



# Maestic

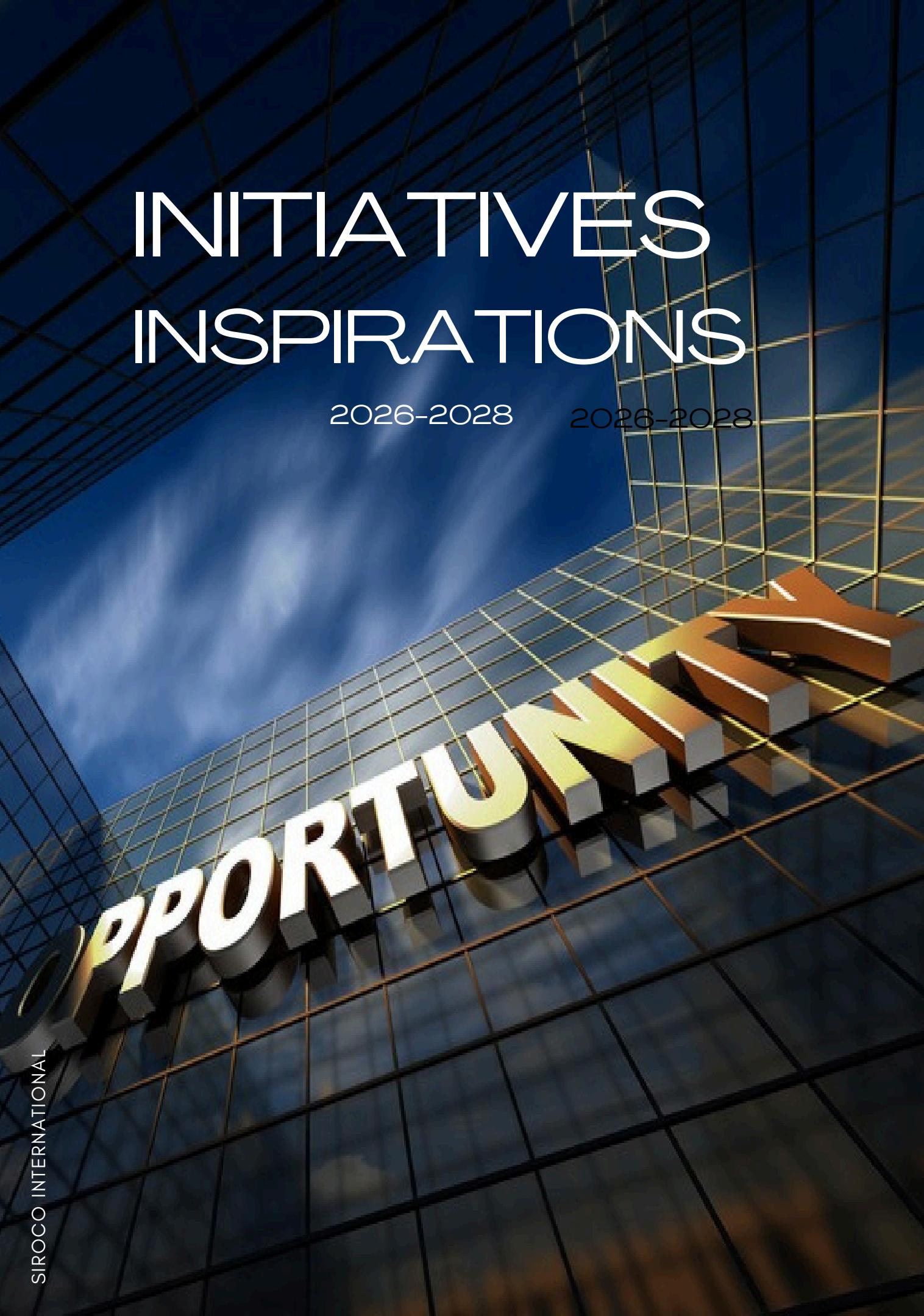
*Experience the ultimate relaxation and adventure in a destination like no other.*

