

SPROUTBERG DEVELOPMENTS

CANTONMENTS · ACCRA, GHANA

STRICTLY CONFIDENTIAL

The Ochre

FOR HIGH-NET-WORTH INVESTORS

THE OCHRE VILLA

Cantonments Townhouse Residential Apartment Development.

INVESTOR PITCH BROCHURE · JUNE 2026

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The Ochre

Cantonments Eco-Luxury Villa Development

7 Luxury Villas | Cantonments, Accra

Development Sponsor

SproutBerg Development Ltd

Climate-Adaptive Luxury Living in Ghana’s Most Defensible Residential Market”.

GROSS GDV

USD \$ 6,440,000

TARGET EQUITY RAISE

USD \$ 1,300,000

TARGET PROJECT DURATION

18 Months

Ghana's Housing Crisis is Three Crises in One

Material Problem — Concrete traps heat. European-designed homes sold to West African families mean soaring cooling bills and health risks.

Import Dependency — 80%+ of core inputs are imported, draining foreign exchange and exposing developers to exchange rate volatility.

Cultural Disconnect — The glass-and-concrete aesthetic ignores Ghana's architectural heritage and the practical wisdom embedded within it.

2.0M+

Units housing deficit in Ghana

80%

Of materials are imported

40°C

Peak indoor temp in concrete homes

— 03. SPROUTBERG'S SOLUTION

SproutBerg is not a departure from tradition. It is the meeting point of ancient wisdom and modern engineering— rooted in Ghanaian soil, designed for Ghanaian life

Stabilize Rammed Earth

Compressed local earth, blended with a low-percentage cement binder, delivers load-bearing performance equivalent to masonry with approximately 35% lower embodied carbon. The Ochre Villa is the first Cantonments-grade SRE townhouse implementation in Ghana.

Performance

Low embodied carbon, zero import dependency, buildings that work with the Ghanaian climate— not against it. Stabilisation with cement improves compressive strength, water-resistance, and weathering behaviour, reducing long-term maintenance.

40°C

The same SRE walls that lower embodied carbon also act as a passive thermal regulator, absorbing daytime heat and releasing it slowly through the night. The biophilic terraced planters that wrap each level shade the facade and cool the immediate microclimate around the unit.

Why Cantonments?

Diploamtic District

Home to embassies, diplomatic missions and international organisations

Strategic Connectivity

Immediate access to Burma Camp, Liberation Road, Airport Residential Area and Osu

Airport Accessibility

Less than 10 minutes to Kotoka International Airport

Executive Housing Demand

Strong demand from senior executives in mining, oil & gas, financial services and development finance institution.

Why The Ochre

- Prime Cantonments location in Accra’s diplomatic enclave
- 7 luxury villas in a supply-constrained premium residential market
- First institutional-grade Stabilised Rammed Earth Townhouse development in Ghana.
- USD-denominated pricing strategy
- Target 18-month investment cycle
- Target 2.0x equity multiple
- Structured SPV governance and investor protections

Project GDV
USD \$6,440,000

Target Pref. Return
20%

Developer Profit Participation
55%

Investor Equity
USD \$ 1,300,000

Investor Profit Participation
45%

Cantonments & Airport Residential Market Evidence

Source	Location	Property Type	Price USD
Ghana Property Centre	Cantonments	3-Bed Ensuite	\$900,000
Ghana Property Centre	Airport Residential	3-Bed Townhouse	\$630,000
Meqasa	Cantonments near US Embassy	4-Bed Townhouse	\$750,000
Ghana Property Centre	Cantonments/Labone	4-Bed Townhouse	\$3750,000

Ochre Positioning

3-Bed Villas:
Approx. 298 sqm

4-bed Villas:
Approx. 240 sqm

Positioned within prevailing premium Cantonments pricing benchmarks while offering differentiated climate-responsive luxury.

The Ochre Residential Community

A private collection of seven eco-luxury villas designed around wellness, climate responsiveness and long-term value.

