



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – August 2022

Looking back at the past month, other than Eskom's inability to keep the lights on, the major factor influencing investors is the possibility of South Africa being grey listed by the Financial Action Task Force (FATF) due to fraud and corruption. While this is potentially bad news from a Macro perspective, the direct impact of this on the investments in the developments should be negligible, hence the benefit of niche-sector investing.

While we enter the last few months of the year and yes, we understand everyone is slowly feeling the year-end fatigue approaching... It's important to remember the following words from Bill Bradley: "Ambition is the path to success. Persistence is the vehicle you arrive in." So, let's continue to be persistent in what we need to get done before the end of the year.

The City of Cape Town achieved a massive goal by hosting the first ever Seven's Rugby World Cup in Africa. This event broke the record for the highest attendance in this competition. A great deal of effort and dedication went into this event which ended up being a great success, highlighting once again why Cape Town is one of the most desirable areas for investment.

Dedication, hard work and persistence have been the theme of late and the development teams have been hard at work on all the projects. Eskom may be keeping us in the dark but allow us to enlighten you on project progress.

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, the Endulini project has almost reached final completion. All documents and certificates have been issued, although the internal finishes to certain of the units is still ongoing. The first transactions have been lodged with the registrar of deeds and the balance of the sales will be lodged in the weeks to come.



Heron Projects:

Heron Fields

During the next few weeks, the investors involved in Block A of the Heron development will start the process of exiting this investment cycle. They will have the option to reinvest in the next available investment cycle or have their funds repaid to them.

On the construction for this development, the total number of apartments under construction is still at 41 units. The first Block of 18 units is finished and client walk throughs are in full swing. The City is due to issue the Occupation Certificate which has delayed the final handovers to date. The certificate should be issued within the next week. The second Block is still behind the original programme, but the construction team is endeavouring to their best and to finish as close to the original schedule as possible.



Heron View:

The latest investment cycle for Heron View Construction is almost fully subscribed. If you still would like to invest, please contact us for more information. The projected returns are from 14% - 18% per annum dependent on the amount invested.

On the building side, the construction teams started the first block of 18 units at the beginning of September 2022 and work is progressing as planned.

This particular building has a planned completion in the first Quarter of 2023, with the date for occupation to follow shortly thereafter. The planning is to start more buildings on the site in the lead up to the end of the year.

During the next 2 weeks, the first phase of sales for units in Heron View will be launched.



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