

# Majestic

A WORLD CLASS FIVE-STAR FULLY INTEGRATED,  
CITY RESORT & CASINO DEVELOPMENT

[www.jvsparrow.com](http://www.jvsparrow.com)

SUMMARY PRESENTATION  
FOR DISCUSSION PURPOSES ONLY  
08 / 2025



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# NARRATIVE

Majestic is destined to be one the world's most desirable destinations. Vibrant glamour that brings wealth to Africa and Africans.

Majestic is a changed economic model where exploitation is not permitted, as international tourists and investors pour money into West Africa.

A reversal of the past and Africa's pathway to the future.



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WORKING TOGETHER  
WE MAKE A DIFFERENCE

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# ECONOMIC IMPACT



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Siroco International’s humanitarian-social interest and significant investments in Sierra Leone will have a positive, dramatic, significant and multifaceted impact, leading to a variety of positive outcomes for Sierra Leone.

The investments listed herein can take many forms, including direct financial contributions, investments in infrastructure, agriculture, affordable housing, supporting local businesses, and initiatives focused on improving social well-being.

**CREATING 250,000 (+) NEW JOBS**

www.jvysparrow.com

# IMMEDIATE BENEFITS



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**Creation of  
250,000 (+) Jobs**

Increased Prosperity  
Improved Quality of  
Life

Wealth  
Building

Business Growth  
and Development

Community Resilience  
and Sustainability

Sustainable Economic  
Development Growth

Social and  
Environmental Impact

Empowering Underserved  
Communities

# COMMUNITY INVESTMENT

www.jvsparrow.com



LOCAL PROJECT FINANCING



INVESTMENT • MINING



SOLAR ENERGY PARKS



INVESTMENT • AGRICULTURE



300,000 (+) AFFORDABLE HOUSING UNITS



1M EASSY ACCESS MORTGAGES

FINANCING PROVIDED EXCLUSIVELY BY SIROCO INTERNATIONAL

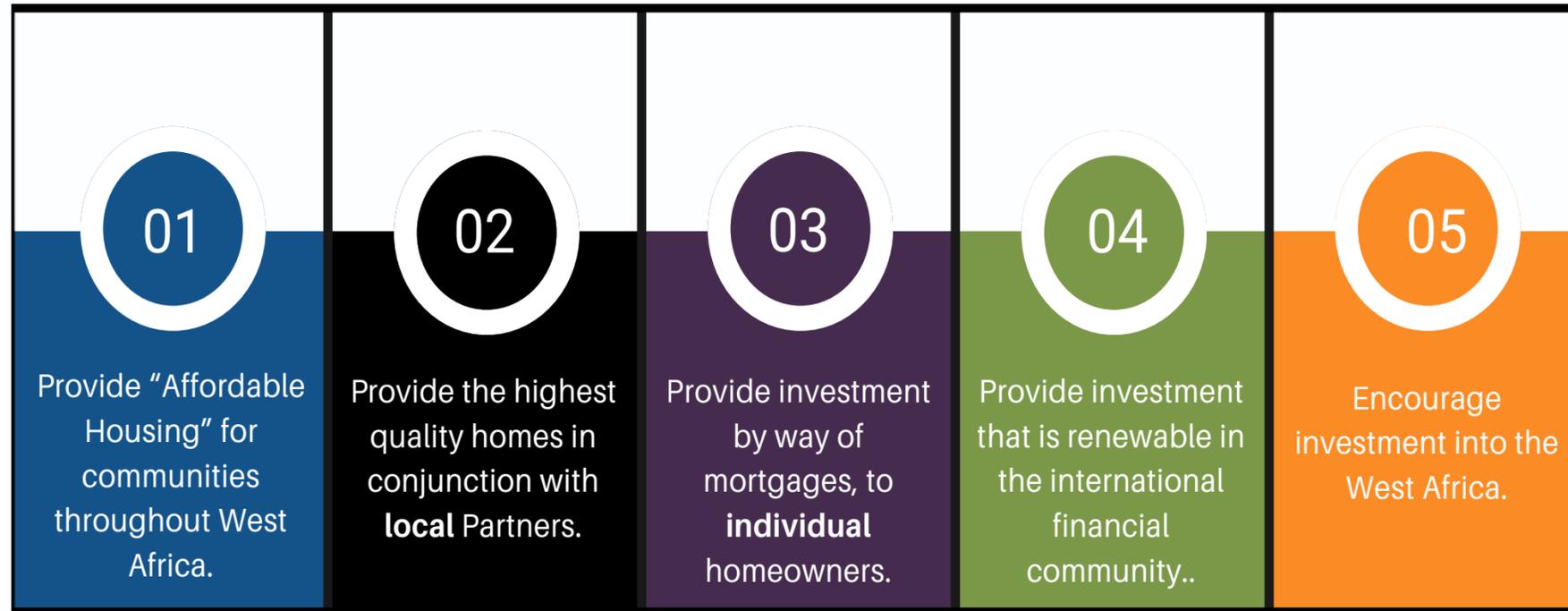
IMMEDIATE - POSITIVE - COLOSSAL ECONOMIC IMPACT

