DANKER MEAD

Investment Portfolio Overview

JEROME RIFINO

PRINCIPAL FUND MANAGER

DANKER MEAD STRATEGIC GROWTH FUND 1

Strategic Growth Fund 1

Diversified Fund Launching 2026

Target Raise $50M

Experienced Team

Advantaged Positions in Emerging Markets

Global Structured Growth Strategy

FUND TERMS

Danker Mead Strategic Growth I

GENERAL PARTNER NAME:	Jeromatherapy Limited Liability Company LLC
LIMITED PARTNERSHIP NAME:	Danker Mead Strategic Growth I LP
PARTNERSHIP SIZE:	One Hundred (100) partners
MINIMUM COMMITMENT:	100 Units, or $100,000
COMMITMENT PERIOD:	Five (5) Years
TARGET RETURN:	Twenty (20) percent.
TERM:	Five (5) Years
OFFERING PERIOD:	December 31, 2026.
MANAGEMENT FEE:	Two (2) percent
PREFERENTIAL RETURN:	Eight (8) percent
CATCH-UP:	Eighty (80) percent
CARRIED INTEREST:	Twenty (20) percent

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Investment Sectors and Allocation

Hospitality 80%	Technology 10%	Sports Marketing 5%	Healthcare 3%	Consumer 2%
JeromaGolf Properties PLC JeromaGolf Properties US Club Jeroma	PKF Materials/Research SmartForge	GFW Marketing	Logica Wellness Accu-Clear PhysioPS	JS Golfletics HydraGear JRZ JRZS
• Acquisition • Management • Branding • Travel & Booking • Tours • Hospitality	• Animal Sourced Carbon Fiber • Textiles • Micro Injection Molding • Medical Devices • Aviation & Automotive • Acoustic Design • Data Centers	• Online & Retail Fundraising • Sports Venues • Events • Athlete Development • Franchising • FinServe • Athlete Management	• Testing Centers • Franchising • Diagnostics • Supplements • Wearables	• Golf Apparel • Uniforms • Teamwear • Fanwear • Equipment

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Golf Hospitality Sector

Golf Properties

DETACHED HOMES

URBAN FLATS

GOLF VILLAS

GOLF RESIDENCES

Hotels

INN at LOCH LOMOND

INVERGARRY HOTEL

LANDS OF LOYAL HOTEL

TORMAUKIN INN

Golf Courses

STRATHMORE

CAMPERDOWN

LETHAM GRANGE

CAIRD PARK

Unlocking Value in Scotland's Premier Golf & Hospitality Real Estate Market

Investment Overview
Scotland—the birthplace of golf—offers a rare opportunity to invest in premium golf-oriented hospitality real estate supported by global brand recognition, affluent international tourism, and structurally constrained supply. Assets located near iconic courses benefit from enduring demand, pricing power, and long-term value preservation.

Market Opportunity
Home to world-renowned courses (St. Andrews, Carnoustie, Turnberry)
Strong and growing international golf tourism from North America, Europe, and Asia
High-spend, experience-driven travelers with repeat visitation patterns

Strategy
Acquire and enhance high-quality hospitality assets proximate to premier golf destinations, including boutique hotels, resorts, lodges, and villas, with a focus on operational optimization, experiential upgrades, and brand positioning.

Resilient Demand: Golf tourism exhibits lower cyclicality and strong loyalty
Constrained Supply: Strict planning and land preservation limit new development
Diversified Revenue: Lodging, F&B, events, wellness, and memberships
Attractive Risk-Adjusted Returns: Competitive income yield with capital appreciation upside

Golf Hospitality Investment Thesis

Unlocking Value in Scotland's Premier Golf & Hospitality Real Estate Market

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Investment Rationale

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Golf Hospitality Investment Thesis

Unlocking Value in Scotland's Premier Golf & Hospitality Real Estate Market

Competitive Advantages

High barriers to entry protect long-term asset values
Strong rule of law and transparent investment environment
Alignment with ESG principles through sustainable tourism and heritage preservation

