



OPPORTUNITY PRIVATE CAPITAL

Investor Report – November 2021

The month of November started with the Local Government Elections on the 1st of November with many voters excited for possible change and some unsure if they wanted to vote.

As we are waiting on the results of the elections, we think back of all that has happened in October. Eskom implemented rolling blackouts officially making this year, the year with the most loadshedding to date. As we are sure this caused many to wonder if this will be affecting their December while others might even be thinking that December can't come soon enough, as they are looking forward to some good rest.

If we look at some news for the Cape Town region, we have been seeing growing evidence that people from other parts of the country are moving to the Western Cape. Therefore, they are predicting that the economic growth for the next 5 years in the Western Cape will be higher than the rest of the South African growth supporting our strategy of having a niche sector that is focused on developments in the broader Cape Town area.

In some lighter news for October, we saw that spectators were allowed to go and watch some sport in the arenas for the first time in 18 months bringing a great deal of excitement for many sport fans.

It was an extremely busy month on both the investments and construction sites, please see below update:

Endulini Project:

We have officially opened the phase 2 investment cycle for the Endulini Construction with projected returns of 14% - 18% p/a dependent on the level of Investment.

The construction team are progressing as planned and have the first 3 buildings (24 units) currently under construction. According to industry experts, the quality of the works is of exceptional standard, and some of the best seen to date. We have already completed the boundary fence (with electric fencing), Guard house and Refuse room with other security features to follow.

To establish Endulini as a safe development in the area, the site is already secured by a state-of-the-art camera security system linked to armed response.



Heron Project:

We are extremely excited to announce that the phase 1 of the Investment cycle for Heron Fields Construction is closed and fully subscribed in record time! Thank you to all those Investors who have participated. The next investment cycle for this project will open next year.

On the construction side, the civil services installation of the first phase are 95% completed and should be finalised within the next few weeks. It is aimed to start with the boundary wall construction shortly as well as the first block of 18 units.

There is excitement around the final products for Heron Fields which should be in the market soon. The billboards and signs have been installed at our site while the digital advertisements should be live within the week.



Current available investment from 14% per year

Thank you for your continued support! We will continue to keep you updated on both projects.

Stay safe and stay healthy!

Kind regards
Opportunity Private Capital