



Majestic



MEGA RESORT / COMMERCIAL DEVELOPMENT

SIERRA LEONE, WEST AFRICA



Majestic

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MEGA RESORT / COMMERCIAL DEVELOPMENT

SIERRA LEONE, WEST AFRICA

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Overview



While the most visible and vibrant aspects of the **Majestic** Project will be its world class casino and resort developments, the two foundations for their ongoing success will rest with the conservation of the natural environment and wild life habitats that surround **Majestic**, and the workers housing villages that will support its construction and services.

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 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 the value add residents provide to their housing and neighborhoods, and to eventual land ownership.



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Mission



- 15 mega casino hotels conference centers (60,000 rooms)
- A true International destination of distinction
- Comparable to Miami, Macau, Las Vegas or Dubai
- The glamour of Monte Carlo
- Greater growth potential than Dubai
- West Africa's population is over 459M(+) million people (2024)
- Land area is half the size of Singapore (Larger than Manhattan)
- Advanced modern transit system
- Modern International and VIP airports to connect the world
- A powerhouse of commerce and finance
- Home to Technology and Entrepreneurialism
- Enjoyable climate with Atlantic Ocean sea breezes
- A Free Trade Zone
- A Place to Work – Live – Play



Majestic



Financing



Working Capital

- Cost, land purchase and establishment cost are generated via Private Bonds.
- Private Bonds are debt instruments issued for a fixed period with an attached rate of interest.

Risk Capital

- Often referred to as the hurt money in a loan, whereas, the risk to the commercial lender is reduced by equity provided / derived from funds available from the Private Bonds.
- Equity is generated from the issuance of private bonds by John Sparrow and Siroco Banking Group.

Commercial Loans

- Corporate Bonds are issued by Majestic component parts that will produce future income.
- Subscription to the Bonds will be from international banks, hedge funds and mutual funds.

Developers Assistance

- Majestic is a series of component parts which will have individual developers building in accordance with Majestic's master plan. The international developers will use a combination of financing which they have available and facilities provided via Siroco Banking Group.

Casino Operators.

- Large international casinos are essential revenue generating mechanism to underwrite debt for loan repayment.
- Assistance from equity provided from Private Bonds will reduce risk for casino's bankers and operators, as the new international market is established in Majestic.
- Casino's will produce massive tax revenue for the government in Freetown and provide funds to eradicate poverty in Sierra Leone.

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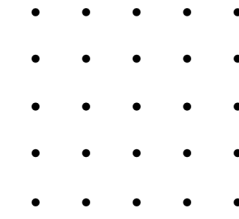


- Siroco Banking Group is a very successful conglomerate specializing in international financing.
- John V. Sparrow is the Global Chairman of Siroco Banking Group.
- J.V.Sparrow and Siroco Banking Group are wholly committed to the success of **Majestic Development** and guarantees the required financing in **Sierra Leone** via international financial facilities.
- The philosophy is that the local people must not only be treated fairly, they can build a strong independent future from the capital invested in their local economy.
- Capital is the food for growth, but the engine of growth are the workers, management and the team that enables success.



Development

Stage 1



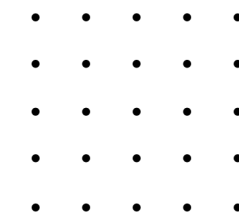
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SIERRA LEONE, WEST AFRICA

A WELL PLANNED and PERFECTLY LOCATED CITY

- 15 World Class “5 Star” Hotels / Casinos
- 100,000 Luxury Homes
- 200,000 Affordable Housing
- 50,000 Condos
- 50,000 Mid and High Rise Condos
- 50,000 Apartments
- 60,000 Hotel Rooms
- 500 Marina Berths
- 1.5M (+) Square Meters Offices • Modern Technology Infrastructure
- 1.2M (+) Square Meters Medical “state of the art” modern Facilities



