



OPPORTUNITY PRIVATE CAPITAL

Investor Report – June 2023

The winter is here in full force, and many will agree that this is certainly one of the wettest winters we have had in a long time, which, despite its capacity to delay construction is good for the Cape dam supply.

In market news, the Rand had a shocker in June reaching a record high of R19.92 against the USD. It seems to have won some ground back of late, but the fact remains that travelling abroad on the Rand is not as much fun as it should be. On the other hand, South Africans received a big surprise after Eskom implemented significant suspensions on load shedding since the start of June. It remains to be seen how long that can be sustained.

The Western Cape continues to outperform other provinces on balance as more and more South Africans are semi-grating to the Cape. Samuel Seeff, chairman of the Seeff Property Group, mentioned that Cape Town is increasingly becoming the new hub for head offices in the country with the deterioration in service delivery across other municipalities – this naturally fuels semi-gration to the Western Cape.

Progress on current projects

Endulini

The last remaining investors involved in the Endulini Development will be exiting this investment in due course.

On construction, the Endulini project has reached final completion. All documentation and certificates have been issued – over the coming months the team will be finalizing some internal finishes in the last few units.

The site is looking good. The units are the most spacious apartments in the entire area with outstanding views from most. Council is busy widening and upgrading the nearby Bottelary Road through to Stellenbosch. With this soon to become a major throughfare, the property owners in Endulini should benefit from some good growth in the value of the properties.



Heron Projects:

Heron Fields

Most of the investors involved in Heron Fields have already exited or rolled over to the next available investment cycle. The remaining few 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 coming months.



Heron View

During the beginning of June, the newest Heron View investment cycle was opened. This cycle is already subscribed to the value of R 7 982 000. The subscription limit for this cycle is R 8 800 000, if you don't want to miss out on the opportunity to invest, please contact us. Projected returns for this investment cycle, once capital is deployed into the project, are from 14% - 18% per annum. The current interest rate while funds are held in the investment holding account is at 11% per annum.

Kindly note that investors capital drawdowns into the project, at which point the higher returns are activated, have been slower than anticipated. We would like to extend our apologies and ensure all investors that this is only a temporary situation and will be resolved in due course. Please bear in mind that although there is a delay, the investors capital is still attracting interest at 11% p/a (as mentioned above).

Onto the construction of this project, Block C has been completed and the first residents moved in on the 1st of July 2023. While construction has been completed on Block P and inspections are currently taking place, the team are still working on some final internal finishes on the units. Occupation for the units in Block P are planned for during August 2023.

Phase 1 of the boundary wall and security services have been completed, along with the installation of Fiber and DSTV services. The first block of the next phase is currently under construction and is on first story level. While the next block's, foundation has already been completed. The anticipated completion date for these blocks is scheduled for the end of December 2023 and during the first quarter of 2024.

The sales of these units have been achieving great results with 60% of the first phase being sold out. The next phase 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>).

Investor Portal

As previously communicated the Investor Portal has undergone extensive software development 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. If you need any assistance or have not received the link, please contact us.

Kind regards

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