CREATING **250,000 (+)** NEW JOBS

Photographs for illustration purposes only

## AFFORDABLE "LOW COST" HOUSING

www.jvsparrow.com



**INDIVIDUAL**  
HOME OWNERSHIP

**250,000 (+)**  
**UNITS**

**1 MILLION**  
EASY ACCESSIBLE  
MORTGAGES

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# VISION

In 1999 John Sparrow first went to West Africa as an Australian with a privilege background he was overwhelmed by the poverty, health issues and every aspect of daily life. Like most foreigners he saw the situation as hopeless.

As the years continued and success taught him about the world, he realized that Africa's greatest asset is the people, who have the ability to survive adversity and the strength to build a positive future.

- Mr. Sparrow is trusted world-wide while being respected for providing solutions to complex problems that satisfy banking and government compliance with transparency while maintaining commercial confidentiality.
- By assembling and financing capable teams suited to each project success becomes the responsibility of the team and the reward of the team.
- Born in Australia, he has traveled globally since 1997 in order to understand and remained involved in the changes throughout the world.

www.jvsparrow.com

John V. Sparrow  
 Founder, Global Chairman  
 Siroco International

INTERNATIONAL  
 FINANCIER

45 PLUS YEARS EXPERIENCE TRUSTED WORLDWIDE

# ARRIVAL OF THE WORLD

The location of Majestic has been strategically selected allowing access to the rapidly expanding markets of South America, India and Asia where travelers are adventurous while demanding 5-star excellence.

The market exists and the region has the labor force to provide unparalleled levels of service.

Majestic is more than exotic or magical •  
**It's Luxurious.**

It's international airport providing a gateway for the world to visit and a gateway for West Africa to utilize the best that the world has to offer while remaining proudly African.



Photograph for illustration purposes only



# SIROCO INTERNATIONAL



Visionary, Financier, Owner / Developer, of Majestic.



Siroco International, Majestic's financier, owner / developer has evolved from 45 (+) years of international financing experience and success by John Sparrow, J.V.Sparrow Financiers and Siroco.

We have grown into a successful global organization which has adapt over time to provide solutions, financing and management assistance to those we choose to work with.



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# FINANCE / INVESTMENT

Siroco International's humanitarian-social interest and significant investments in Sierra Leone will have a positive, dramatic, significant and multifaceted impact, leading to a variety of positive outcomes for Sierra Leone.

The investments listed herein can take many forms, including direct financial contributions, investments in infrastructure, agriculture, affordable housing, supporting local businesses, and initiatives focused on improving social well-being.

## FINANCING OPPORTUNITIES

1	2	3	4	5
<b>Transportation:</b> <ul style="list-style-type: none"> <li>• Roads,</li> <li>• Highways,</li> <li>• Railways,</li> <li>• Airports,</li> <li>• Ports,</li> <li>• Public transit systems.</li> </ul>	<b>Energy:</b> <ul style="list-style-type: none"> <li>• Electrical grids, including power generation, transmission, and distribution</li> <li>• Solar Energy Parks</li> </ul>	<small>PARTIAL LISTING</small> <b>Telecommunications:</b> <ul style="list-style-type: none"> <li>• Broadband access,</li> <li>• Internet connectivity,</li> <li>• Telephone lines,</li> <li>• Mobile network systems</li> </ul>	<b>Waste Management:</b> <ul style="list-style-type: none"> <li>• Landfills,</li> <li>• Trash collection,</li> <li>• Sewer systems,</li> <li>• Recycling facilities</li> </ul>	<b>Medical Facilities:</b> <ul style="list-style-type: none"> <li>• Hospitals,</li> <li>• 24/7 Urgent Care ER Facilities,</li> <li>• Mobile Care Units</li> </ul>



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# ENVIRONMENTAL CONSERVATION

The environmental conservation zone will be designed to secure in perpetuity the natural ecosystems of the immediate area eliminating the potential for urban sprawl and resulting in land degradation that would otherwise occur.

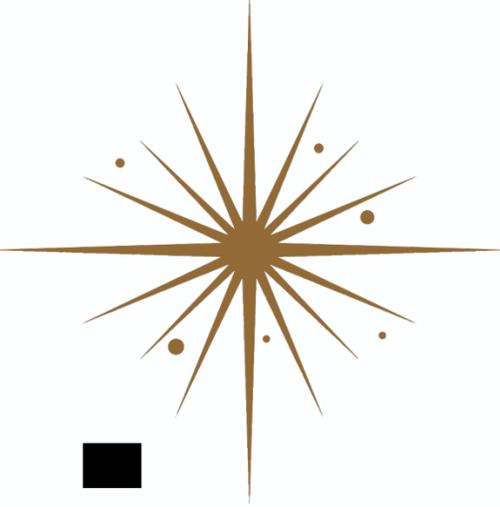
The Casinos and Resort developments will integrate state of the art resiliency planning to minimize their carbon footprints through systems such as grey water recycling, photovoltaic paneling, green roofs, and storm water filtration.