GHANA, WEST AFRICA

Photographs for illustration purposes only

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# INITIATIVES INSPIRATIONS

2026-2028

2026-2028

## GHANA

→ AFFORDABLE HOUSING EASY QUALIFIABLE MORTGAGES	→ MODERN CLEAN WATER AND WASTE FACILITIES
→ AFFORDABLE RELIABLE CLEAN ENERGY	→ MODERN INFRASTRUCTURE
→ RENOVATION / UPFITTING EXISTING EDUCATION FACILITIES	→ NEW MODERN EDUCATION FACILITIES
→ CONSERVATION PRESERVATION	→ MOBILE MEDICAL UNITS CARE EVERYWHERE
→ NEW MODERN COMMUNITY CENTERS	→ NEW HOSPITALS MEDICAL URGNT CARE FACILITIES
→ INVESTMENTS IN: OIL / MINING / AGRICULTURE / FOOD BANKS / CLOTHING BANKS	

# IMMEDIATE BENEFITS

## GHANA

JOBS	IP	WB	BGD	CRS	SE	EUC
<b>Creation of 250,000 (+) Jobs</b>	Increased Prosperity Improved Quality of Life	Wealth Building	Business Growth and Development	Community Resilience and Sustainability	Social and Environment al Impact	Empowering Underserved Communities

Sirocco International  
Exclusive Financier of Majestic

# NARRATIVE

Think big, think glamour, think about a nation that can turn dreams into reality and you will understand why Majestic on the Cape Coast of Ghana, is destined to be one of Ghana's proudest modern achievements.

A beautiful region which can compete as an international favorite, surrounded by nature and operated by the world's friendliest people.

The size of Dubai, the glamour of Las Vegas, with a heart of style, good living and economic prosperity by way of inward investment.

As you read the following, understand the funding is available and it is now time to commence.

## WORKING TOGETHER





# RESORT AMENITIES

PARTIAL LIST



Championship Caliber Golf



Championship Caliber Tennis Facilities



Miscellaneous Family Oriented Sports



Thoroughbred Racing



Affordable "Low Cost" Housing



Luxury Housing



Solar Power Facilities



Spa / Wellness Facilities



5 Star Hotel Accommodations



Frash Water Facilities



24/7/365 Culinary Faciliires



Live Entertainment Venues



Modern Medical Care



5 STAR Restaurants



International Airport



## AMENITIES



Photographs for illustration purposes only

- World Class “5 Star” 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

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# MASTER PLAN



18 · "5 Star" World Class Casino / Hotels  
65,000 Hotel Rooms



300,000 (+)  
Affordable Housing Units



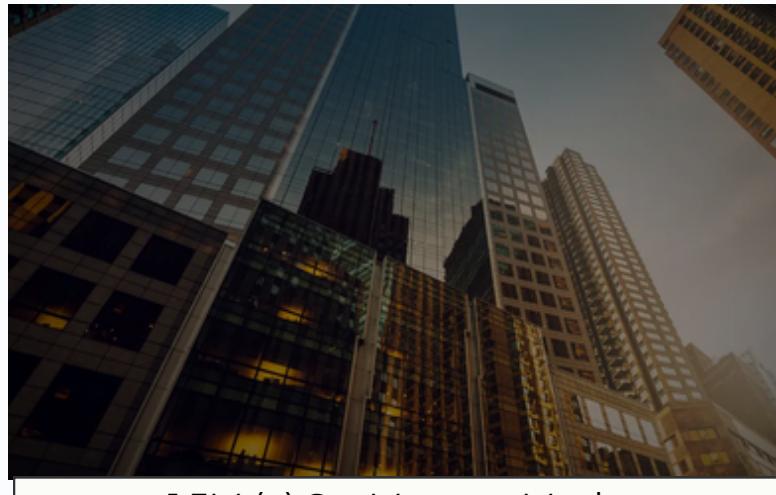
50,000 · Modern Apartments



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



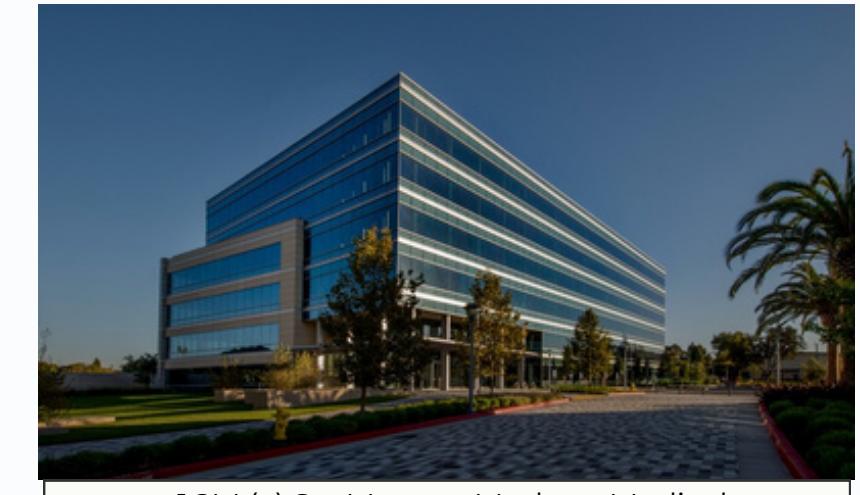
50,000 + Acre  
World Class International Equine Center



