



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – July 2022

William Shakespeare wasn't far off when he wrote the words, "Now is the winter of our discontent" – faced with rolling blackouts, sky-high fuel and food prices, South Africans can identify with this phrase.

Which is why the performance of the investments in the projects this year has been so pleasing. The first half of the year saw cycle 1 Investors in the Endulini development either exit or rollover to the tune of R26.5 million and the next few months will see investors exit/rollover in the Heron project at a value of over R35 million. What is more encouraging is that the returns, across all these investors (bearing in mind the tiered investment rates), have averaged just under 15% per annum which is an excellent result given the general economy. This ensures that the investors remain well ahead of inflationary pressures.

We are still keeping a watchful eye on the property market and what the next interest rate announcement will bring. Despite the rising interest rates, the housing market in the greater Cape Town region is still buoyant. Properties in the Western Cape continue to draw high levels of interest and, for the first time, fill the National Housing Report's top-five searched suburbs list with the number of sectional title units sold countrywide growing by 50%. This again affirms the Western Cape as a popular destination for semigration.

The continued momentum on all the projects is also very good to see - please see updates below for more information.

Endulini:

Investors will start the process of exiting the next investment cycle in the weeks to come and they will be contacted with further information hereon.

On the construction side, this development is starting to take its final form as all the items, including landscaping, play equipment and the like has been completed. The finishing team is ready for final inspections to take place during the next few weeks with the first tenants in phase 2 ready to move in by the end of the month.



Heron Projects:

Heron Fields

As mentioned in the previous letter the investors in the first cycle of the Heron development will start the process of exiting this investment cycle within the next few months. More information on this will be communicated to these investors in due course.

On the construction for this development, the total number of apartments under construction is now at 59 units. The first 18 units are being finished and the construction team is adding the final touches. The second phase of Heron Fields has been slightly delayed by weather and external factors, but despite this construction should finish close to the original programme.

The show unit in block A is being furnished for viewing by potential clients and you are welcome to arrange such a viewing with the sales team if of interest to you.



Heron View:

The next investment cycle for Heron View Construction has just been opened. The projected returns are from 14% - 18% per annum dependent on the amount invested. The first few investment cycles were fully subscribed well ahead of schedule and spaces are filling up quickly for this new investment cycle as well. Please contact us if you would like more information.

On the construction side, all infrastructure services have been completed, and the platforms are ready for the first phase of building to be started.

The municipal plan approval is imminent which will be followed by enrolment of the units at the NHBRC. As soon as the above has been secured, construction can start with the buildings.



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