To further ensure the natural beauty and value of the existing environment, **Majestic** will include well planned and designed workers villages, providing housing, health care, education and amenities for the thousands of laborers that will need to be employed as the Project is developed. These villages will be compact in size and strategically located to conserve land, while providing efficient access to **Majestic**.

Zoning ordinances and land tenure regulations will be created with the aim to safeguard value added for residents and provide to their housing and neighborhoods, and to eventual land ownership.



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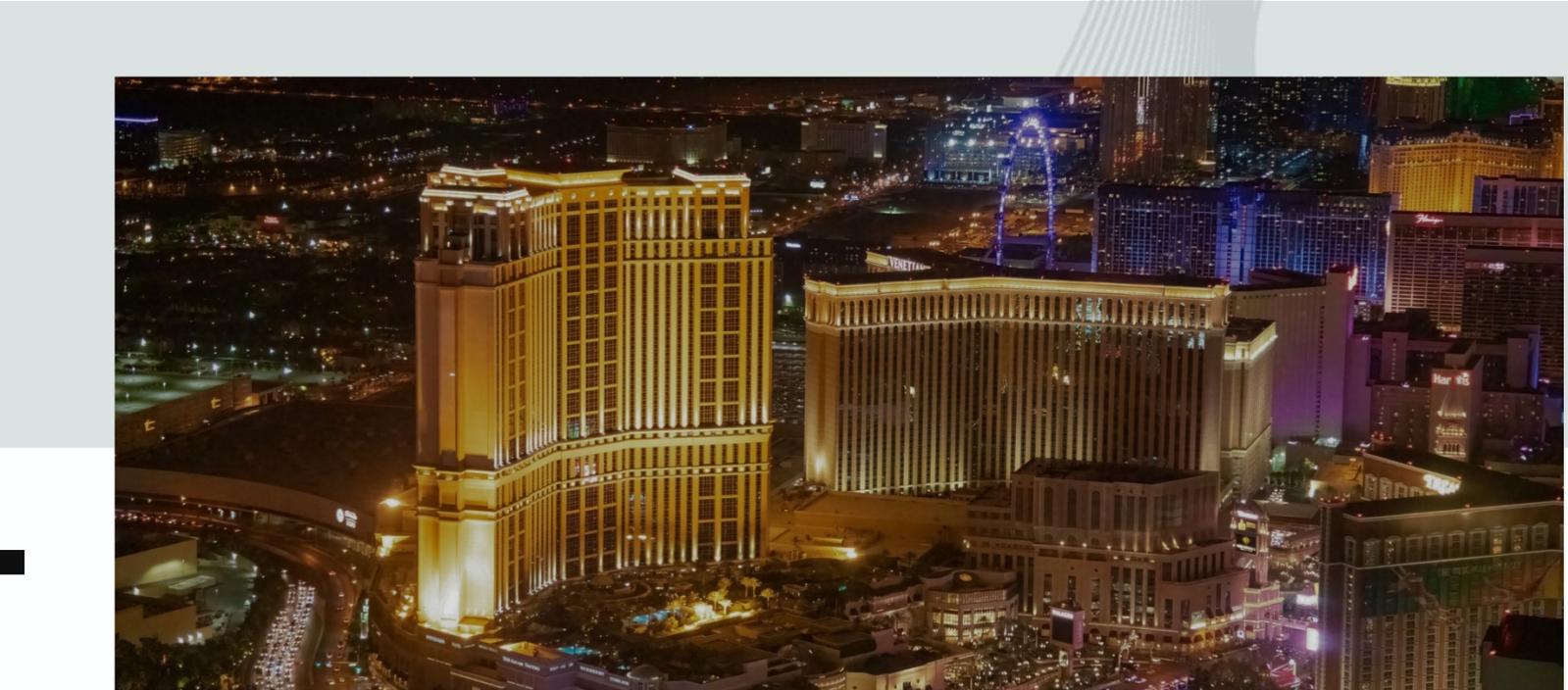


# Majestic

## MASTER PLAN

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MAJESTIC PRESENTATION  
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# STRUCTURE



Siroco International • Financier • Owner • Developer of Majestic

Majestic Development Group (MDG) will be comprised of local and regional talent including contractors