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 PROJECT TEAM

*The phrase "a team of specialists to build" typically refers to the assembly of a group of professionals with specific, in-depth expertise to create a complex product, service, or structure.*



**Majestic construction project team** will encompass internationally renown award winning individualized specialists such as architects, town planners, structural engineers, facade designers, general contractors, surveyors, accounting, marketing, administration and PR personnel.

The goal is to utilize LOCAL specialists / individuals whose qualifications meet the necessary requirements.

# OVERVIEW

The location of Majestic has been strategically selected on the Cape Coast Ghana 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 unparallelled levels of service.

## MAJESTIC IS MORE THAN EXOTIC OR MAGICAL IT'S LUXURIOUS

Ghana's international airport provides 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.



Photographs for illustration purposes only

# COLOSSAL ECONOMIC IMPACT



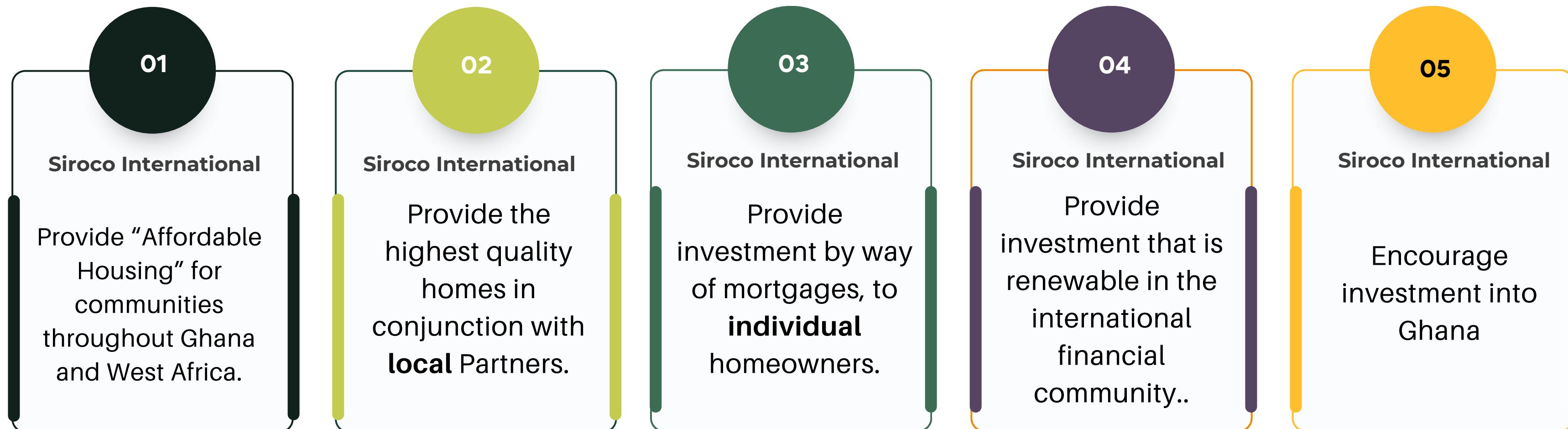
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Siroco International's humanitarian-social interest and significant investments in Ghana will have a colossal positive, dramatic, significant and multifaceted impact, leading to a variety of positive outcomes for Ghana.

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.

# COMMUNITY INVESTMENT

## AFFORDABLE “LOW COST” HOUSING



Siroco International / Exclusive Financier Ghana's Affordable “Low Cost” Housing Project.

**SIROCO INTERNATIONAL**  
GHA

# 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



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# 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 **Ghana**.
- International companies (a secure semi westernized environment in the heart of **Ghana**).
- 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 **Ghana** 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.

