for the Offer Tokens during the period which is expected to **commence on August 8th, 2019** and is expected to end at **5 p.m. Central European Time on or about October 15th 2019** (the "Subscription Period").

**The Tokens are designed to track the performance of the listed wine (as defined below).**



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**The Oldest Organic Vineyard in St. Emilion  
and probably the oldest in the world**

This wine comes from a rare Estate in Saint Emilion in the same family since 1597. That is close to a record in all of Bordeaux, let alone, St. Emilion for continuous ownership by the same family. St. Emilion is huge, almost 700 wineries spread among 5300 ha of land that runs from Libourne and Pomerol in the west to Castillon in the east, passing through eight communes. Chateau Coutet is right at the heart of the historical center of Saint Emilion.

Chateau Coutet Cuvée Émeri is a tribute to organic wine since it has never used chemicals in the vineyard. The property has always been organic. It may have been certified organic in 2012 but they have never used herbicides, pesticides or insecticides at the property. From organic grapes from the Saint Emilion Plain, this is a rich wine elegant and waiting to age further, in a unique bottle sealed by a glass emery stopper in the shape of a heart.



© Chateau Coutet





Vineyards here are composed of ancient grape varieties, Merlot à queue rouge (Merlot) and Bouchet (Cabernet franc), of the same type that were grown centuries ago and passed on from generation to generation. Among the vines, a quarter of the small 16-ha property (40 acres) is also covered in parcs and woods where a unique biodiversity lives. Like the grapes, rare species of orchids and other indigenous flowers specific from Coutet (Tulipes Radium and Sylvestris, the Glaïeul de Byzance), insects and birds thrive in an environment to craft their best wine, Coutet selected their oldest vineyards on the estate's best terroirs, low-yielding 95-year-old vines of Merlot and 67-year-old Cabernet Franc.

Men and horses provide the power needed to grow the grapes and make Émeri wine. No gas and minimal electricity are ever used in the vineyard or the winery to ensure not only a minimal impact on the environment but also that the wine tastes authentically like a traditional Bordeaux Grand Cru used to. The expert winemaking

knowledge only is modern here to ensure the best is extracted from these natural grapes.

The yeasts that are used are those that live in the vineyards and that naturally ferment the wine. Grapes are de-stemmed by hand, the wine transferred by gravity into French oak barrels where it matures for 18 months, as is traditional in Bordeaux.

The result is a wine made like no other and acclaimed by wine critics, some going as far as giving this exceptional 2016 vintage a perfect 100/100-point score.

**This Saint Emilion, the Cuvée Émeri from Château Coutet is an extremely rare wine with exceptional qualities to be kept a lifetime by collectors and investors. This is the reason Alti Wine Exchange chose this wine for his first Saint Emilion IBO, because it is arguably the best wine in the world, as professional wine connoisseurs will not miss the opportunity to own this special wine for investment with substantial future profit.**



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### **A hand-crafted glass bottle to age Émeri for decades**

In the early 2000s at Chateau Coutet, buried underground in the cellar, was found a glass bottle, still full of wine and sealed with a heart-shaped glass stopper. Experts dated its origin to circa 1750, making it the oldest unbroken and full bottle of wine ever found in Saint-Emilion, perhaps even the whole of the Bordeaux region. The wine level inside the bottle is as high as it was when bottled some 270 years ago, and the beverage still looks surprisingly vibrant and red.

To reproduce these perfect air-tight aging conditions and pay tribute to this exceptional discovery, Chateau Coutet asked one of the best glassblowers in France to craft an absolutely identical bottle. After years of development to find the exact same glass composition and shape, and to perfect the seal and aesthetic of the heart stopper, the cuvée Émeri was born, ready to withstand time and preserve the flavors of Coutet's best grapes for many decades to come...



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**This is an Offer of 150 Tokens at an Offer Price of EUR 600 euros per Token with admission to the Official List of Alti Wine Exchange on October 8th, 2019.**

The Issuer will receive net proceeds only from the offer and issue of the New Tokens. The Offer Tokens are being offered, as specified in this Prospectus, subject to cancellation or modification of the Offer and subject to certain other conditions. This Prospectus does not constitute an offer to sell, or the solicitation of an offer to buy, in any jurisdiction the Offer Tokens in which such offer or solicitation is unlawful. The Tokens have not been and will not be registered under the United States Securities Act of 1933, (the "Securities Act"). Subject to certain exceptions, the Tokens may not be offered or sold within the United States, Canada, Japan, Australia or South Africa to any national, resident or citizen of the United States, Australia, Canada, Japan or South Africa. Accordingly, the Offer is being made (i) within the United States only to qualified institutional buyers ("QIBs") as defined in Rule 144A under the Securities Act ("Rule 144A") in transactions exempt from the registration requirements of the Securities Act and (ii) outside the United States in reliance on Regulation S under the Securities Act ("Regulation S").

The timetable for the Offer may be accelerated or extended. Any such acceleration will be announced in a press release at least three hours before the proposed expiration of the accelerated Subscription Period. Any extension of the timetable for the Offer will be announced in a press release at least three hours before the expiration of the accelerated Subscription Period or original Subscription Period, as

the case may be, provided that any extension will be for a minimum of one full business day. The Subscription Period will be no less than thirty six business days.

The Offer Tokens will be accepted for settlement through Blockchain contracts, and the wine will be deposit at Bordeaux City Bond. Bordeaux City Bond has been approved as DEPOSITARY pursuant to the agreement with Alti Wine Exchange.

In case the investor wants to enjoy this particularly rare wine and drink it, the delivery will be made through the facilities of Bordeaux City Bond, and is expected to occur through settlement of VAT and due taxes. In connection with the Offer, the Managers and any of their respective affiliates acting as an investor for their own accounts may subscribe for and/or acquire Offer Tokens and, in that capacity, may retain, purchase, sell, offer to sell or otherwise deal for their own accounts in the Offer Tokens. Accordingly, references in this Prospectus to the Offer Token being offered, subscribed, acquired or otherwise dealt with should be read as including any offer to, or subscription, acquisition or dealing by, the Managers and any of their respective affiliates acting as an investor for their own accounts. The Managers do not intend to disclose the extent of any such investment or transaction otherwise than in accordance with any legal or regulatory obligation to do so.

This document is neither a prospectus nor an offer to sell or a solicitation of offers to purchase or to subscribe any kind of securities and/or any token issued with an IBO.



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