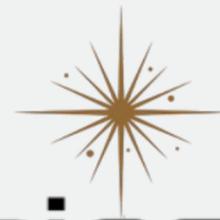
# WHY MAJESTIC

Part 1 of 2

- West Africa has a proud history of creating wealth.
- Modern Business Environment with a resort outlook.
- Easy commute to international and VIP airports.
- Modern Schools | Educational Systems | Infrastructure.
- Contemporary Shopping Malls.
- Modern-day transportation inner city, including to and from **Majestic**.
- Modern Smart City Security System.
- Five (5) Star World Class Resorts, Casinos, Restaurants and Spa's.
- Paramount medical care in **Sierra Leone**.
- International companies (a secure semi westernized environment in the heart of **Sierra Leone**).
- International sports venues, including but not limited to, equestrian, football, golf, and tennis.
- Extraordinary Universities – world class and interconnected to international universities.
- World Class Entertainment venues.
- New Construction projects (Creating thousands of new great paying jobs)

## THE SAFEST AND MOST TECHNOLOGICAL INFRASTRUCTURE CITY IN WEST AFRICA.

- World class internet technology infrastructure.
- The Safest City in Africa (possibly the world) via Intelligent Camera Monitoring System and highly trained private security.
- Intelligent Traffic Monitoring Control System.
- Generation of clean energy, with lower costs in **BO, Sierra Leone** for local companies. Totally independent system, secure and available 24 hours a day, with abundant backup for 72 hours continuous. The system provides regulated energy that is totally reliable.



# Majestic

## WHY MAJESTIC

Part 2 of 2

### REGIONAL / INTERNATIONAL OPPORTUNITY

- West Africa is highly respected as safe hub for commerce and banking.
- **Majestic** takes this positive reputation into and expanded international dimension.
- West Africa is a region blessed with wealth and opportunity.
- **Majestic** provides a modern, safe and distinctive lifestyle from which international companies and investors can base their lives with the positive expectancy of success.

- Oil, gas, gold, minerals and countless opportunities in the region will encourage capable and skilled investors and workers alike.
- The population within the country provides a boundless workforce who will have well paid jobs, benefits and amenities.
- Investment available via **Majestic** will enable modernization of the agriculture sector throughout the county, a country with productive agriculture land. In a world where self sufficiency is now important the proximity of good food and its uninterrupted availability is essential
- Investment generated from those who live and work at **Majestic** will benefit all sectors of commerce and production throughout BO, West Africa

## INFRASTRUCTURE BLUEPRINT



18 • "5 Star" Casino / Hotels  
65,000 Hotel Rooms



• 300,000 (+) •  
Affordable Housing



• 50,000 •  
Apartments



50,000 • High Rise Condo's  
50,000 Condo's



100,000 + Acre  
World Class Equine Center



1.5M (+) Sq. Meters • Modern  
Technology Office Space



• 100,000 •  
Luxury Homes



1.2M (+) Sq. Meters • Modern  
Medical Office Space

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# Majestic



Photographs for illustration purposes only

- World Class Hotels / Resorts
- World Class Polo | Equestrian Facilities
- Family Friendly Environment
- World Class Night Clubs / Entertainment / Venues
- High Rise Luxury Condos
- Modern Medical Emergency Facilities / Hospitals
- Modern Shopping Malls
- Luxury Housing
- Five Star Dining / Restaurants
- International Airport
- Private VIP / FBO Airport
- Sports Stadiums / Complexes
- Championship Golf Courses
- Professional Soccer Stadiums
- World Class Tennis / Pickle Ball Facilities
- Local Culture Centers
- New Modern Community Centers
- Water Parks

FINANCING PROVIDED EXCLUSIVELY BY SIROCO INTERNATIONAL

# COLOSSAL COMMUNITY INFRASTRUCTURE INVESTMENT

- Infrastructure Schools / Education Systems
- Modernized Infrastructure
- Modern Transportation Infrastructure
- Modern Water Treatment / Waste Management
- Modern Road Systems
- Solar Energy Parks
- Modern Bridge Systems
- World Class Hotels / Resorts
- World Class Night Clubs / Entertainment / Venues
- New Construction Projects

- International Industry
- Modern Hospitals
- Family Friendly Environment
- Modern Shopping Malls
- Luxury Housing
- Affordable Housing
- Modern Smart City Security
- High Rise Luxury Condos
- International Corporate HQ
- Modern Medical Facilities



Photographs for illustration purposes only



Photograph for illustration purposes only



# Majestic

International Equine Centre

★★★★★

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The Ultimate Destination for Horse Lovers, Aficionados, seeking an active and exciting lifestyle and experience.



Master plan includes a 10,000 (+) acre "state of the art" world class equine complex conveying a never been seen level of equine sport and international exposure to Sierra Leone, West Africa, and the World.

Convenient and adjacent to both the Majestic Race Park and Majestic Equestrian Resort facilities, **Majestic International Equine Centre** will feature "world class" five-star amenities.