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Development



Stage 1



<p><u>100,000</u> Luxury Homes</p>	<p><u>200,000</u> Affordable Housing Units</p>	<p><u>50,000</u> High Rise Condo's</p>	<p><u>50,000</u> Condo's</p>	<p><u>50,000</u> Apartments</p>
<p><u>60,000</u> Hotel Rooms</p>	<p><u>500</u> Mega Marina Berths</p>	<p><u>15</u> World Class "5" Star Resorts</p>	<p><u>1.5M (+)</u> Sq. Meters Office Space</p>	<p><u>1.2M (+)</u> Sq. Meters Medical Offices</p>

CREATION OF
TENS of **THOUSANDS** GOOD PAYING JOBS

Colossal Economic Impact



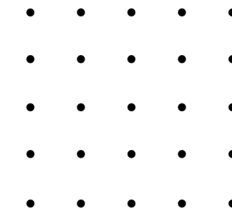
CREATION OF THOUSANDS GOOD PAYING JOBS

**Enormously Enhances and Heightens
Sierra Leone's Prosperity and International Identity.**

- Boosts prosperity locally and regionally
- Supports local businesses
- Enhances creative thinking and productivity
- Promotes tourism
- Encourages investment in **Sierra Leone** and local regions
- Attraction to the “creative class”
- Increased land and property values
- Activates street facades
- Reduces infrastructure overall costs



Development



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SIERRA LEONE, WEST AFRICA

Stage 1



15 • "5 Star" Casino / Hotels



200,000 • Affordable Housing



50,000 • Condo's



50,000 • High Rise Condo's



50,000, • Apartments



60,000 • Hotel Rooms



500 • Mega Marina Berths



100,000 • Luxury Homes

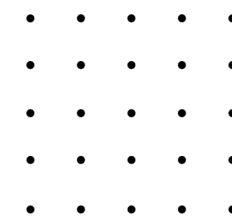


1.5M (+) Sq. Meters • Modern
Technology Office Space



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

Colossal Economic Impact



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Development

Hotel / Casinos

Stage 1



Colossal Economic Impact

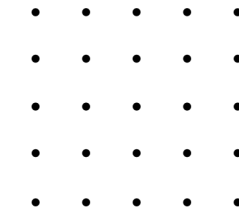




Why Majestic

Part 1 of 4

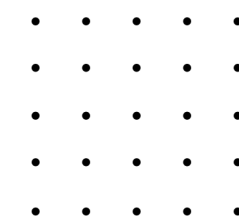
- West Africa has a proud history of creating wealth.
- Modern Business Environment with a resort outlook.
- Easy commute to international and VIP airports.
- Modern Schools | Educational Systems | Infrastructure.
- Contemporary Shopping Malls.
- Modern-day transportation inner city, including to and 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, football, golf, and motor racing.
- Extraordinary Universities – world class and interconnected to international universities.
- World Class Entertainment venues.
- New Construction projects (Creating thousands of new great paying jobs)



