Investor Report – April 2022

After nearly 750 days, the government finally lifted the state of disaster that was put in place for the COVID – 19 Pandemic. In the next few weeks, we could possibly look at the remaining restrictions being lifted. This action opens the economy to increased activity that should assist South-Africa in getting get back on its feet.

Sadly, as one state of disaster ends, another begins. KZN was hit recently by devastating floods which caused major damage. Our thoughts go out to everyone affected by this.

Looking at the current projects, the development teams are hard at work on all sites. Please see below for more information on this:

Endulini Project:

The last investment cycle for the Endulini Development has officially closed. We would like to thank each and every one invested in this project.

In the last few weeks, the investors involved in the first cycle of the Endulini development are starting to exit this investment cycle. The investors who have already exited achieved fixed returns of 15% and 18% p/a, dependent on the amount invested. More than 80% of them elected to roll over to the next available investment cycle. Congratulations to them all!

On the construction side, the Endulini project is still on program. The contractor, Cape Projects Construction, is currently busy with construction of the final floors of the buildings at Endulini.

During the next few weeks, the roof structures will be erected, with plaster and paint work to follow. The buildings will assume their final form by the end of-next month and will truly stand out in the area.

A large portion of the work remains as the internal finishing has commenced and will be completed in the second half of the year.

<u>Heron Fields Project:</u>

Cape Projects Construction has received the instruction to start the next 41 units of the construction works, which comprise Block B. The foundation preparation and work for the second block will commence within the next week followed by the ground floor construction.

The first block of 18 units is at First floor level, and the boundary walls have progressed into the final stages, along with the guardhouse and refuse room. The total number of apartments under construction is now 59.

All the units in Block A have been sold and the sales of apartments in Block B is now underway.

Heron View Project:

The first investment cycle for the construction on Heron View has just officially opened. The minimum investment is R 100 000 with returns projected at 14% - 18% per annum, dependent on the amount invested. For more information, please contact us.

The civil services contractor appointed for the installation of services at Heron View is entering the final phase of the servicing process. Thereafter the building of the platforms for the first apartment blocks will commence.

Very soon you will be able to stand where the ground floor of each block will be situated. While the platforms are progressing, the constructing of the layer works for access to the roads, and parking areas, are underway between the blocks.

If there is no adverse weather in the coming period, the contractor should complete the works within the next few weeks.

Current available investment from 14% per year

Important Investor information:

The recent changes in the repo rate resulted in a change in the interest rate at which investors interest is calculated while funds are lying in the Investment Holding account. **The rate increased from 6.75% to 7%, which has come into effect from the 1st of April 2022.**

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/current-investments).

We are posting an image every week to show project progression in the 'Development Progress' image section.

We shall continue to keep you informed and look forward to your continued support.

Kind regards
Opportunity Private Capital