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GP CHAMPIONSHIP EQUESTRIAN



GP CHAMPIONSHIP EQUESTRIAN



THOROUGHBRED RACING



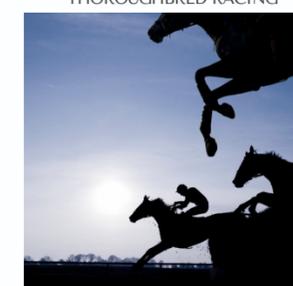
CHAMPIONSHIP POLO



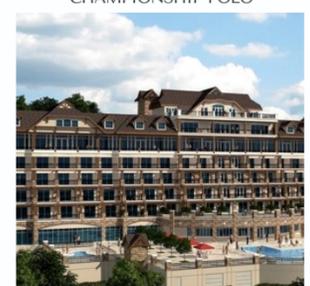
CHAMPIONSHIP RODEO



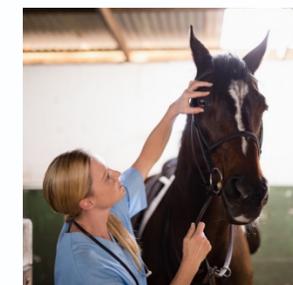
HARNESS RACING



STEEPLECHASE



5 STAR ACCOMODATIOPNS



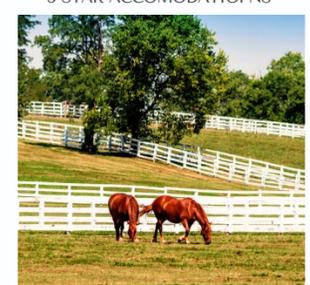
24/7/365 MEDICAL CARE



EQUINE REHAB



FAMILY ORIENTED

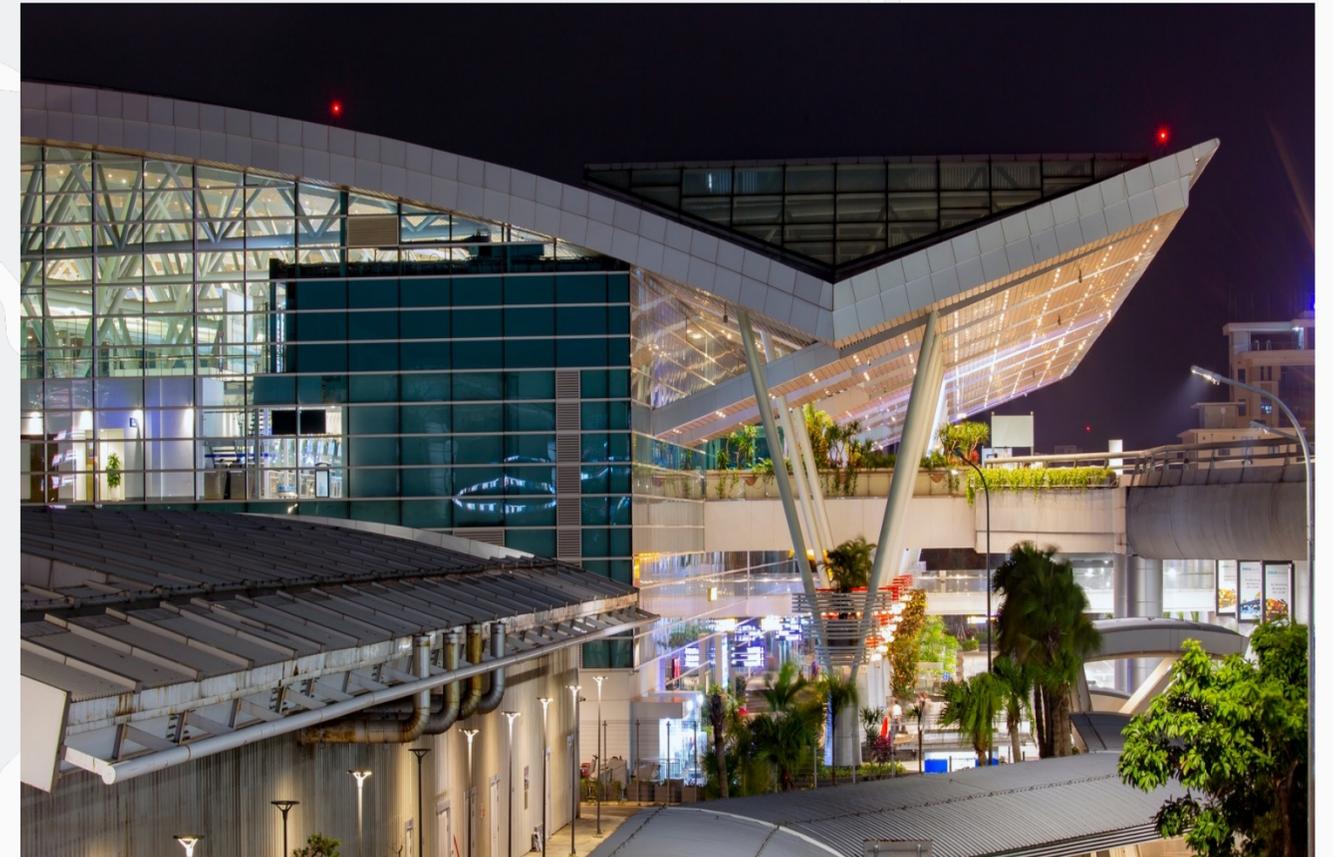


10,000 ACRES / PASTURES

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# INTERNATIONAL AIRPORT



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BO International Airport will encompass two (2) 12,000 (+) feet runways, to accommodate heavier aircraft commonly used for international and intercontinental travel / cargo.