# WHY MAJESTIC

Part 2 of 2



- 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 Ghana, West Africa

# MAJESTIC INFRASTRUCTURE

CREATES  
250,00 (+)  
NEW  
JOBS

1

- Modern Hospitals
- Modern Medical Facilities
- Family Friendly Environment
- Modern Shopping Malls
- Luxury Housing
- Affordable Housing
- World Class Restaurants
- Private VIP Airport(s)
- Solar Energy Parks
- New Construction Projects

2

- Infrastructure Schools /
- Education Systems
- World Class Hotels
- Modernized Infrastructure
- Transportation Infrastructure
- Water Treatment Facilities
- Waste Management Facilities
- Modern Road Systems
- Modern Bridge Systems

3

- World Class Hotels / Resorts
- Five Star Dining / Restaurants
- World Class Night Clubs
- World Class Entertainment
- World Class Venues
- Modern Smart City Security
- High Rise Luxury Condos
- International Industry
- International Corporate HQ

4

- Sports Stadiums / Complexes
- Championship Golf Courses
- International Mega Marina
- Polo | Equestrian Facilities
- Professional Soccer Stadiums
- World Class Tennis Facilities
- Local Culture Centers

FINANCING PROVIDED EXCLUSIVELY BY SIROCO INTERNATIONAL



**Majestic**  
International Equine Centre



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

FINANCING PROVIDED EXCLUSIVELY BY SIROCO INTERNATIONAL

# LOCATION

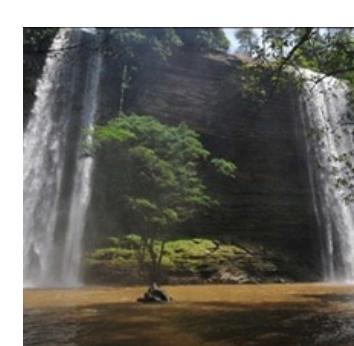
## CAPE COAST

Majestic is a destination tourist zone based on glamour, excitement and the good life with tourism overflowing into all of Ghana.

Ghana with its rich culture is a popular tourist destination in Africa.

The main tourist attractions in Ghana include the Kakum National Park, the Cape Coast Castle and the capital city of Accra.

Many people also enjoy visiting the country's various museums, markets and other cultural attractions, which are enhanced by Ghana's reputation for friendly people.





## EXCLUSIVE FINANCERS OF MAJESTIC

Mr. John Sparrow has arranged the massive financing requirement with his organization, Siroco International acting as lead financier provider and lead to various finance, construction and management syndicates that enable the rapid quality building of Majestic.

[www.jvsparrow.com](http://www.jvsparrow.com)  
provides a broad overview of the financing capacity.