Return Profile & Exit

Stable cash flow with value-add potential
Multiple exit pathways: strategic sale, institutional buyer, or portfolio aggregation

Conclusion

Scotland golf hospitality real estate presents a defensible, differentiated investment opportunity combining iconic global branding, durable demand fundamentals, limited supply, and compelling long-term return potential

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Hospitality Sector

Hospitality Management Team

Jerome Rifino	Team Leader
Wes Ritchie, Esq.	JeromeGolf Properties PLC
Kevin Davidson, Esq.	Property Angel, Scotland
R Scott Crouse	JGP USA
Shane Hay	JeromaGolf Properties PLC
David Herman	JGP USA
Barry Woods	CEO, LSI LTD, Scotland
Andy Adams	JGP USA

Strategic Partners

Hospitality Sector

Jeroma GOLF BRANDS

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LSI LONDON & SCOTTISH INVESTMENTS

kw LIFESTYLES REALTY BROKERAGE KELLERWILLIAMS.

TRUMP THE TRUMP ORGANIZATION *

Talent Creations

Love Peace Sport PURPLE TURTLE CUSTOMISED SPORTS WEAR

ST ANDREWS ABC TAXIS

FLEXJET *

GOLF Locker® OUTFITTING GOLFERS FROM HEAD TO TOE™

PLAYERS PASS™

TWIN VISION STUDIOS

* 2026

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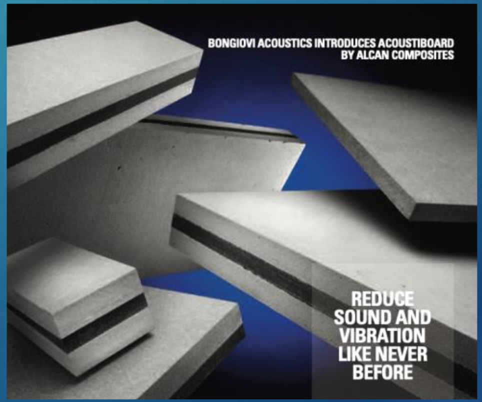
Technology Sector

Technology Management Team

Jerome Rifino	Team Leader
Rob Mazzucca	NJ MEP
Herman Novak	HJN Enterprises
David Emery	Featherfiber Corporation
Dr Joseph Stanzione, PhD	Rowan University
Aron Rachamim PhD	Cambridge University
Marc Tandourjian	Tsubaki-Nakajima
Tony Bongiovi	Bongiovi Aviation



