



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR REPORT - Quarter 1 - 2021

The shackles of 2020 are now officially off with the frustrations of last year behind us. The result is that the first quarter of 2021 has started with pace and momentum, certainly from our perspective. With interest rates across the board staying low there has been strong interest in our investment offering which has remained reasonably consistent for a sustained period.

We are fortunate enough to have a three-year investable pipeline ahead of us with our current stable of projects. This means that there will consistently be investment windows throughout this period for investor involvement. For those of you currently invested in Endulini and Heron View this three-year pipeline will also present a few exit points for capital extraction or rollovers, whichever option you decide upon at that point.

Herewith a brief update on the Projects:

Project update - Southwark Village

This project has been completed. We are pleased that investors exited with their 18% p/a returns unaffected by lockdowns and delays. Most investors elected to roll over into our two subsequent investment cycles and we look forward to performing as projected on these as well.

Project update - Endulini

The Endulini project got underway in early February. 11 Units in the first phase have already been sold with the buyers finding the generous size of the units and the location a great drawcard. The elevation of the property is going to afford units magnificent views which makes this a standout development.

The clearing and demolition of the site took some time and the image below depicts the site preparation pending the installation of services. Should the timelines run according to current schedule the construction of units in phase 1 will begin in May.



Project update - Heron View

The start of the Heron View development looks on track for end April 2021. Over R 32 Million of the required R 34.5 Million funding has been committed already with the closing deadline for this now imminent. If you are looking to participate in this investment, but have not got around to it, then we urge you to do so in the very near future otherwise you will be compelled to wait for the next available investment cycle.



Important information relating to your Lender Statement

As mentioned in our previous report, we shall no longer be emailing your statements on a quarterly basis. **All your financial information is available on the Investor Portal - accessible via the Opportunity website.**

Other than being able to view your up-to-date financial position online, you will also be able to download a statement in PDF in case you require that.

If you're experiencing difficulty in accessing the portal, please contact Debbie or Lizl at the office who will be able to assist you in this regard.

We're looking forward to an extremely busy and productive year in which we aim to have investments performing very favourably with our pre-determined results being achieved.

Yours in progressive investing.

Opportunity Private Capital