Unit Mix

4 Units
Three-Bedroom Villas

3 Units
Four-Bedroom Villas

Development Vision

Low-density luxury living rooted in contemporary Ghanaian architecture and sustainable construction.

Community Amenities

- Clubhouse
- Wellness Centre
- Swimming Pool
- Visitor's Parking
- 24-Hour Security
- Controlled Access Gate
- Landscaped Open Spaces

08 . WHY BUYER PAY PREMIUM

Cooler Interiors

Naturally regulated indoor temperatures reducng reliance on air conditioning.

Lower Utility Costs

Reduced cooling energy consumption.

Acoustic Comfort

Enhanced sound insulation and quieter living environments due to thermal mass.

Health Living

Low VOC materials supporting healthier indoor air quality.

Wellness-Focused Design

Biophilic landscaping, natural materials, and passive environmental design.

Scarcity Value

Unique product catergory within Cantonments luxury residential market.

“Cooler. Quieter. More beautiful. Built from the earth beneath Ghana’s feet.”

Site Information

Location:

Cantonments

Title:

Leasehold

Remaining Lease:

48 Years

Survey Plan

Lands Commissioning verification ongoing

Legal Status:

Independent legal review to confirms land is free from encumbrances and active litigation ongoing.

Site Valuation:

Independent valuation currently ongoing

Investor Assurance

- Clean title verifcation (Submit upon completion)
- Legal due diligence (Submit upon completion)
- Development-ready location
- Strategic Cantonments positioning

10 . DEVELOPMENT BUDGET

Cost Item	Amount
Land Acquisition	\$1,300,000
Construction	\$1,700,000
Professional Fees	\$250,000
Marketing & Sales	\$200,000
Contingency	\$50,000
Permits & Approvals	\$40,000
Development Fee	\$240,000

Total Development Cost

USD \$ 3,780,000

Expected GDV

USD \$6,440,000

Estimated Development Margin

USD \$2,620,000

EXTERIOR GLIMPSE OF THE OCHRE VILLA



RAMMED EARTH EVOLUTION IN GHANA

Private Residence
Cantonments - AU Village





Private Office Space - Cantonments
Sir David Adjaye and Associates, Accra Studio



Art & Gallery Studio - Dot Ateliers
Amoako Boafo Gallery, Osu



FUNDING STRUCTRE	INVESTOR ECONOMICS	CAPITAL STRATEGY						
<table><tr><th>Source</th><th>Amount</th></tr><tr><td>Investor Equity</td><td>\$1,300,000</td></tr><tr><td>Presales Deopsit</td><td>\$1,159,200</td></tr></table>	Source	Amount	Investor Equity	\$1,300,000	Presales Deopsit	\$1,159,200	Preferred Return 20% Profit Participation 45% Developer Profit Participation 55%	Presale deposits expected from 60% unit sales with 30% deposits received prior to construction commencement.
Source	Amount							
Investor Equity	\$1,300,000							
Presales Deopsit	\$1,159,200							

CAPITAL PROTECTION PHILOSOPHY

Investor capital returned first before profit participation.

12. CONSTRUCTION STRATEGY

Lead Designer

SproutBerg Developments Ltd

Structural Engineer

RM Engineering Ltd

MEP Engineer

Unique Josap Engineering Ltd

Stabllised Rammed Earth Specialist

Kanea Kasa Konaultants

Delivery Framework

- Independent cost verification
- Milestone-based drawdowns
- Monthly reporting
- Construction monitoring
- Quality assurance inspections

Distribution Channels

- Strategic Partnerships
- Diaspora Networks
- Private Investor Events
- Digital Market
- Agency Mandates

Presale Strategy

Phase 1:

Reservations

Phase 2:

Contract Execution

Phase 3:

30% Deposit

Presale Target

60% of inventory before major construction commences

Marketing Budget

USD \$200,000

FUNDING STRUCTURE	TARGET METRICS
Priority 1: Return of Investor Capital Priority 2: 20% of Preferred Return Priority 3: <u>Profit Participation (45%)</u>	Equity Multiple 2.0x Poject Duration: 18 Months Target IRR 47.7%

KEY PRINCIPLE

Focus remains on capital preservation and downside protection.