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Technology Sector

PKF Materials

Poultry Keratin Fibers

Carbon Fiber

Aviation & Automotive

Textiles

Cosmetics

SmartForge

Medical Devices

Medical Research

Aviation Parts

Micro Injection Molding

Bongiovi Advanced Materials

Aviation & Marine

Entertainment Production

Consumer Electronics

Medical Devices

Sports

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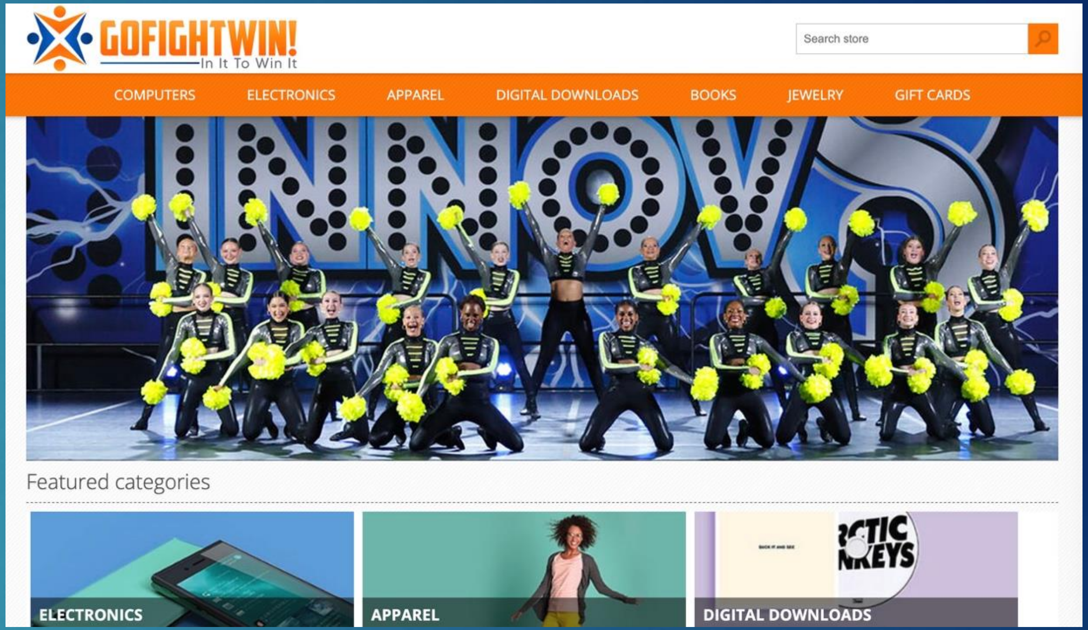
Sports Finserve Sector

Finserve Management Team

Jerome Rifino	Team Leader
Damian de la Huerta	Twin Visions Studios
Peter Kim	Limiteless Processing
Steve Wheatley	Qorus
Michael Jacki	US Olympic Committee
Liz Rifino	GoFightWin/ICU
Ken Faulkner	US Veterans Assn



This platform sits at the intersection of **youth sports, social commerce, and recurring fundraising**, addressing a clear pain point with a scalable, margin-positive model. By owning a passionate vertical with predictable demand and strong community dynamics, the business is positioned to become the category leader in sport-specific e-commerce fundraising.

Sports FinServ E-Commerce Fundraising Platform

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GFW Marketing LLC is launching a vertically focused e-commerce fundraising platform designed specifically for competitive **dance and cheerleading teams**, enabling athletes, families, and organizations to raise funds through curated product sales rather than traditional donation-based drives. The platform monetizes participation, brand affinity, and recurring seasonal demand in a fragmented but rapidly growing youth sports market.

Market Opportunity

- **Large, Underpenetrated Market**: Competitive dance and cheer involve over 30 **million participants** across the U.S. alone, with annual household spend per athlete often exceeding **$10,000–$25,000** for travel, uniforms, coaching, and competitions.
- **High Fundraising Frequency**: Teams fundraise **multiple times per year** to offset recurring costs, creating strong repeat usage.
- **Lack of Vertical Solutions**: Existing fundraising platforms are generic and not optimized for the culture, seasonality, or merchandise preferences of dance and cheer communities.

Sports FinServ E-Commerce Fundraising Platform

Product & Value Proposition

- **E-Commerce–First Fundraising**: Teams sell branded, lifestyle, and performance-adjacent products (apparel, accessories, beauty, wellness, travel essentials) through personalized storefronts created by GFW.
- **Zero Upfront Cost to Teams**: No inventory risk or setup fees, lowering friction to adoption.
- **Digital Distribution**: Social, SMS, and email-native selling aligns with how families and athletes already communicate.
- **Operational Simplicity**: Fulfillment, customer service, payments, and reporting are fully managed by the platform.

Competitive Advantage

- **Vertical Focus**: Purpose-built for dance and cheer allowing deeper brand resonance and higher conversion.
- **Community Network Effects**: Teams, gyms, and competitions create natural viral loops and referrals.
- **Seasonal Predictability**: Competition calendars create forecastable fundraising cycles, improving unit economics and planning.
- **Data & Merchandising Edge**: Sales data informs optimized product selection and pricing for this specific demographic.

