



## OPPORTUNITY PRIVATE CAPITAL

### Investor Report – April 2023

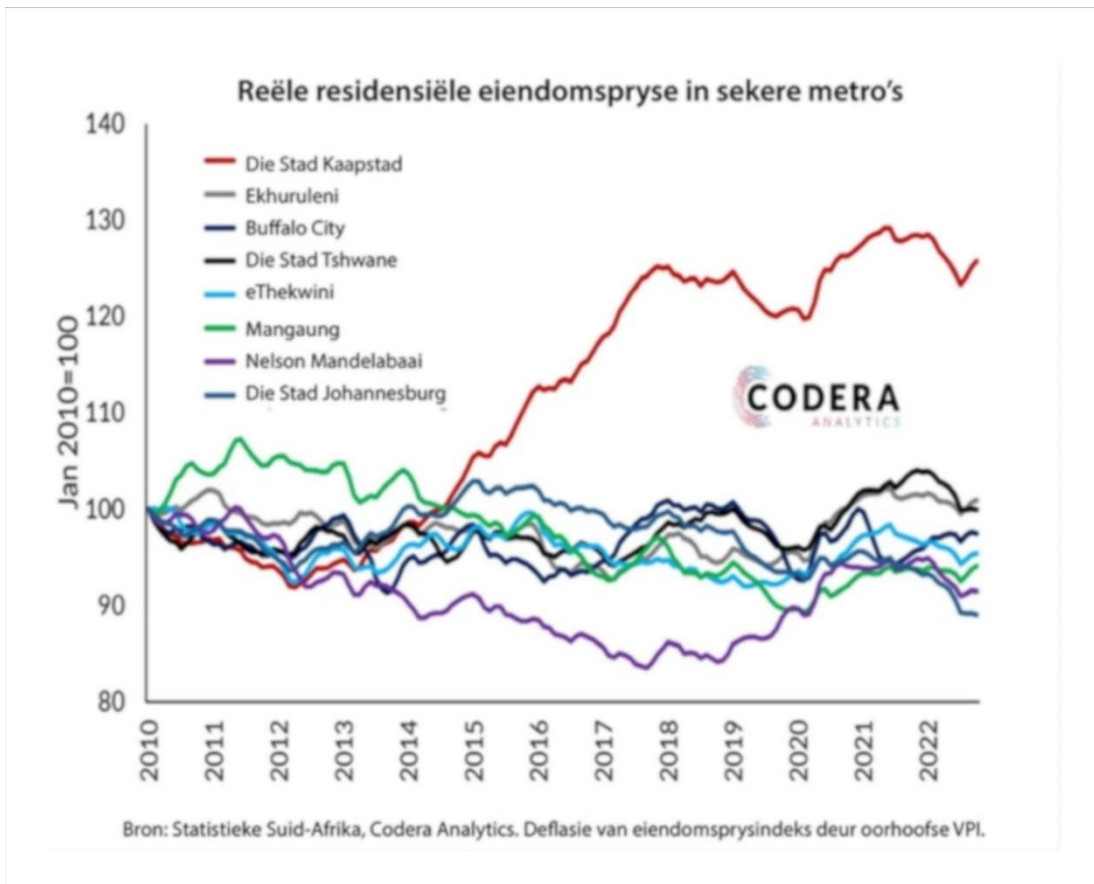
As we enter this cold season, let's all keep the following in mind and continue to work towards the targets set for this year; “No great achievement is possible without persistent work” – Bertrand Russell

South Africans could possibly expect a sizable petrol price cut during the month of June which is a glimmer of good news. The Central Energy Fund's latest data shows that petrol is expected to come down with 97 cents while diesel could possibly go down by R1.05.

Even though South Africans were hit with another interest rate hike, it's important to remember that things could in fact be far worse. Case in point, the USA hiked interest rates by a factor of 10 - if this happened in South Africa interest rates would rise 100% (as received from Ninety-One CEO Hendrik du Toit).

On a better note, the Western Cape is taking a unique approach to stopping loadshedding. Their plan is to install containerised solar (PV) cells and battery storage units across the province - meaning they combine solar panels and energy storage units within a portable shipping container. This will allow for mobility, easy installation, and scalability. The Western Cape continues to be the leading province in the push towards becoming energy independent.

**For your reading interest**, see the graph below which shows property values over the last 12 years (2010 – 2022) in the major Metropolises in South Africa. It is evident from this that Cape Town has outperformed other areas by a significant margin.



## Progress on current projects

### Endulini

The last remaining investors involved in the Endulini Development will be exiting this investment in due course. As mentioned in a previous emailer the Endulini project has virtually reached final completion. All documentation and certificates have been issued - currently ongoing is the team finalizing some internal finishes in the last few units over the coming months.



## Heron Projects:

### Heron Fields

90% of the investors involved in Heron Fields have already exited or rolled over to the next available investment cycle. The remainder will exit in the months to come.

Looking at the construction for this development, the project is extremely close to final completion with internal finishes being finalised on the last remaining units over the next period. Over the course of the next few months there will be a constant stream of client handovers, and units being transferred to owners.



### Heron View

The latest investment cycle is open for investment, 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.

Kindly note that investors capital drawdowns into the project, at which point the higher returns are activated, have been slower than anticipated. This is due to building plan approvals at council taking longer than is usually the case. This in return has delayed the start of construction on some of apartment blocks on site. Although this is a temporary situation, and these timelines will catch up, we nevertheless extend our apologies.

Please bear in mind that although there is a delay, the Investor capital is still attracting interest at 10.50% p/a in the investment holding account. This is due to increase from 1 June 2023 owing to the raising of the repo rate which was announced last week.

On the construction side for this project, Block C is on track for final sign-off and inspections. Completion of this block is still on schedule for end May 2023. With reference to the status on Block P, the main structure has been completed and the internal finishes are underway to get these units ready for completion by the end of June 2023.

The boundary wall is still currently under construction and scheduled to be completed within the next month – this includes the security services. Construction of the next blocks have finally commenced after experiencing some delays (as aforementioned) which should see momentum back on track.

On the sales of the units, phase 1 and 2 have been receiving a great deal of interest with 50% of the units already sold. The phase thereafter will be launched in due course.



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.**

### **Announcement – Investor Portal**

The Investor Portal has undergone extensive software development in the background over the last few months, predominantly to remedy the glitches that were being experienced by users. The look and feel remains similar, however the information should now be more timeous and accurate. There have also been some additions which may be of interest. Please keep an eye on your emails over the coming days for the link to access the new portal.

Kind regards  
Opportunity Private Capital

