



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – February 2022

We would just like to start off by firstly welcoming everyone into 2022! May this year be a memorable and momentous one for all!

We started February off with a steep petrol price hike that caused a great deal of upset. This led to the AA calling for an urgent investigation and recalculation of the current fuel pricing model, as motorists cannot afford these continued hefty price increases. The government also announced the amendment of the level 1 regulations which have both brought some confusion on one hand and some relief on the other. Many are clamouring for the government to remove all regulations and for South-Africa to slowly get back to some sense of normality.

Other news is that the Western Cape recorded its highest ever temperature reaching a high of 45.2 degrees Celsius in Cape Town, destroying the previous record!

As things get back into swing the development teams are hard at work. Please see update below for more information on this:

Endulini Project:

The phase 2 investment cycle for the Endulini Construction project is still open for investment - there is a capacity of R 600 000 left so no doubt it will be closed soon. The returns are projected at 14% - 18% per annum dependent on the level of investment. For more information, please contact us.

On the construction side, the first 24 units in the first phase of Endulini is completed. The buildings have been inspected, and the occupation certificate will be issued by the City of Cape Town shortly. All 24 of these units have been sold and these units are scheduled for registration in the March / April of this year. Correspondence will be sent out over the next few weeks to the investors of phase 1, to inform them of the exiting stage where they will also have the choice to roll over to next investment opportunity.

Construction has begun on the next and final phase of this development with completion hereof anticipated in the second half of 2022.



Heron Project:

The next investment cycle for this project will be opening soon. More information on this is to follow later this quarter.

On the construction side, all operations on this site are running on schedule.

The civil services installation is complete and handed over to the City of Cape Town. Construction has started on the retaining structures and boundary walls at Heron Fields. The first building (Block A), consisting of 18 units will be started within the next two weeks.

On the adjacent project, Heron View, the Civil services installation has commenced and projected to be completed by May 2022.



Current available investment from 14% per year

Important Investor information:

The recent changes in the repo rate resulted in a change in the interest rate at which investors interest is calculated while funds are lying in the Investment Holding account. **The rate has increased from 6.5% to 6.75%, which came into effect from the 1st of February 2022.**

For those of you who like to keep updated on the development progress of the projects, please go to the 'Current Investments' tab on the website (Link: <https://opportunity.co.za/current-investments>).

We are posting an image every week of the project progress in the 'Development Progress' image section.

We will continue to keep you informed on the progress and look forward to your continued support.

Kind regards

Opportunity Private Capital