Sports FinServ

E-Commerce Fundraising Platform for Competitive Dance & Cheer

DANKER MEAD

Business Model

- **Revenue Share**: Platform earns a percentage of gross merchandise sales.
- **Premium Add-Ons**: Custom branding, expedited payouts, exclusive product lines, and competition partnerships.
- **Brand Partnerships**: Sponsored products and exclusive collaborations with relevant consumer brands.

Scalability & Growth

- **Repeat Customers**: Teams fundraise annually or seasonally, driving strong lifetime value.
- **Geographic Expansion**: Highly replicable across states and internationally.
- **Adjacent Verticals**: Expansion into gymnastics, youth soccer and other competitive team-based activities.
- **Platform Leverage**: Same infrastructure supports thousands of simultaneous campaigns with minimal marginal cost.

Impact & Alignment

- **Mission-Driven**: Reduces financial barriers for youth athletes and families.
- **Community Empowerment**: Keeps fundraising proceeds within teams rather than diverting value to intermediaries.
- **Positive Brand Halo**: Aligns consumer spending with youth development and athletic excellence.

Strategic Partners

Finserve Sector

TWIN VISION STUDIOS

PLAYERS PASS™

GOFIGHTWIN! In It To Win It

FUNDRAISING MADE AWESOME

QORBIS

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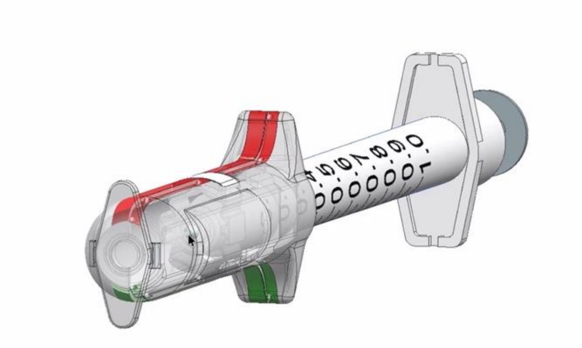
Danker Mead Strategic Growth 1
Healthcare Sector

Healthcare Leadership Team

Jerome Rifino	Team Leader
Joe Serpente	DMCP
Steven O'Leary	PhysioPS
Dr Joe Colombo, MD	PhysioPS
Herman Novak	AccuClear
Allen Rustenkowski	CVAC
Kim Tanami	Tanami Group
Aron Rachamim, PhD	Smart Forge



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Strategic Targets
Healthcare Sector

LOGICA
WELLNESS TESTING

AUTONOMIC FUNCTION MONITORING
with
physio PAS
A PROVEN TOOL FOR BETTER DIAGNOSTICS
Improving All Aspects of Medicine

CVAC™
Cyclic Variations in Adaptive Conditioning™

LOGICA
LIFE SCIENCES

Accu-Clear Augmented Insight (ACAI)™

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Consumer Sector

Consumer Management Team

Jerome Rifino	Team Leader
Matt McDonough	GoFightWIN!
Rick Oravec	Talent Creations
Mike Martinez	Ozone
Ravi Wadhwani	Purple Turtle
Shane Hay	JS Golfletics
Peter Kim	Limitless Processing

JS GOLFLETICS

J*RZ ★ JR*ZS

HYDRA SPORT
ATHLETIC APPAREL

Strategic Partners
Consumer Sector

TWIN VISION STUDIOS

PLAYERS PASS™

GOLF Locker®
OUTFITTING GOLFERS FROM HEAD TO TOE™

Talent Creations

Love Peace Sport
PURPLE TURTLE
CUSTOMISED SPORTS WEAR

DANKER MEAD

* 2026

Jerome Rifino

Fund Manager

30+ Years Technology & Business Development
IBM, AST Research, Dell, and Unisys

15 Year Member of
The New Golf Club at St Andrews, Scotland

Founder and Managing Director
GFW Marketing LLC

Managing Director, PKF Research LLC
Developer and chief strategist of Featherfiber

Deputy Director for Nanotechnology and Composites, SMART States

Raj Mahale

Investment & Legal

- Raj Mahale is a leading investment management and M&A attorney based in New York City. He offers in-depth knowledge on emerging market matters and brings nearly three decades of experience advising businesses involved in India, South East Asia, China and the Middle East markets. As partner and lead counsel of KPPB LAW'S Investment Management practice, he regularly advises various funds and fund managers in all aspects of their business.

