



OPPORTUNITY

PRIVATE CAPITAL

Investor Report – February 2023

Looking at the country from a layman's perspective, South Africa as a whole is in a shocking state. Despite this, analysts still forecast positivity down the line which is comforting, as per Investec's recent presentation. <https://businesstech.co.za/news/finance/672269/the-best-and-worst-case-scenarios-for-south-africa-right-now-and-how-likely-they-are/>.

Other parts of the world are not immune to turmoil either as shown by the recent downfall of Silicon Valley Bank (SVB). Why do Banks continue to disappoint with their continued risk-driven tendency to over-leverage? It's rather mystifying and this is possibly not the last example of this over the coming period. There's clearly some truth to the expression "safe as houses".

In contrast, the Western Cape has seen great results of late in varied sectors. According to Seeff Property Group, the demand for coastal properties continues to rise despite the interest rate hikes and according to the TPN 'vacancy survey', the Western Cape remains the best rental market reflecting its lowest vacancy level since 2016. In addition, the latest information from STATSSA has shown large employment increases in the Western Cape with 98% of new SA jobs being created in the province - a staggering statistic. All the above news reinforces why Cape Town is one of the most desirable areas for investment.

Please see summary of the progress on each development as follows:

Endulini:

There are still some investors involved in the Endulini Development and will be in the process of exiting in due course.

They will have the option of rolling over to the next available investment or having funds paid out to them.

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



Heron Projects:

Heron Fields

Most of the investors involved in Block A of the Heron development have successfully exited this investment cycle. The remaining investors will exit in the weeks to come. Most of the investors have opted to rollover to the next available investment cycle. Investors involved in Block B of the Heron development have started the process of exiting this investment cycle. Please keep an eye open for further information hereon.

As a mention, the new electronic document signing process has been well received by investors, making the potentially onerous task of signing paperwork a seamless exercise.

Looking at construction of this development, The Heron Fields project is nearing final completion. Over the course of the next few months there will be a constant stream of units being completed, client handovers, and units being transferred to owners.



Heron View:

The latest investment cycle for Heron View Construction was only opened in the last few weeks and the total investment in Cycle 7 has already reached R14 930 626. Thank you to all who have invested herein. 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.

On the construction side, The Heron View project is currently running at full speed. There are two blocks currently under construction making a total of 27 units. The first of these, Block C, is planned for completion towards the end of May 2023.

In the coming weeks, the team will start on the boundary wall and access facilities such as the Guard House - this in order for them to get the complex secure for when residents start taking occupation. During the next two months the team will start working on a further two blocks.



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/capital-investments>).

We are posting an image every week of the project progress in the "Development Progress" image section.

Kind regards

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