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Why Majestic

Part 2 of 4



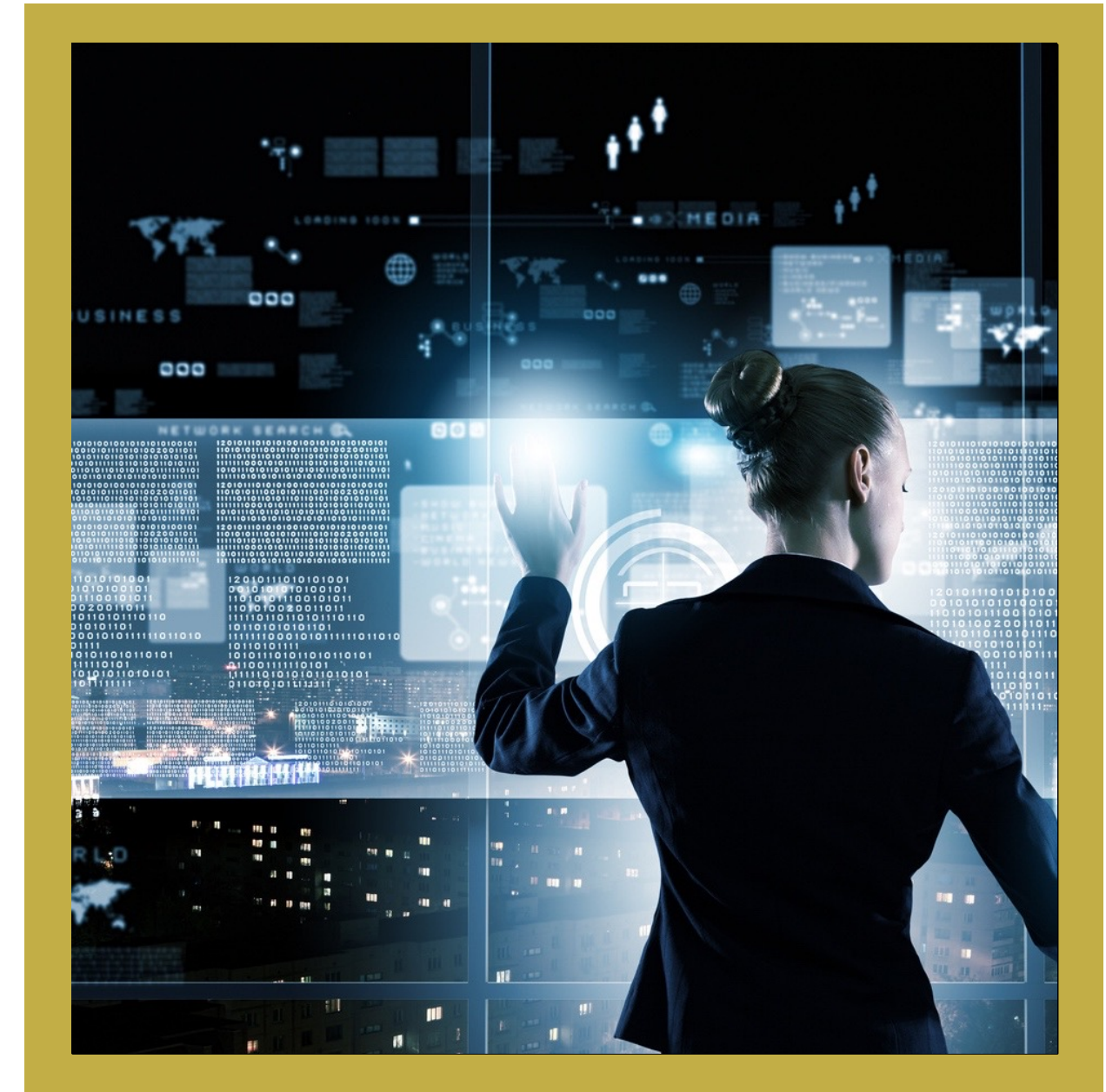
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SIERRA LEONE, WEST AFRICA

THE SAFEST AND MOST TECHNOLOGICAL INFRASTRUCTURE CITY IN 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 **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.



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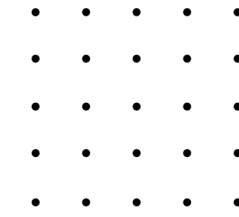


Why Majestic

Part 3 of 4

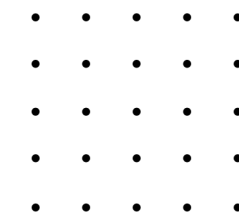
REGIONAL / INTERNATIONAL OPPORTUNITY

- 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.



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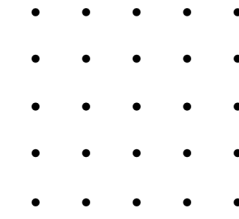


