



INVESTOR REPORT - SEPTEMBER 2025

For investors, the Western Cape offers more than just property ownership, it offers a proven pathway to income security and long-term wealth growth.

With rental demand consistently outstripping supply, vacancy rates in the province remain among the lowest in the country. This means investors enjoy dependable tenants and steady cash flow from day one. Even better, rentals have risen by nearly 30% in the last five years, ensuring your income keeps pace with rising costs.

Property in the Western Cape has appreciated by around 35% since 2020, and the trend shows no signs of slowing. For investors, that's not just equity on paper, it's the kind of capital growth that compounds returns when combined with strong monthly rental income.

Today's investors are securing properties in a market where demand is only getting stronger. With semigration, international interest, and ongoing infrastructure development, the Western Cape is positioned to deliver stronger yields today and meaningful appreciation tomorrow.

Investing here means owning assets that generate income now while increasing in value over time. It's a dual advantage, cash flow you can rely on today, and wealth that grows into the future. The Western Cape remains one of the few markets in South Africa where property investment consistently works harder for its owners.



PROGRESS ON CURRENT PROJECTS

Heron View

Heron View continues to generate momentum in both construction and sales. On Block K, the occupation certificate is expected by the end of October, with handovers to owners scheduled from late October to early November.

Blocks I and L are estimated to receive occupation certificates around the end of November. The remaining three are progressing well, with completion of Block G anticipated in March, shortly followed thereafter by Block F, while Block E is expected to be completed by the middle of next year. Construction overall is advancing strongly, with the team now focused on the finishing touches of the final units and progress on the last block.

Sales performance has been exceptional. Out of a total of 225 units, only 4 remain available for purchase, underscoring the strong demand and buyer confidence in the development.

To further support this momentum, new team members have joined to ensure a smooth and efficient process, enabling us to deliver homes to our buyers on schedule. Additionally, the team continues to provide hands-on assistance with bond approvals and documentation, a core part of our service designed to make the process seamless for both investors and end-users.

Goodwood Refurbishment Project

Three additional homes are now complete in the Goodwood Project, with final inspections underway. Soon, three new families will be settling into their homes, bringing fresh energy and life to the community.

The team is already preparing for the next chapter, identifying upcoming properties and lining up the next round of refurbishments. Each unit marks another step toward creating quality homes and long-term community impact.

Somerset Hills

The architect and construction team are working hard on phase one of the project, with constant progress being made on finalising designs, finishes and ensuring the development's layout is carefully considered.

In addition to unit designs and estate planning, the professional team is also focused on the clubhouse layout and overall site plan. This includes creating a design that prioritises maximum comfort, efficient unit placement, and ample greenery to enhance residents' living experience.

Services and landscaping preparations remain on track, while the urban plan is in its advanced stages of design, moving closer to finalisation. Interest from investors has also gained momentum, confirming that the project is well aligned to both investor expectations and end-user needs.

Kind Regards,

Opportunity Private Capital

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