- Ultra modern "state of the art" dual terminals
- Regional airline(s) servicing African communities
- Customs and border control facilities enabling passengers to travel comfortably between countries.

## Immediate Colossal Economic Impact

# Luxury Real Estate

## Welcome to Majestic Estates

A vibrant and welcomed aspect of the Majestic Mega Resort will be its real estate developments.

Bring your family to enjoy our beautiful surroundings of Sierra Leone, West Africa. We will be delighted to help you find the perfect estate homes, vacation rental, time share, modern condo or a large home for family reunions. Unwind with amenities such as balconies with panoramic views, fireplaces, hot tubs, pools, firepits, A/C, gaming tables and much more.

The tranquility and beauty of Majestic is unsurpassed. Much like our company name, our resort town offers the three R's: relaxation, recreation and rejuvenation.



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# INLAND CONCEPTUAL PLAN

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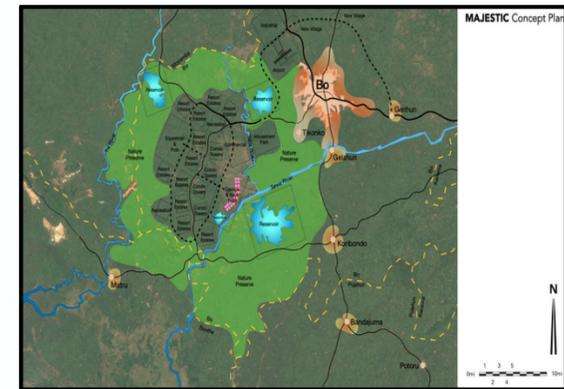
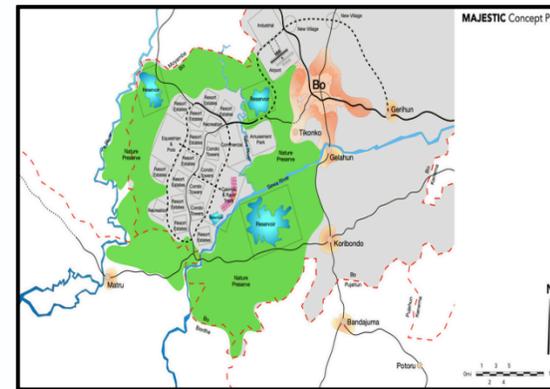