Why Majestic

Part 4 of 4

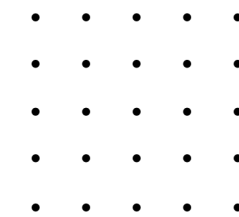
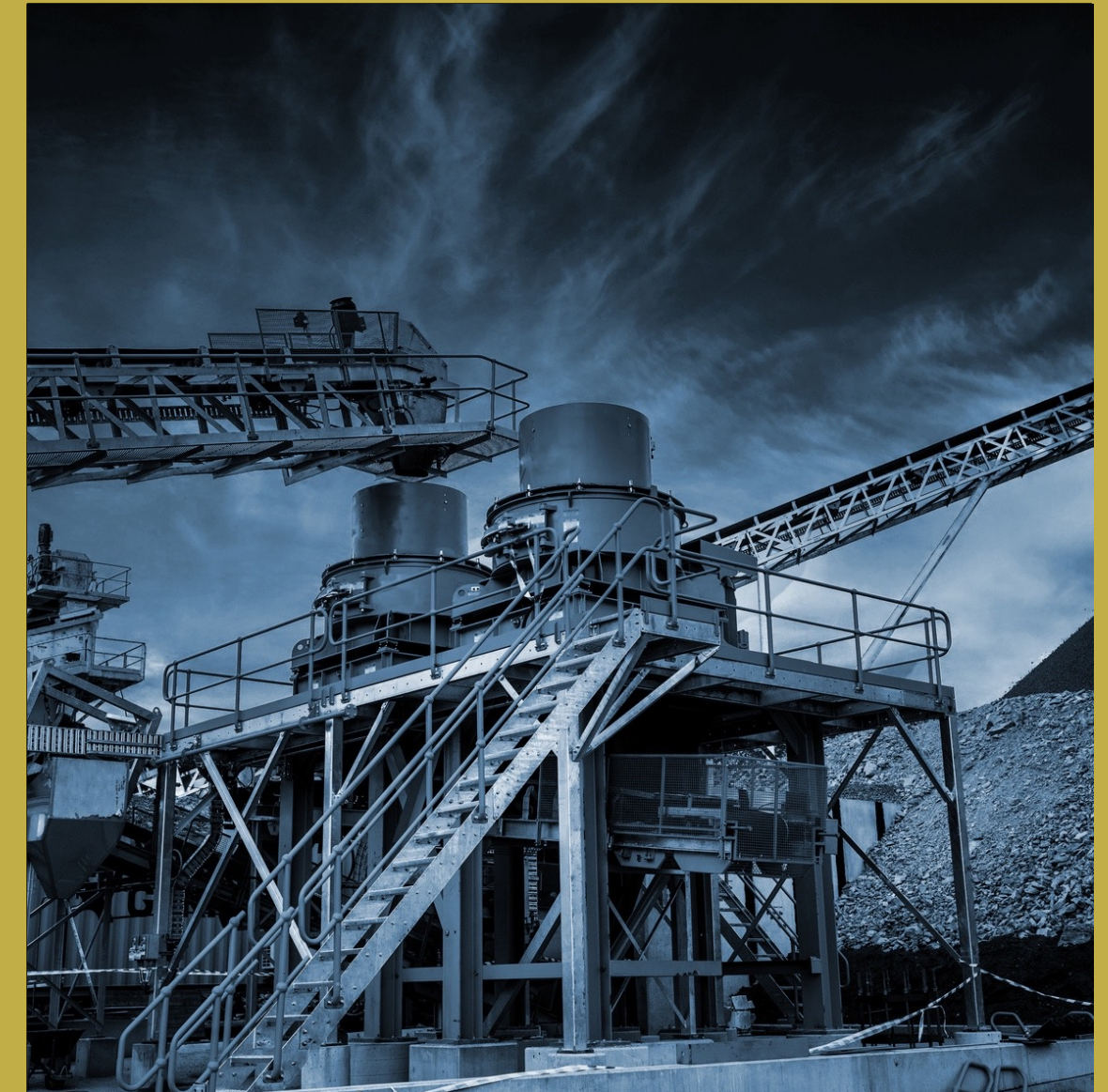
REGIONAL / INTERNATIONAL OPPORTUNITY

- 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 **Sierra Leone**.



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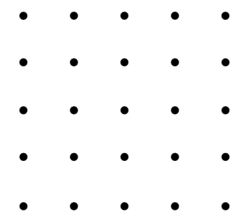


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Infrastructure

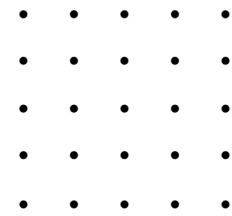


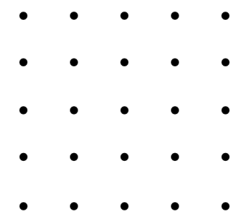
CREATION OF **THOUSANDS** GOOD PAYING JOBS



