



## OPPORTUNITY PRIVATE CAPITAL

### INVESTOR REPORT - FEBRUARY 2025

As we step into the new year, the South African property market has already started to show some interesting trends. With the holiday season behind us, activity has picked up, particularly in sought-after regions like the Western Cape. Buyer confidence is increasing in the midst of steadily declining interest rates.

Looking ahead, we anticipate a dynamic year for the housing industry. While economic factors will always play a role in shaping the market, there is optimism that further interest rate adjustments later in the year could continue to stimulate buyer activity

The demand for mixed-use developments and energy-saving housing is expected to rise, as more investors and homeowners seek long-term value in sustainable living – this in the wake of recent sporadic bouts of loadshedding and Eskom's pleas for massive electricity price hikes. Rental markets, particularly in major metros, are also set to remain strong, driven by both local demand and an increase in international visitors.

### PROGRESS ON CURRENT PROJECTS

#### Goodwood Refurbishment Project

Significant progress has been made on the Goodwood Refurbishment Project. A total of 15 additional units have now been successfully completed, enhancing both their value and appeal. These newly upgraded properties are expected to attract strong demand. Additionally, a few more units are scheduled to undergo refurbishment, with work set to begin in early March.



#### Heron View

Sales at Heron View continue to show strong momentum, reflecting sustained demand for high-quality living spaces. Block J is now fully occupied, marking another milestone for the development. Newly launched Block I is already 50% sold, demonstrating the confidence investors and homeowners have in this project. Meanwhile, Block L has officially entered the market and is attracting significant interest. With the recent reduction in interest rates, the market is expected to become even more comfortable and active, providing further confidence for both buyers and investors.

To maximize the value of the development, some of the blocks currently under construction will be held back and released later in 2025, when market conditions are anticipated to improve further. With such positive traction across the development, we anticipate ongoing strong sales activity in the coming months as more buyers recognize the value and appeal of Heron View.

Kind Regards,

Opportunity Private Capital

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