



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – June 2022

As we approach the 3rd quarter of the year, many South Africans are trying to find their feet with everything that has been happening in our country.

Rolling blackouts have been causing major problems across most business sectors and households, countrywide. Fortunately, other than the obvious frustrations the Endulini, Heron Fields and Heron View development projects and the businesses providing support and services to them have not been materially affected which is comforting from an investment perspective.

The Western Cape continues to show why it is one of the most desirable places to live in SA with the Cape Town International Airport winning best Airport in Africa for the second year in a row.

The momentum on the projects continues unabated - please see update below for more information heron.

Endulini Project:

The investors in the first cycle of the Endulini development have all successfully exited this investment cycle. They achieved fixed returns calculated at 15% and 18% p/a, dependent on the amount invested. Congratulations to them all.

The next phase of investors will start the process of exiting the next investment cycle, we will be in touch with them in the weeks to come with further information hereon.

On the construction side, the last 37 units of the development have almost been completed. The units will be ready for municipal inspection in the next 4 weeks or so. Registration of all the units in the first phase is nearly complete with the last 2 units to transfer in July 2022.



Heron Projects:

Heron Fields

The investors in the first cycle of the Heron Fields development will be starting the process of exiting this investment cycle within the next few months. We shall be in touch with these investors in due course with information on this.

On the construction side for this project, the total number of apartments under construction is now at 59 units. These two blocks that are under construction, Block A (18 Units) and Block B (41 units), are on schedule with Block A's estimated finishing in August 2022. The first stage of Block B should be completed by the end of August with the balance to follow in October and November 2022.

The construction team is putting the finishing touches on the show unit, and very soon you will be able to view the finished product. Block A has been sold out and the sales team are now focused on selling Block B.



Heron View:

The investment Cycle for the Heron View Construction Phase 3 is nearing capacity already. Therefore, space is limited, so please contact us if you would like more information on this investment cycle. The projected returns are from 14% - 18% per annum dependent on the amount invested.

On the construction side for this project, the contractor responsible for Civil services installation has reached practical completion.

This means that all underground services are 100% complete along with the building platforms. As soon as the building plans for the first blocks have been approved, the build team can break ground on the first buildings of the development.



Current available investment from 14% per year

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 appreciate your continued support and will continue to keep you updated as the work progresses.

Kind regards
Opportunity Private Capital