

Purpose: This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

# OWN YOUR VINEYARD INVESTMENT OPPORTUNITY



## INTRODUCTION

Welcome to an innovative journey into the world of viticulture and digital investment. We are thrilled to present an unparalleled opportunity to become part of an iconic Italian vineyard, marrying the timeless tradition of wine-making with cutting-edge digital asset technology.

## OVERVIEW OF THE VINEYARD INVESTMENT OPPORTUNITY

Desiderio N°1 unveils an exclusive opportunity to own digital shares in a prestigious vineyard located in Veneto, Italy. Each digital share signifies fractional ownership, offering a blend of traditional vineyard benefits and modern investment appeal. This initiative opens the gates to a world where the romance of Italian winemaking converges with the efficiency and transparency of digital technology.

Product Details		SERVICE PROVIDERS	
Issuer	Desiderio N1 GmbH	Tokenizer	Desiderio N1 GmbH
ISIN	CH1173294237	Brokers	Assetera GmbH
Fee	3.5 EUR per share	Custodians	Assetera GmbH
Ticker Symbol	DN1	Security Agent	Assetera GmbH
Token	ERC-20	Assetera GmbH issues on-chain tokens that track the value of real-world assets, such as stocks or ETFs.	
Network/Chain	Polygon Network		
Total Issuance Volume	3,500,000 EUR	Tokens are freely transferable across wallets, are fully collateralized by the underlying asset, and are issued in compliance with the EU regulations.	

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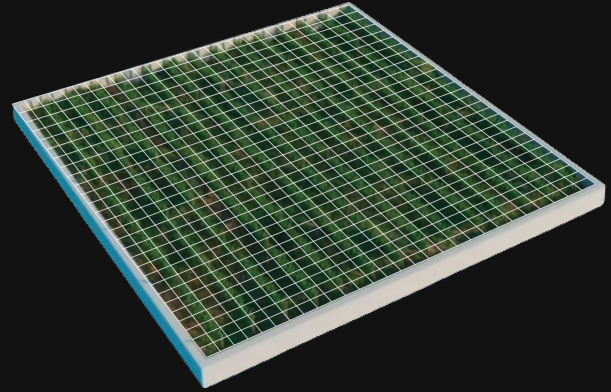
## PRODUCT DETAILS

### ABOUT THE PRODUCT

Our digital shares represent a groundbreaking approach to vineyard ownership.

We've issued a limited number of digital shares, each representing a specific portion of the vineyard. If the vineyard is divided into 1,000,000 parts, there will be 1,000,000 corresponding digital shares available for purchase.

Each share accounts for a 1/1000000th stake in the vineyard, embedding your presence in the rich tapestry of Italian winemaking.



### OWNERSHIP STRUCTURE

Ownership of your investment is immutably inscribed and verified using ERC-20 standard smart contracts on the robust and scalable Polygon blockchain. This advanced protocol leverages the security and efficiency of blockchain technology to ensure that each investor's stake in the vineyard is recorded on an unalterable digital ledger. With this structure, your investment benefits from enhanced liquidity and transferability capabilities, a stark contrast to traditional methods of property ownership which often involve cumbersome paperwork and lengthy processes.

Each digital share is tied to a unique, non-fungible token (NFT), representing your individual portion of the vineyard, allowing for real-time tracking and management of assets. This technology not only secures your investment against unauthorized changes and fraud but also simplifies the complexities associated with estate divisions and inheritance.

**Transparent & Traceable Asset Management:** Through the use of blockchain technology, the provenance of each share is transparent and traceable back to the origin. Investors can audit the blockchain for transaction history and ownership verification, ensuring a level of transparency previously unattainable in physical asset management.

**Innovative and Simplified Transactions:** The application of the ERC-20 contract on the Polygon network offers significant advantages, such as reduced gas fees and faster transaction speeds, when compared to traditional platforms. This facilitates a more economical and efficient market for buying and selling shares, encouraging a fluid investment experience.

**Interoperable Asset Ownership:** Polygon's interoperability with the Ethereum blockchain extends the possibilities for asset management, opening doors for future integrations with other digital ecosystems and investment platforms, ensuring that your vineyard shares are poised to benefit from emerging opportunities in the digital finance space.

## DIGITAL SHAREHOLDERS KEY BENEFITS

As a digital shareholder, you will enjoy a bouquet of benefits:

“ ENTITLEMENT TO A **6%** SHARE OF THE VINEYARD'S ANNUAL PROFITS ”



**PROFIT FROM THE SALE:** As a vineyard owner through the digital share, you have the chance to earn significant amount from the vineyard's annual sale. If the vineyard performs well and the Prosecco gains popularity, the value of your share could potentially increase.



**EXCLUSIVE TASTING EVENTS:** Attending wine tasting events as a Desiderio N°1 land owner allows you to further indulge in your passion for wine, expand your knowledge, and connect with fellow wine enthusiasts, creating lasting memories and enriching your overall wine journey.



**IMMERSIVE VINEYARD TOURS:** The vineyard tour offers an immersive wine experience like no other. You have the opportunity to walk through the picturesque vineyards, breathe in the fragrant aromas of ripening grapes, and witness the meticulous care given to every vine.



**LIMITED EDITION BOTTLES:** We offer special limited edition Prosecco bottles exclusively to the holders. These bottles are crafted with unique designs and packaging that are not available to the public. They are created to commemorate specific events, milestones.

## INVESTMENT INFORMATION

### INVESTMENT OPPORTUNITY OVERVIEW

Desiderio N°1 offers digital shares in an Italian vineyard, with each share priced at €3.5. Assuming the vineyard is divided into 1,000,000 parts, there would be 1,000,000 shares available, each representing a 1/1,000,000th stake in the vineyard.

### INVESTOR PROFILE

This opportunity is tailored for those with a zest for wine and innovation, seeking a medium-term investment horizon. It is ideally suited for enthusiasts who are eager to merge their love for wine with an interest in burgeoning digital asset trends.

## PERFORMANCE SCENARIOS

Projected performance scenarios are based on diverse market trends:

- **OPTIMISTIC SCENARIO:** High demand for the vineyard's wine leads to an appreciation of share value by 20% annually. Thus, a share bought for €3.5 could be valued at €4.2 after one year.
- **MODERATE SCENARIO:** Stable growth in the wine market leads to a consistent 10% annual increase in share value. A share would then be worth €3.85 after one year.
- **CONSERVATIVE SCENARIO:** The market remains stable with minimal growth, resulting in a 5% annual increase in share value. This would make a share worth €3.675 after one year.

## RISKS AND RETURNS

Investment in digital shares comes with exposure to market volatility, environmental impacts on wine production, and evolving digital asset regulations. While blockchain technology ensures security, investors should be aware of market risks and regulatory uncertainties in this emerging field.

Returns are based on the vineyard's performance and market trends, with an entitlement to a 6% share of the vineyard's annual profits as stated in your document.

## COST STRUCTURE

The cost of acquiring digital shares includes a one-time purchase fee and minimal annual management fees. Transaction fees for buying and selling shares on digital platforms may apply, but are significantly lower than traditional asset transactions.

## LEGAL AND REGULATORY INFORMATION

This investment complies with international standards for digital assets and local regulations governing vineyards and winemaking. Detailed legal documentation is available, ensuring full compliance with the latest regulations in digital asset investments.

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