Colossal Economic Impact

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Infrastructure

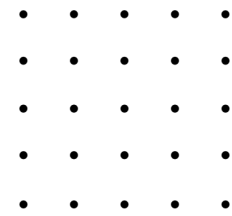


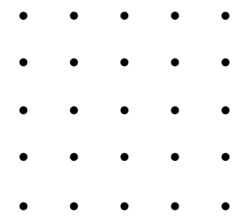
CREATION OF THOUSANDS GOOD PAYING JOBS



- 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
- New Construction Projects
- Modern Smart City Security
- High Rise Luxury Condos
- International Industry
- International Corporate HQ
- Modern Hospitals
- Modern Medical Emergency Facilities
- Family Friendly Environment
- Modern Shopping Malls
- Luxury Housing
- Affordable Housing
- Five Star Dining / Restaurants
- Private VIP Airport(s)
- Sports Stadiums / Complexes
- Championship Golf Courses
- International Mega Marina
- Polo | Equestrian Facilities
- Professional Soccer Stadiums
- World Class Tennis Facilities
- Local Culture Centers

Colossal Economic Impact

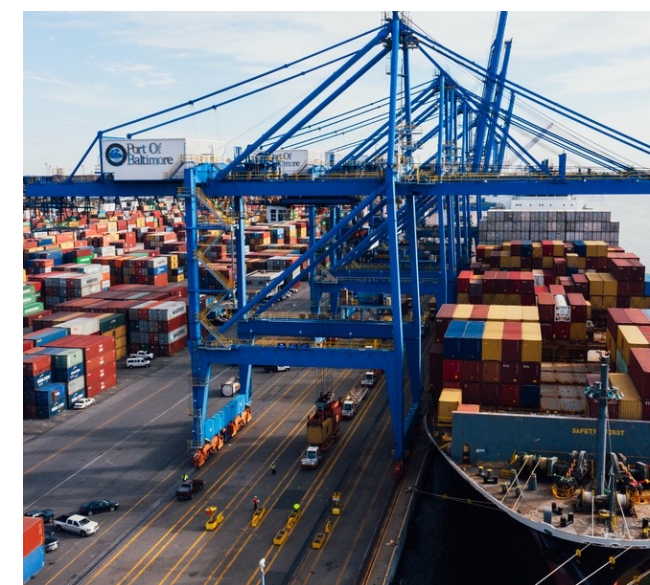
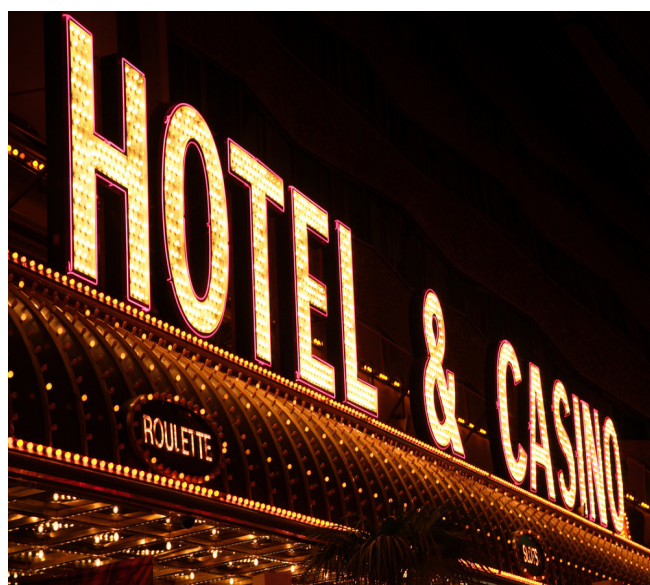




Infrastructure

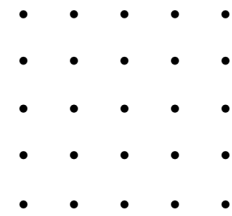


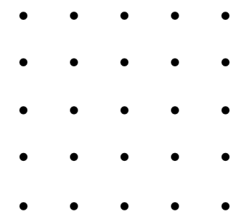
CREATION OF **THOUSANDS** GOOD PAYING JOBS