STRESS-TEST SCENARIO	RISK MITIGATION
GDV Reduction 50%	Presale Funding
Cost Overrun +35%	Controlled capital deployment
Project Delay 24 Months	Escrow Management
	Monthly financial reporting
	Independent cost verification
	Low-density premium product

OBJECTIVE

Preserve Investor capital while maintaining flexibility through adverse market conditions.

SPROUTBERG DEVELOPMENTS LTD

Building luxury that returns to the Earth.

WHO WE ARE

SproutBerg Developments Ltd. is a Ghanaian eco-luxury real estate development company. We design, build, and deliver low-density residential and mixed-use developments in Ghana's most defensible addresses — anchored by a conviction that vernacular materials, executed at international specification, can outperform conventional luxury construction on every metric that matters: carbon, cost-in-use, character, and capital return.

To deliver homes that earn their premium through performance, not pretence. To build with materials that belong to the place we build in.

Our Mission

"To deliver sustainable , beautiful housing accessible to every Ghanaian family *built from the earth beneath our feet.*"

Our Values

Sustainability: Low-carbon, local material construction at every stage

Authenticity: Design rooted in Ghanaian identity and culture.

Innovation: Ancient wisdom re-engineered for the 21st century.

Tier-One Construction, Cantonments-Native Design.

SproutBerg pairs financial structuring, international construction-engineering pedigree with locally-rooted architectural design. Together, the founding team has delivered some of Ghana's most significant institutional and infrastructure projects and financial strategic leadership and now applies that discipline to private eco-luxury residential development.



FOUNDER & CEO

Hilda Nyarko

Construction Engineer · Tier-One Pedigree

Former construction engineer whose career spans two of the most respected names in international construction and architecture. At Adjaye and Associates, oversaw the delivery of landmark Ghanaian infrastructure including the Bank of Ghana Headquarters (The Bank Square), the Agenda 111 Hospital Infrastructure programme, and the Kumasi International Airport with Contracta Construction UK Limited.

BRINGS: *tier-one project management and engineering rigour to every SproutBerg development, from design through handover.*



CO-FOUNDER & LEAD ARCHITECT

Joseph Peprah

Architect · Residential & Mixed-Use

Leads the architectural programme for The Ochre Villa, bringing seven years of residential and commercial design experience across Ghana's key urban markets. Portfolio spans mixed-use development and private villa communities, with a reputation for delivering specifications that are both design-led and buildable.

BRINGS: *deep familiarity with the design language that supports premium pricing while remaining cost-disciplined and constructible.*

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FINANCIAL STRATEGY ADVISOR

Dr. Kweku Arthur-Annobil

Financial Strategist

Dr. Kweku advises SproutBerg on capital strategy financial structuring- bringing the rigour of institutional banking to an entrepreneurial development model. Currently a Business Strategist & Entrepreneurial Finance Researcher at GCB Bank PLC, and formerly Strategy Lead & Business Manager at Stanbic Bank Ghana, he bridges commercial banking discipline with agility that early-stage developments demands.

BRINGS: *His PhD in Business School underpins SproutBerg's investment architecture- from SPV structuring and distribution waterfall design to investor-ready financial modelling.*

Seeking USD \$1,300,00 Equity Capital

Use of Funds

Site Acquisition

SPV Formation

Professional Fees (Permit Design)

Investor Security

Shareholding in Project SPV

First-Ranking Security Structure

Escrow-Controlled Accounts

Monthly Reporting Rights

Governance Oversight

NEXT STEPS

Investor Introduction Meeting

Financial Model Review

SPV Term Sheet Review

Due Diligence Process

Subscription & Closing

SPONSOR

SproutBerg Developments Ltd.

WWW.SPROUTBERGOFFICIAL.COM

ADDRESS

**Nii Martey Tsuru St, East Airport,
Accra**

EMAIL

info@sproutberg.com

PHONE

+233 (0) 553 789 264

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