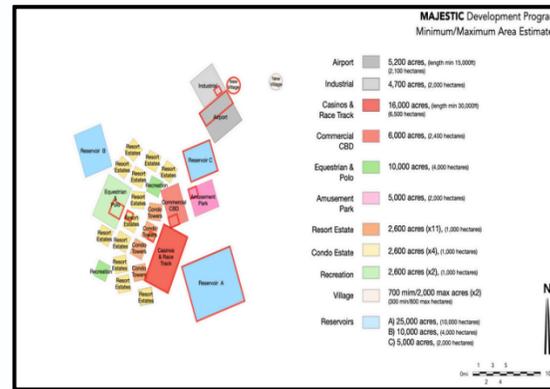
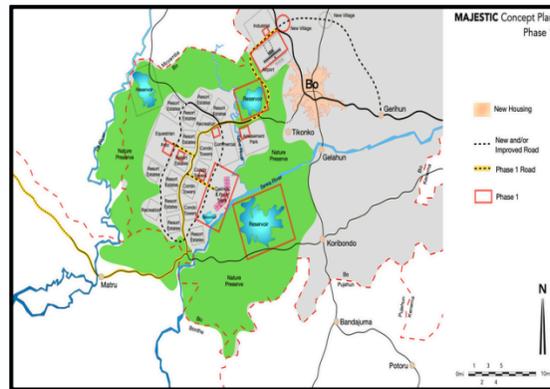
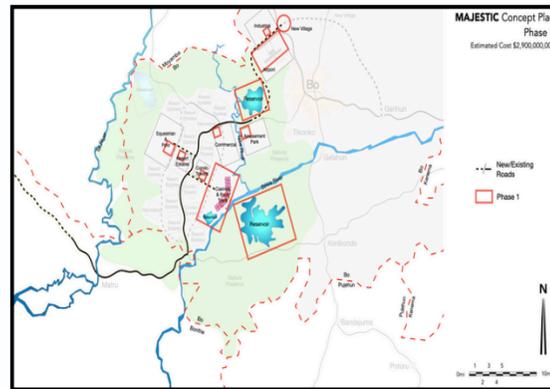
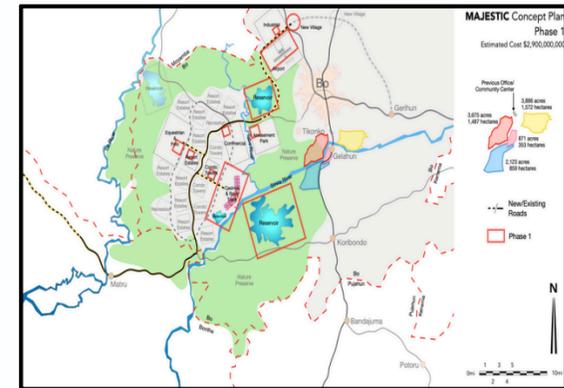
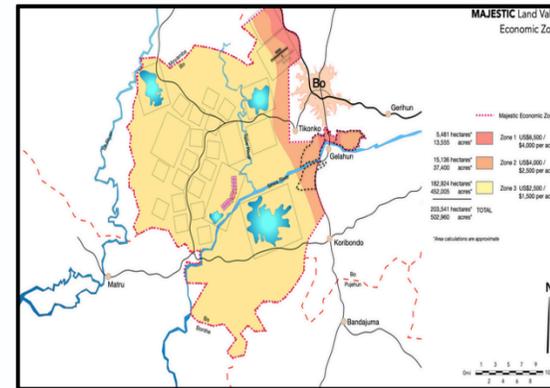
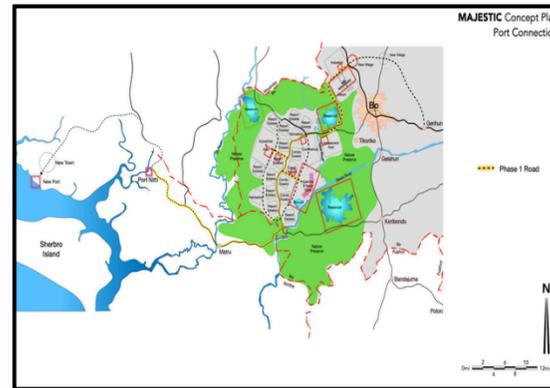
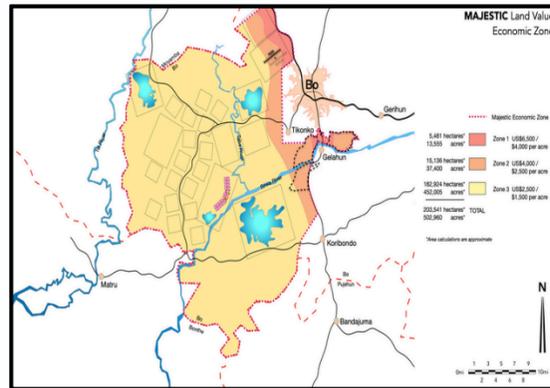
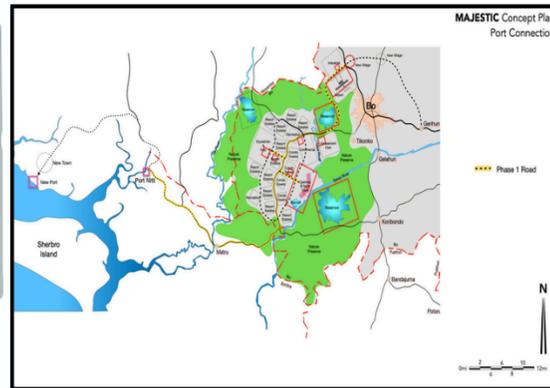
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# INLAND CONCEPTUAL PLAN

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# **JOHN SPARROW**

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## COMMUNITY ASSISTANCE



Providing Financial Assistance and Intervention  
To Individuals, Governments, Businesses and  
Families.

Sierra Leone • West Africa

# OVERVIEW

Providing Financial Assistance and Intervention To Individuals, Governments, Businesses and Families.

Siroco International, in conjunction with John Sparrow Community Assistance, is presenting in "good faith" our 2025-2027 "official" affiliated programs envisioned for Sierra Leone, West Africa.

Selected programs, as recommended by Siroco International's Advisory Board, are **100%** subsidized through our humanitarian benefits.