Partial Listing • Photos Are For Illustration Purposes Only

Colossal Economic Impact

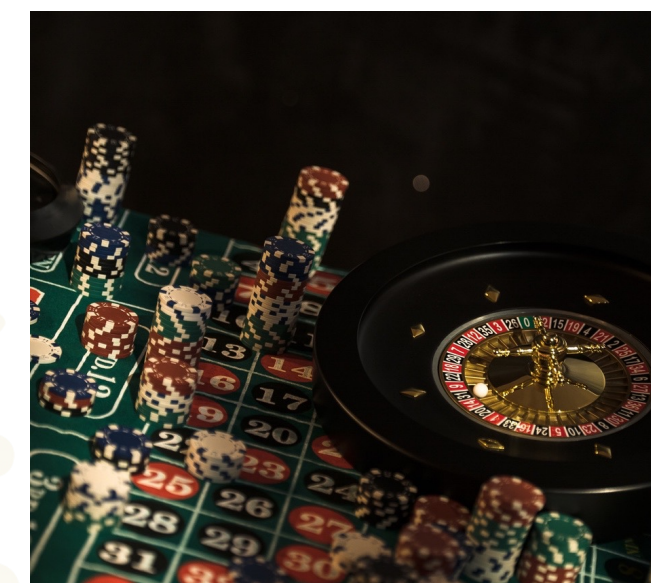
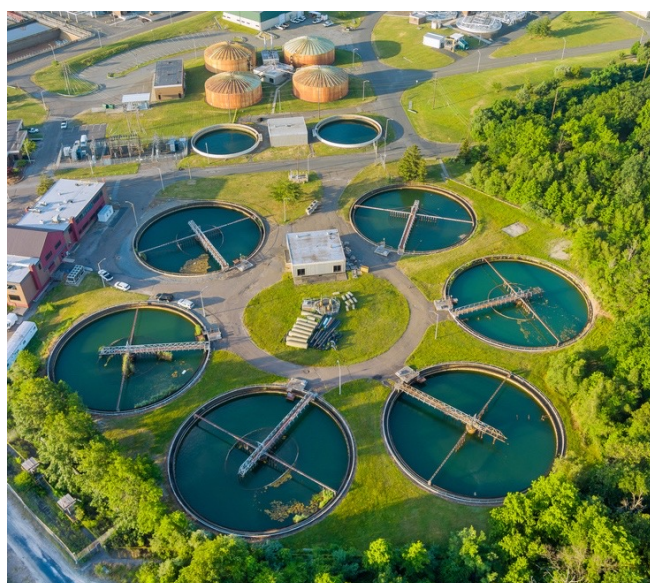




Infrastructure

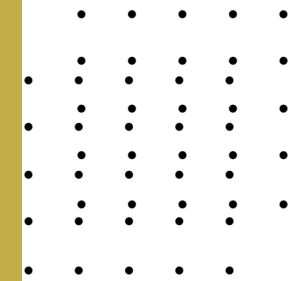


CREATION OF **THOUSANDS** GOOD PAYING JOBS



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Colossal Economic Impact



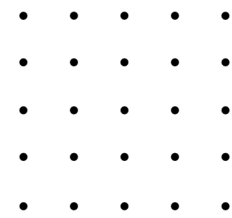


Management

Siroco Banking Group insist the management of **Majestic** is compatible locally and internationally in order to maximize opportunity, profitability and long-term benefits

The ownership syndicate of **Majestic** will make the final recommendations under the watchful eyes of both Siroco Banking Group and the Advisory Board which is responsible for representing the opinions of all stakeholders.

