



OPPORTUNITY PRIVATE CAPITAL

Investor Report – January 2019

A belated welcome to 2019. We wish you all the best in your endeavours for the year ahead.

Firstly, a brief recap on the close of 2018. The construction work on the SOHO project in Parklands North was completed by 14 December last year. The final touches, including the landscaping, were recently finished off at the beginning of this year to bring a close to another successful project. Importantly all Development Finance investors have exited their investments achieving returns of 21% per annum. This is a noteworthy achievement considering that the SA economy was dreadful in 2018 with most investment categories performing very poorly.

In addition, almost all our Construction Finance investors linked to the SOHO project have exited and achieved returns of 18% per annum. The Investors in the last window of Construction Finance are to exit in February upon registration of their linked units.

Delivering the R40 Million SOHO Sectional Title Development was another successful example of doing an entire project with Investor funds without being reliant on any Commercial Bank finance. Our Construction Finance product on SOHO proved very popular with Investors and we will continue to scale our entire development lending structure as a finance model independent from any Bank finance. The simplicity of our structures, is that you, the Investor, has stepped into the Bank's "shoes" with the same security, but higher returns. Our vision of creating a PRIVATE Investment Company to fund real estate projects with you, and enabling you to get extraordinary returns, is seeing real growth. This relationship allows us more latitude to streamline processes for property development and paves the way for our next exciting Investment structure being developed, which is to offer our PRIVATE INVESTORS more continuity i.e. longer term options, with flexibility. But more about that in the near future...

We are pleased to inform that the Development Finance offering linked to the new project, Southwark Village in Parklands, is fully subscribed. This is the first investor offering we have put forward with investment opportunities starting at R 50 000, which is a much lower investor entry than is usually structured by us. This has been well received by Investors and we are pleased that our strategy to offer high yielding opportunities to a broader spectrum of the market has been well received.

The Civils contractors will be moving onto the Southwark Village site in the next few weeks. They will be busy for approximately 6 weeks whereafter Construction of the homes will immediately get under way. The Developer, Quinate, is not reliant on sales to start unit construction which means timelines can be adhered to. The sales drive will kick off in March 2019 with the launch of Phase 1. The team is optimistic that the product will be well received due to the fact that very few 3 bedroom homes are available in the area under R 1.5 Million. The 3 bedroom homes (116sqm) in Southwark Village will be launched at a price of R 1 495 000.00.



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Our next available investor offering will be for the Construction Finance required for the units in Southwark Village. This investment window will become available within the next couple of months and once again offers a fixed return calculated at 18% per annum. We'll be making contact shortly in this regard.

Find attached your Lender Statements as at 31 January 2019. Please contact us if you have any queries hereon.

All the best for the year ahead in progressive and profitable investing.