Andy Adams
Golf & Investment

Andrew S. Adams is a business connector and entrepreneur who thrives on building relationships and opening doors. As President of Cross Stream Consulting, he specializes in linking people and businesses, with a particular focus on startups and golf course consulting. Andrew grew Capital Turf Management from the ground up to $2.1 million, delivering turf programs for the Philadelphia Eagles, Phillies, Steelers, and Browns. He also consults with TruGreen on commercial business development, bringing his decades of industry expertise and an extensive network to every engagement.

Barry Woods

Scotland Investment Properties

- Barry brings a wealth of professional experience, having held key positions in a highly successful family office and in a FTSE 100 company. Barry was previously the Investment Director at a family office where he managed the delivery of complex investment and asset management initiatives. These spanned across a range of opportunities in the UK, including single and multi-let industrials, offices and development sites. He also led the group's operational expansion plans with the team growing from 4 to 12 people, across two offices over a 2-year period. Barry also worked as Lead Manager at Lloyds Banking Group's CRE Business Support Unit. Barry helped to deliver exceptional value across a £4bn portfolio. In addition to working out impaired debt, Barry was integral in the design and management of innovative asset management platforms which covered commercial, hotel and residential assets.

Kevin Davidson Hospitality & Real Estate

- A highly experienced solicitor specializing in all types of residential property conveyancing, wills, powers of attorneys, problem solving and business development.
- A member of The New Golf Club and original member of the founding team of JeromaGolf Properties, Kevin is a key advisor to the fund with access to local properties in St Andrews.
- Kevin also moonlights as a caddie with the St Andrews Links and is the author of the bestselling book "Magic of St Andrews" published in 2025.
- He has successfully renovated rental properties in St Andrews and has successfully booked their rentals year round.