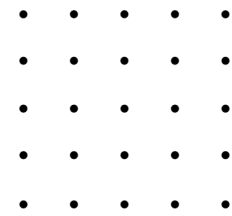




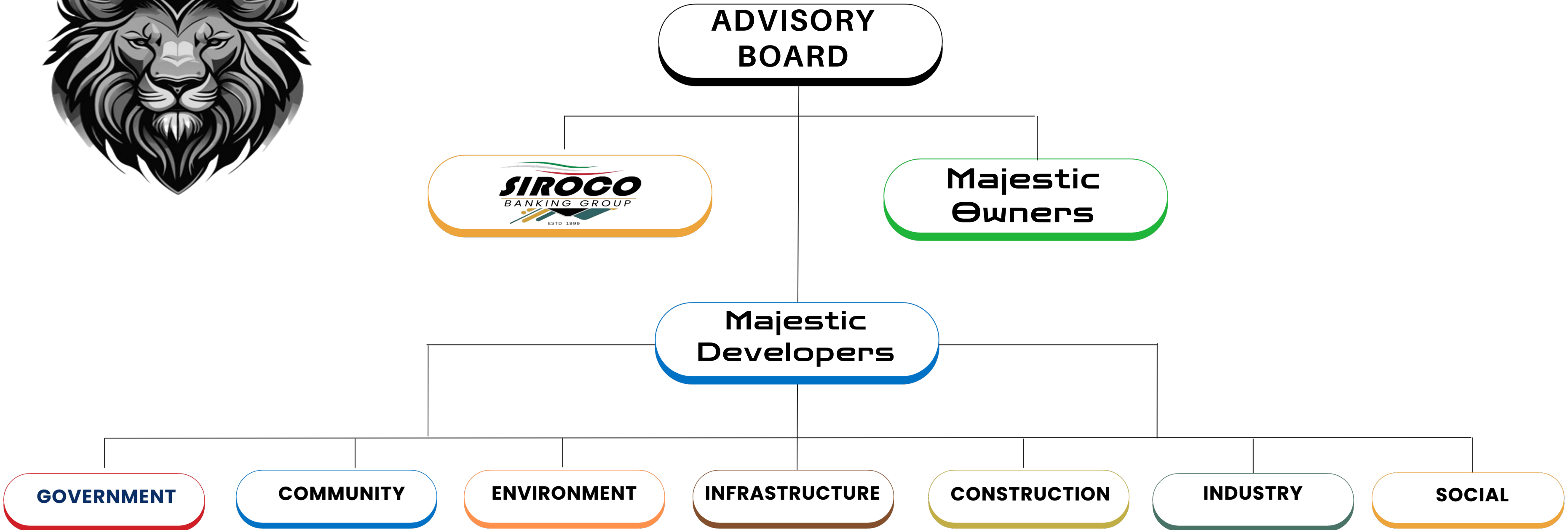
Advisory Board



- Success is guaranteed when we listen.
- The Advisory board is appointed to independently voice the opinion of stake holders, government and the community.
- It is responsible for guiding success while including social and domestic needs.
- Its members will be both international and local.



Structure



Majestic

Conceptual Vision



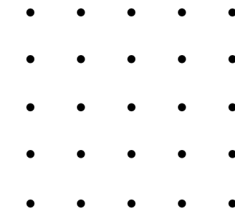
Sierra Leone, West Africa

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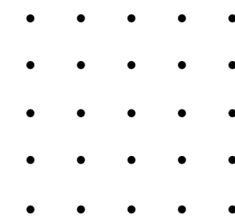




Your Turn



- We have prepared this presentation to broadly outline the vision of our Global Chairman, Mr. John Sparrow.
- Mr. Sparrow, a man of high integrity and principles is trusted worldwide. His confidentiality and humanity concerns are unconditional.
- Mr. Sparrow is prepared to move forward, and in doing so, creates an open informative discussion, where he listens, and learns what is required for a successful transaction(s).
- He then guides the “selected” team towards what he can effectively finance from capital participation from Private Bonds and international loan syndications.
- **Siroco Banking Group** welcomes discussion and your comments, options and ideas.
- Fair and mandated commercial practices prevail, creating a win/win environment and platform of success.
- The crown jewel of Sierra Leone will become **Majestic**.



John V. Sparrow
Global Chairman

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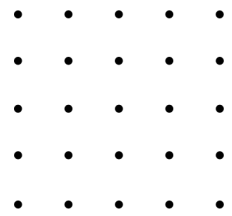
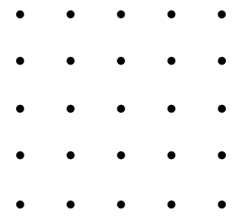
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MEGA RESORT / COMMERCIAL DEVELOPMENT

SUCCESS / DISTINCTION

Working as a team with the people of Sierra Leone, West Africa



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