



OPPORTUNITY PRIVATE CAPITAL

Investor Report – July 2023

Needless to say, July was a better month on all fronts for the South African economy. Stats SA reported a significant drop in inflation and the Reserve Bank halted on interest rates which was a welcome relief to anyone with institutional loans.

Even though South Africans faced a sizeable jump in petrol and diesel prices this month, economist, Dr. Francois Stofberg said that there might be a few petrol price cuts in the upcoming months.

On a lighter note, during the 2023 Telegraph Travel Awards, Cape Town claimed the title of “Best City in the World”. This is a great affirmation of our global gem.

Progress on current projects

Endulini

Most of the investors involved in the Endulini development have already exited or rolled over to the next available investment cycle. The remaining few will be exiting in the months to come.

On the construction side for this development, the team will continue to finalize some internal finishes on the last few units. It must be mentioned that this development is looking great and the views from most of these apartments are incredible – this development's apartment is certainly a must have.



Heron Projects:

Heron Fields

The last few remaining investors involved in the Heron Fields development will be exiting this investment in due course. They will have the option to roll over to the next available investment cycle or exit the investment.

On construction, the Heron Fields project has reached final completion – all documents and certificates have been issued. Over the coming months the team will be finalizing some internal finishes in the last few units.



Heron View

In the next few weeks, the investors involved in Block C of the Heron View 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.

The Heron View Investment Cycle 11 is fully subscribed after being opened just a few days ago – a new record. The investment Cycle 12 will be opened in due course. We would however like to thank all those who have shown their continued commitment towards these investments.

Onto the construction of this project, Block C has reached final completion and all these units have been submitted for registration at the deed's office. Block P has also reached final completion and occupation certificates have been issued.

The boundary wall along with all remainder of the security services will be completed by mid-August making the Heron View development site fully secure. The next phase of construction is Block D which has been completed to final floor level, while the roof is scheduled for completion during August. Block N will follow shortly thereafter with the roof completion scheduled for the month of September.

The construction team has started on an additional block of 15 units, which brings the number of total units under construction to 39.



The property sales business, Opportunity Property, has undergone a facelift recently with a new look and feel for the brand. The fresh changes look fantastic, and it has been very well received. The team however remains unchanged. Following the relaunch, the team has received an noticeable increase in interest from potential homebuyers on some of the available units.

Take a look and visit the new website:

www.opportunityprop.co.za



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>).

Kind regards

Opportunity Private Capital



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