



OPPORTUNITY PRIVATE CAPITAL

Investor Report – December 2022

As we get to this time of the year it seems natural to reflect on the year that has passed. There is a constant drive on behalf of investors to ensure that difficult macro-economic circumstances do not have an overriding effect on investment performance and outcomes. This has largely been achieved, although there were unforeseen delays in investor exits on the first phase of the Heron Fields project which was extremely frustrating for all parties involved. This of course does not impact investor returns, but certainly does affect timelines. Aside from that Investors have been paid out (that is to say have exited or rolled over) in the amount of R67 800 000.00 on the Endulini and Heron projects combined which is a very good result and in keeping with the overall investor exit targets for the year.

Looking back on the month of November, many were wondering if the country would still have a president after the ensuing investigation for potential violations of the constitution. This, among other things, affected the South African markets which might remain turbulent. And the less said about Eskom and its debilitating effects on the country the better...at least the Cape are exploring (and in some cases implementing) alternative sources for electricity.

On a more positive note, Cape Town has bagged another great rating from TheInterNations Expat City Ranking list of 2022. According to the latest survey done across the globe, Cape Town has been ranked as the 32nd best overall destination among 50 of the world's big cities. Justifying once again why Cape Town is one of the most desirable areas for investment.

As the last few weeks before the holiday season looms, all teams are hands-on deck to ensure the set targets for this year have been completed. Please see progress on all current projects:

Endulini:

The majority of investors involved in cycle 1, 2 and 3 of the Endulini Development have successfully exited to the value of R45 300 000.00 Many of these investors have opted to roll over to the next available investment cycle. Thank you once again to all who have participated herein and contributed to making the project a success.

On the construction side, the Endulini project has almost reached final completion with all documentation and certificates issued. Internal finishes in the last few units will be completed in the following months.



Heron Projects:

Heron Fields

The investors involved in Block A of the Heron development have started 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.

Looking at construction on the development, the first owners took transfer of their brand-new apartments at Heron Fields during November 2022. The handovers are progressing as planned with owners and tenants moving in during the month of December.

The final phases of Heron Fields should be completed and ready for handover to the new owners during the first quarter of next year.



Heron View:

The next investment cycle for Heron View Construction was opened a few weeks ago and is already almost fully subscribed. If you are interested in investing, please contact us for more information. The projected returns are from 14% - 18% per annum dependent on the amount invested.

The construction of Block C of Heron View is progressing as planned. The building is planned to be completed in the first Quarter of 2023, with the date for occupation to follow shortly after. Work on the second block (Block P) began in early December and will be completed in the first half of 2023. Construction on the remaining blocks will begin in 2023 and rolled out in a systematic fashion.



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.**

Important notice:

Please note the office's will be closed from the 21st of December 2022 – 5th of January 2023. The investment consultants will be available during this time.



As we enter this special time of the year, we would like to thank everyone who have invested the developments thus far. We greatly appreciate the continued support throughout this year and look forward to providing impeccable service and unmeasurable value for years to come. We would like to wish you and your families a blessed festive season and even greater 2023!

Kind regards
Opportunity Private Capital



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