



OPPORTUNITY PRIVATE CAPITAL

Investor Report – December 2021

December might not have started in the best manner with most of the world banning travel to and from South Africa resulting in frustration and anger to most residents. As many are concerned about what lies ahead for the up and coming few weeks and how their December holidays will be affected, we can only hope for the best.

Looking back at the month of November, it brought a variety of news, starting with the local government elections that took place which elicited some very surprising results. Many of the parties had to go into coalition talks as more than 60 municipalities failed to have an outright winner. South Africans also got hit with a massive fuel price increase that has caused major shock and annoyance to an already disillusioned public.

News of some consequence is that the Western Cape is stepping up efforts to attract skilled workers to semi-grate to the city of Cape Town and other desirable parts of the province as a remote-working destination due to an abundance of opportunities in the region. The province's official tourism and investment promotion agency, Wesgro, partnered with relocation experts Day1 to encourage remote workers to move to the area. It's not surprising then that the Western Cape has the lowest unemployment rate in the country by some margin.

We on the other hand are proving successful in ignoring much of the external 'noise' prevalent in the country and continue to steam head as best we can to meet year end objectives.

Please see projects and related investment updates below.

Endulini Project:

The construction phase 2 investment cycle for the Endulini project is still open for investment with projected returns of 14% - 18% per annum dependent on the level of investment. This investment cycle will be closing soon as full subscription capacity is close to being achieved. For more information hereon, please contact us.

The development construction team is hard at work to deliver exceptional quality units for completion before the December 2021 builder's break. All client handovers and inspections for the first 3 Blocks will be scheduled in the new year and buyers of the apartments can then look forward to occupying their new homes.



Heron Project:

The next investment cycle for this development will open next year with more information on this to follow in early 2022.

On the construction side, the civil services installation is at completion phase with handover of the services to City of Cape Town currently underway. The aim is to start with construction of the retaining and boundary wall imminently with the kick-off for construction of the first phase of 18 units scheduled for early January 2022.

Furthermore, you are welcome to visit the sales centre on site, which has been fitted out with the finishes that are to be installed in the Heron Fields units. There one can view information about the final product as well. Despite only launching the sale of units to the market a month ago, a third of the units in phase 1 are already sold which is excellent news.



Current available investment from 14% per year



Ahead of this holiday season, we would like to thank each and every one of you who have invested in the developments thus far. We greatly appreciate the continued support throughout the year and we look forward to providing exceptional value for the ensuing years ahead as well. We would like to wish you and your families a blessed festive season and a successful 2022!

Stay safe and stay healthy!

Kind regards,

Opportunity Private Capital