



OPPORTUNITY PRIVATE CAPITAL

Investor Report – August 2023

As the winter starts to loosen its grip on the country, the Western Cape has yet to feel the warm breeze of spring, while Gauteng in return has been experiencing the total opposite.

Let's take a look back at the month of August - although not much has changed, South African consumers did breathe a collective sigh of relief as inflation remained steady which meant that the interest rate could possibly start to stabilise over the next few months. This will be great news for property owners and the property market.

With the Netball World Cup that took place in the Western Cape, the Tourism and Hospitality industry boomed during this time, and this highlighted the positive effect it has on the Western Cape's economic growth and job creation. As the Western Cape is a popular tourist destination in SA, 2019 figures showed that this industry generates R15.5 billion and supports 174 000 direct jobs (not including indirect jobs created across the entire tourism value chain). This again highlights the vital role that local government can play in the regional economy if run with a degree of competence.

Progress on current projects

Endulini

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

Although construction is completed on this project, the team will continue with finalizing the internal finishes on the last few units.

The aim is for everything to be completed with all investors successfully exited by the end of the year.



Heron Projects:

Heron Fields

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

As this project has reached final completion in terms of the construction, the team will continue to finalize a few internal finishes on units. The complex has taken shape nicely with the site looking really good.



Heron View

During the next few weeks investors involved in Block C and Block P of the Heron View development will begin the process of exiting this investment cycle.

Onto the construction of this project, the boundary wall along with all remainder of the security services have been completed.

Unfortunately, due to the increase in rainy days that the Western Cape has been receiving (much more than normal for the season) and the SANTACO strike, the team had experienced some delays on the construction work which has affected the completion timeline of Block D & N. This in return has also affected the investors capital drawdowns into the project, this is at which point the higher returns are activated. We would like to extend our apologies and ensure all investors that this is only a temporary situation, please bear in mind that although there is a delay, the investors capital is still attracting interest at 11% p/a.

Block D will most likely be completed during the month of December with occupation to follow during January 2024. The anticipated completion date for Block N will be during February 2024.

The team will start on construction on another two blocks during the month of September, bringing the number of units under construction to 55.

We are extremely excited to announce that in the month of September 2023 we will also be breaking ground on the Clubhouse and its facilities which include the Swimming pool, Business Centre, Playground, and braai facilities.



Important Investor information:

New investment offering!

We have officially launched the new monthly income and growth investment offering to the broader market during the beginning of September 2023.

This investment gives investors the opportunity to invest in new properties located in Cape Town while receiving monthly income that is paid directly to you and appreciation on your capital upon exit of the investment. If you would like more information, please contact us.

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