Matt McDonough

Sports Management

Executive Director – Wiregrass Sports Facility, Wesley Chapel, FL

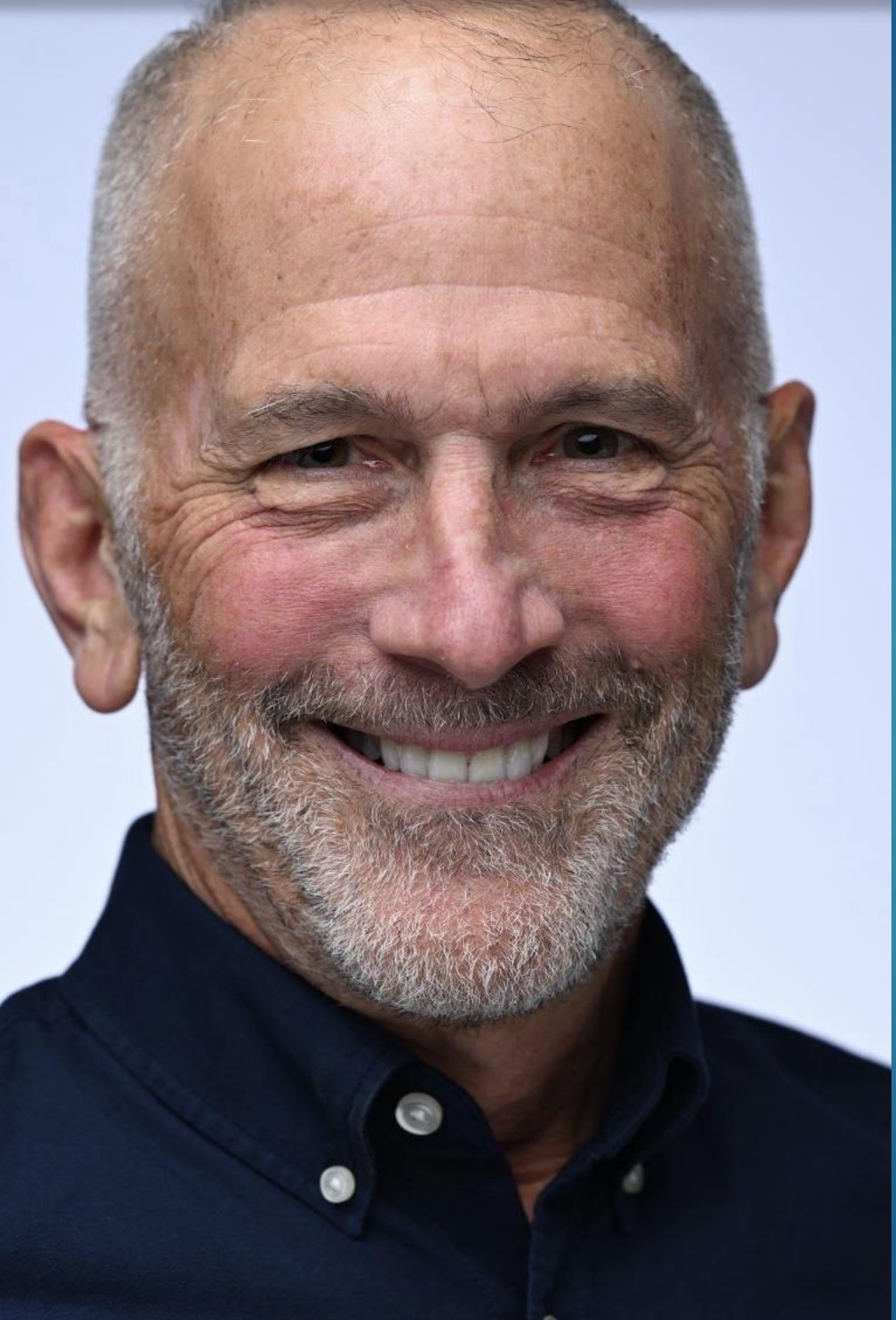
25 years of experience in cheerleading industry

Cheerleader instructor and instructor trainer for Varsity Brands

Conceptualized and managed the development of the athlete management

Spent 12 years of assisting in sport growth and development of the International Cheer Union

Elected to the ICU World Governing Council



Dan Datillo

Technology & Sales

Dan Dattilo brings three decades of enterprise technology leadership, including EMC, Adobe, & OpenText where he scaled the Financial Services business across the Americas. He is known for building high-performing teams and turning innovation into repeatable revenue.

Robert Mazzucca
Government & Technology

Robert Mazzuca is a senior engineering and policy leader specializing in manufacturing, aerospace, and defense. He serves as Senior Engineering Manager at the New Jersey Manufacturing Extension Program (NJMEP), where he develops Defense Industrial Base policy to strengthen U.S. manufacturing competitiveness. He is also the Executive Director of the SMART Congressional Initiative, a bipartisan science and technology collaboration connecting Congress, federal agencies, state and local leaders, and international partners.

He has extensive aerospace and defense experience, having worked with RCA, GE Aerospace, Martin Marietta, and Lockheed Martin in areas such as high-reliability manufacturing, spacecraft systems, weapons systems, and process improvement using Six Sigma. He also co-founded a government forensics firm supporting agencies like the SEC and DOJ and serves as a National Science Foundation merit reviewer.

Damian de la Huerta
Financial Services and E-commerce

Owner and founder of Twin Vision Studios, Inc., producing high end technology and media solutions for over 30 years across multiple industries.

Damian Specializes in technology planning, internet development, data management, multimedia production, and process efficiency.