



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – March 2022

Coming to the end of the first quarter of 2022 we are starting to see some of the residual effects from the Ukraine and Russia conflict. Fuel prices are set to increase (again) which will invariably impact food prices and the like negatively. This affects the Developments as well with adjustments to capital budgeting on projects being made to compensate for the consequences of yet another unprecedented global event.

On a positive front it seems as if the local government in the Western Cape is making more autonomous decisions to better suit the local residents. This is going to elevate the Cape's status even further as the most desirable area of South Africa to reside in and vindicates our decision many years ago to focus on investments in the greater Cape Town region only.

The development teams are hard at work on both the sites. Please see update below for more information on this:

Endulini Project:

We recently opened another investment cycle for the Endulini project. The returns are projected at 14% - 18% per annum dependent on the level of investment. For more information, please contact us.

Current available investment from 14% per year

In important news the investors who participated in the first investment cycle for Endulini can start expecting their returns on investments this month. Once in hand they will have received returns from funds deployed in the development of 15%-18% per year dependent on the amount invested. It's great to see that the majority have opted to roll their investments over into subsequent investments cycles.

On the construction side, completion has been reached on the units in the first phase of Endulini and clients are being contacted for handovers of their units.

The first transactions will be submitted to the Registrar of Deeds within the next week.

Cape Projects Construction's operations are at full swing with the final phase comprising Blocks A, B and C already at first floor level. It's exciting to announce that the construction teams are using cutting edge construction techniques to deliver the truly unique development. During the next month, the first floor will be completed with the second floor hot on its heels.



Heron Project:

The next investment cycle on the Heron project will be opening within the next month or so, as soon as the current Endulini investment cycle is closed. More information on this is to follow in the second quarter.

It is anticipated that Investors linked to units in Block A on this development can expect to receive their returns on investment by August this year. They will also have the option to roll over to the next available investment cycle.

Cape Projects Construction have started construction of the retaining structures and boundary walls. The foundation of the first building, Block A, which will consist of 18 units, has already started. During the next month, you will see the structure come to life with the completion of the ground floor projected for the end of March 2022.

The sales and marketing teams have performed well to date with almost all units in Block A sold, which is way ahead of schedule. The units in Block B will be launched to the public within the next couple of weeks.



Important Investor information:

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