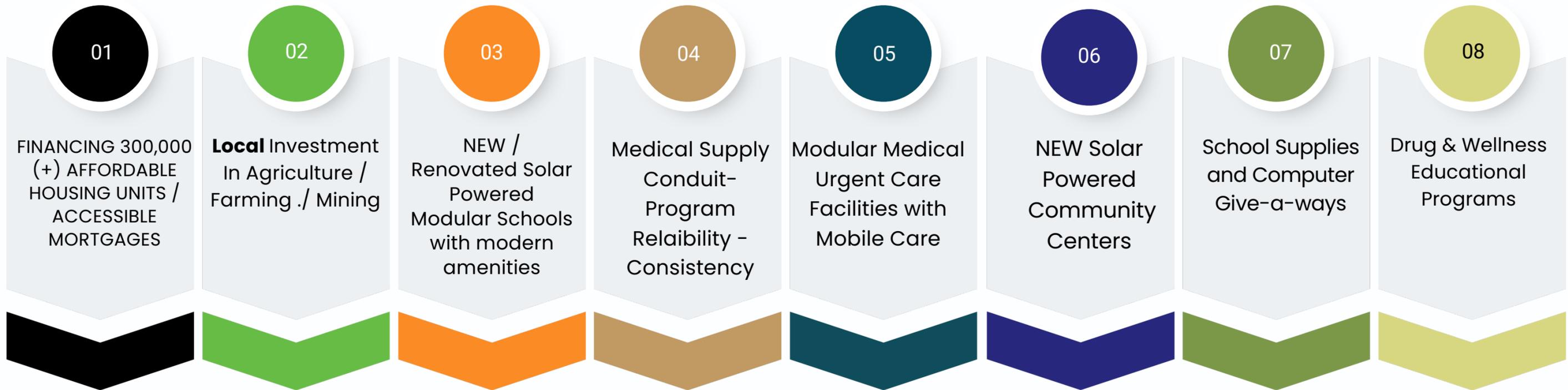
Programs are selected by our Advisory Board, based on needs that are extremely important and beneficial to the local community that positively and dramatically impacts the lives of children and their families.



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# WORKING TOGETHER WITH COMMUNITIES WORLDWIDE

## HELPING ENRICHING LIVES



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# COMMUNITY PROGRAMS

Current & under consideration / Examples Only

FINANCING PROVIDED EXCLUSIVELY BY SIROCO INTERNATIONAL



NEW GOOD STABLE  
GOOD PAYING JOBS



NEW / MODERN SCHOOLS  
RENOVATING EXISTING



NEW / MODERN  
COMMUNITY CENTERS



LOW COST AFFORDABLE  
HOUSING



CONSISTENT / RELIABLE / SUSTAINABLE POWER



AGRICULTURE



BETTERING / ADVANCING  
EDUCATION CAPABILITIES



MODERN MEDICAL CARE FACILITIES



CLEAN WATER & WASTE  
TREATMENT Facilities



6 VEHICLE FLEET

FREE MOBILE MEDICAL CARE

John Sparrow Community Assistance Mobile Medical "Care Everywhere" vehicles bring medical services directly to the point of care. Equipped with and staffed with qualified medical personnel to deliver education, surgical suites, triage, disaster relief, clinical care, outreach and screening.

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WORKING TOGETHER WE MAKE A DIFFERENCE

# THANK YOU

The role of John Sparrow and Siroco International is to provide capital so those with passion, enthusiasm and vision can build a new future.

FOR MORE DETAILED INFORMATION:

[www.jvsparrow.com](http://www.jvsparrow.com) [jvs@jvsparrow.com](mailto:jvs@jvsparrow.com)  
Click on

# Majestic

“HELPING BUILD BETTER TOMORROW’S”



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## WORKING TOGETHER WE MAKE A DIFFERENCE

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- 18 • “5 Star” World Class Casino / Hotels
- 350,000 (+) • Affordable Housing
- World Class Equine Centre (100,000 + Acres)
- 50,000 • Condo’s
- 50,000 • High Rise Condo’s
- 50,000, • Apartments
- 60,000 • Hotel Rooms
- 100,000 • Luxury Homes
- 1.5M (+) Sq. Meters • Modern Technology Office Space
- 1.2M (+) Sq. Meters • Modern Medical Office Space.



- Modernized Electricity Grids (Offering Consistent Power)
- Infrastructure Schools / Education Systems
- World Class Hotels
- Modernized Infrastructure
- Modern Transportation Infrastructure
- Modern Water Treatment / Waste Management
- Modern Road Systems
- Solar Energy Parks
- Modern Bridge Systems
- World Class Hotels / Resorts
- World Class Night Clubs / Entertainment / Venues
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- International Corporate HQ
- Modern Medical Emergency Facilities
- International Industry
- Modern Hospitals
- Family Friendly Environment
- Modern Shopping Malls
- Luxury Housing
- Affordable Housing
- Five Star Dining / Restaurants
- Private VIP Airport(s)
- Sports Stadiums / Complexes
- Championship Golf Courses
- Polo | Equestrian Facilities
- Professional Soccer Stadiums
- World Class Tennis Facilities
- Local Culture Centers
- Community Centers

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