# ABOUT US |

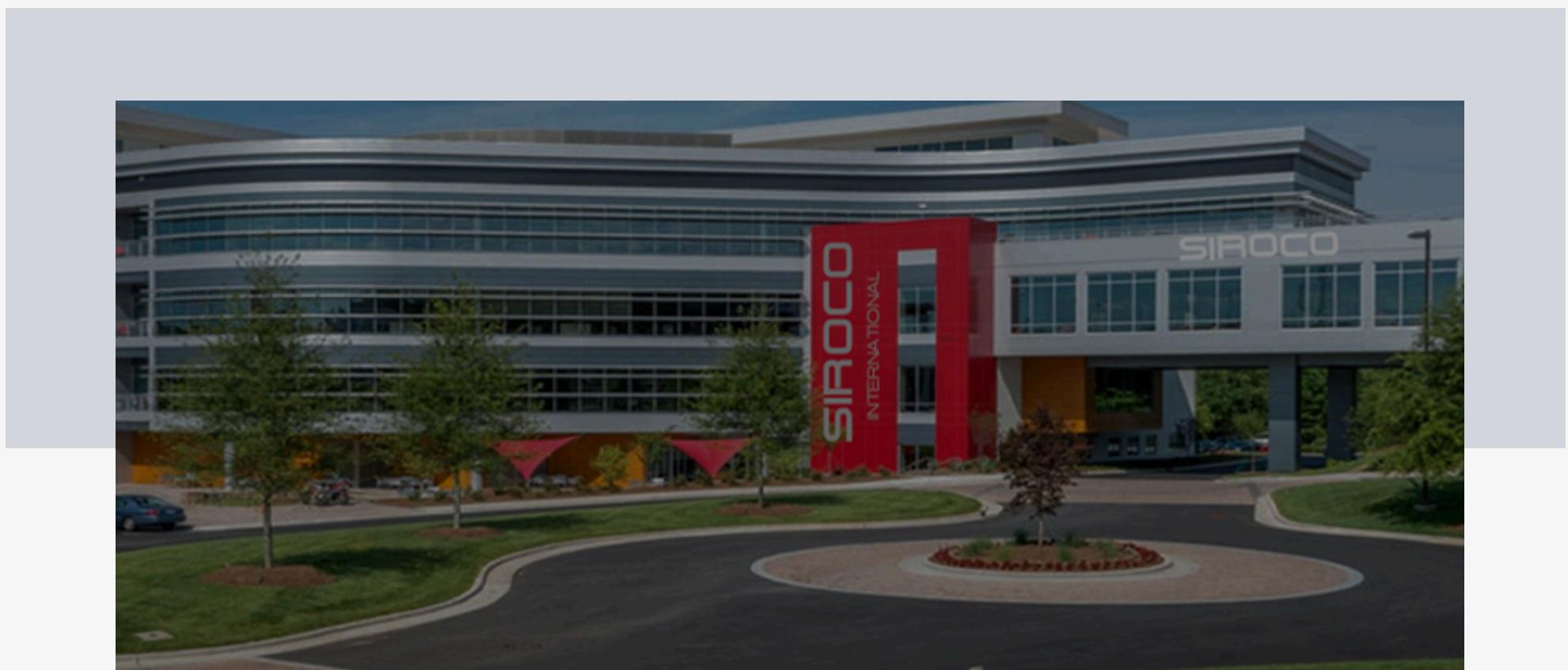
Siroco International has evolved from 45 (+) years of international financing experience and success by John Sparrow, J.V.Sparrow Financiers and Siroco.

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

Discretion, integrity, transparency, morality and professional behavior are mandatory requirements of our business relationships.



"Great things in business are never done by one person;  
They're done by a team of people."



# OUR PROFILE



- 01**  
**Siroco International**  
**FINANCING**  
**LARGE**  
**PROJECTS**  
[500,000 (+) homes]
- 02**  
**Siroco International**  
Provides capital via managing large sums of money, making investments, and offering financial advice.
- 03**  
**Siroco International**  
Allocates resources and provides capital, such as through loans, investments, or by financing large-scale projects.
- 04**  
**Siroco International**  
Primary focus is the project's financial viability, and evaluation.
- 05**  
**Siroco International**  
Are experienced professionals skilled in managing financial operations, and designing dynamic and efficient business plans regardless of size.

Siroco International / Exclusive Financier Ghana's Affordable "Low Cost" Housing Project.



# IMMENSE

INTERNATIONAL PR / MEDIA / MARKETING  
POSITIVE GHANA EXPOSURE



## International PR / MEDIA MARKETING

Our PR (Public Relations), Media and Marketing strategies are thorough, comprehensive, well thought out plans designed to manage, shape, and maintain the public perception, comprehension and image of Siroco International brands.

Our plans involve intentional PR / Media and Marketing efforts to build successful and lasting relationships with various stakeholders, including clients, media, investors, employees, and the general public.

Our well-crafted strategies aim to foster positive relationships, enhance credibility, manage reputation, and ultimately influence public perception in a favorable way.

# JOHN V. SPARROW

Founder, Global Chairman • Siroco International



He understands success comes from a team concept, and has the proven ability to lead diverse personalities and interests to success.

Over the past 45 years he has developed an extraordinary world wide reputation of extreme confidentiality and trust with the ability to design solutions that allow transparency and full international and local compliance.

Ability, trust and creativity make him an exceptional International Financier.

Endurance, toughness and the ability make him our leader.

A belief in community and a better world makes him a friend to those wanting assistance



**JOHN V. SPARROW**  
Founder, Global Chairman  
Siroco International



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

Siroco International, in conjunction with John Sparrow Community Assistance, presents in “good faith” the 2026-2028 programs.

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 extremely important needs / requirements and beneficial to the local community that positively and dramatically impacts the lives of children and their families.





# 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.jvsparrot.com](http://www.jvsparrot.com)    [jvs@jvsparrot.com](mailto:jvs@jvsparrot.com)

**45**  
YEARS  
ANNIVERSARY

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