



OPPORTUNITY
PRIVATE CAPITAL

INVESTOR REPORT - June 2021

We're now officially into winter and into the 2nd year of the COVID Pandemic. Typically, most South Africans are bulldozing ahead despite this, because as they say, "the show must go on". The result is that the economy has shown some growth showing a 1.1% increase in Quarter 1 of 2021 and an annualised growth of 4.6%. In reality though this comes off a very low base so a great deal of effort will be required to get the economy to a point where there is meaningful improvement.

Surprisingly, the residential property sector is still performing better than otherwise expected, with the middle-income sector showing strong buying trends. This is being driven largely by low interest rates and the work-from-home phenomenon with first-time home buyers the most active group in the sector. The rental sector took a blow due to lockdowns, job-losses and new buyers looking to purchase instead of rent due to the low interest rate environment, however this is at last recovering with a decrease in vacancies across the country.

The Northern suburbs of Cape Town continue to be 'pockets of excellence' in the middle-income sector in terms of property sales and rentals. Statistics released from TPN shows this to have one of the lowest rental vacancy rates in the country which is a good indicator of the general stability and performance of this particular area.

Project update - Endulini

We are delighted to inform you that the Endulini project is well on track. The civil services reticulation is currently being installed on site and is 70% complete. The planned start date for Phase 1 (Block D, E and F) Top Structure Construction is toward the end of June 2021 with a construction timeframe of around 6 months.

22 of the 24 units in the aforementioned phase 1 have already been sold, this before construction of the units has even started. Before the construction in phase 1 starts the sales on Phase 2 should be well underway which is in keeping with the anticipated timelines of the project.

With reference to investments, the 1st Construction Funding phase of the Endulini project has been opened, again with projected returns being offered of 15%-18% per year. Please enquire should you wish to participate herein.



Project update - Heron Projects

We are excited to inform you that the Heron project was submitted for transfer into the name of the developer on 4 June 2021. The project can now officially get underway.

A civil services contractor has been appointed and the services installation will start from 18 June 2021. The final product will be launched to the public during July/August 2021, and you will be amongst the first to know of the ground-breaking product to be unveiled.

Thank you for your continued support. We shall keep you informed on the progress of both projects and look forward to keeping up the current momentum for the remainder of the year.

Stay healthy!

Regards,

Opportunity Private Capital