

Provision	Section in Ground Lease	Summary
l. Landlord approval of transfer by franchisee	Article 14 of Ground Lease	Landlord must approve all transfers; no transfer without landlord's prior written consent.
m. Conditions for landlord approval of transfer	Article 14 of Ground Lease	Landlord has sole discretion to decide whether to allow transfer or sublet.
n. Landlord's right of first refusal to acquire franchisee's business	Not Applicable	The Lease does not contain this provision.
o. Landlord's option to purchase franchisee's business	Not Applicable	The Lease does not contain this provision.
p. Death or disability of franchisee	Not Applicable	The Lease does not contain this provision.
q. Non-competition covenants during the term of the franchise	Not Applicable	The Lease does not contain this provision.
r. Non-competition covenants after the franchise is terminated or expires	Not Applicable	The Lease does not contain this provision.
s. Modification of the agreement	Section 24.3 of Ground Lease	No modification of Lease unless signed by both parties.
t. Integration/merger clause	Section 24.3 of Ground Lease	Only Lease terms are binding (subject to applicable state law). Nothing in the Lease or in any other related written agreement is intended to disclaim representations made in this franchise disclosure document. Any representations or promises outside of the disclosure document and Lease may not be enforceable.
u. Dispute resolution by arbitration or mediation	Not Applicable	The Lease does not contain this provision.
v. Choice of forum	Not Applicable	The Lease does not contain this provision.
w. Choice of law	Section 24.8 of Ground Lease	Law of the state in which the real estate is located.

Item 18
PUBLIC FIGURES

We do not use any public figure to promote our franchise.

Item 19
FINANCIAL PERFORMANCE REPRESENTATIONS

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the actual records of an existing outlet you are considering buying; or

(2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

This financial performance representation reflects actual, historical average, median, and high/low annual Total Sales information for the entire 13-period timeframe (a full year) beginning with December 30, 2024, and ending with December 28, 2025 (“Fiscal Year 2025”):

(1) for all of the 320 7 BREW Stores that were open and operating during the entire Fiscal Year 2025 (the “Measured Stores”), which include 23 Stores owned and operated by our parent company, Brew Culture, LLC (the “Company Stores”), and 297 franchised Stores (the “Franchised Stores”)¹;

(2) separately for all of the Franchised Stores for Fiscal Year 2025; and

(3) separately for all of the Company Stores for Fiscal Year 2025.

While an additional 275 franchised and affiliate-owned 7 BREW Stores opened during Fiscal Year 2025 (270 franchised 7 BREW Stores and 5 affiliate-owned 7 BREW Stores), those Stores are excluded from this Item 19 presentation because they were not open for the full Fiscal Year 2025. (We do not count among these 275 Stores the 2 Non-Traditional 7 BREW Stores (i.e., they do not have at least one drive-thru window) that opened during 2025.) No 7 BREW Stores closed (either temporarily or permanently) during Fiscal Year 2025. All Total Sales information is based on internal unaudited historical data that we obtained through the Computer System or from franchisee royalty reports.

“Total Sales” means the aggregate revenue received from selling, or providing services with respect to, beverages, food, other menu items, and merchandise, whether for cash or on credit, less (a) applicable sales taxes collected and remitted to the appropriate tax authority, (b) gratuities paid to or received by Store employees, and (c) revenue derived from selling or issuing gift cards and loyalty cards (although revenue derived from selling products and services to customers using those cards for payment is included in Total Sales), but without deducting any other costs or expenses whatsoever.

Measured Stores

The 320 Measured Stores average approximately 510 square feet. As of the end of Fiscal Year 2025, the Measured Stores had been open for an average of 26.8 months. The longest-operating Store of the Measured Stores had been open for 107 months, and the shortest-operating Store of the Measured Stores had been open for 12 months, as of the end of Fiscal Year 2025.

¹ The Franchised Stores include (i) 7 BREW Stores that were the subject of franchisee-to-franchisee transfers (i.e., a change in franchisee ownership) during Fiscal Year 2025 but otherwise were open for the entire Fiscal Year 2025, (ii) 2 former franchised 7 BREW Stores that our affiliate reacquired in October 2025 but which operated as franchised Stores for most of Fiscal Year 2025, and (iii) one 7 BREW Store that a franchisee acquired from our affiliate in late June 2025 and operated for approximately one-half of Fiscal Year 2025 as a franchised Store. The Company Stores include 6 7 BREW Stores that franchisees acquired from our affiliate after July 1, 2025, but which operated as affiliate-owned Stores (rather than as franchised Stores) for a majority of Fiscal Year 2025.

Their products are the same as those to be offered and sold by the franchised 7 BREW Stores offered by this disclosure document. The Measured Stores also significantly reflect the standard 7 BREW Store prototype offered in this disclosure document.

The actual average annual Total Sales during the 2025 Fiscal Year for all 320 Measured Stores were \$2,658,575.² Of the 320 Measured Stores, 147 Stores (45.9%) exceeded the average annual Total Sales of \$2,658,575. Median Total Sales for the 320 Measured Stores during Fiscal Year 2025 were \$2,569,134.³ The highest Total Sales for any Measured Store during Fiscal Year 2025 were \$6,366,527. The lowest Total Sales for any Measured Store during Fiscal Year 2025 were \$836,418.

Franchised Stores

The 297 Franchised Stores⁴ average approximately 510 square feet. As of the end of Fiscal Year 2025, the Franchised Stores had been open for an average of 24.7 months. The longest-operating Store of the Franchised Stores had been open for 49 months, and the shortest-operating Store of the Franchised Stores had been open for 12 months, as of the end of Fiscal Year 2025.

The actual average annual Total Sales during the 2025 Fiscal Year for all 297 Franchised Stores were \$2,646,063.⁵ Of the 297 Franchised Stores, 134 Stores (45.1%) exceeded the average annual Total Sales of \$2,646,063. Median Total Sales for the 297 Franchised Stores during Fiscal Year 2025 were \$2,550,624.⁶ The highest Total Sales for any Franchised Store during Fiscal Year 2025 were \$6,366,527. The lowest Total Sales for any Franchised Store during Fiscal Year 2025 were \$836,418.

Company Stores

The 23 Company Stores⁷ average approximately 510 square feet. As of the end of Fiscal Year 2025, the Company Stores had been open for an average of 54.9 months. The longest-operating Store of the Company Stores had been open for 107 months, and the shortest-operating Store of the Company Stores had been open for 12 months, as of the end of Fiscal Year 2025.

² Average annual Total Sales for Fiscal Year 2025 for Measured Stores are calculated by dividing Total Sales during the 2025 Fiscal Year for all 320 Measured Stores that were open and operating during the entire 2025 Fiscal Year by 320.

³ Median annual Total Sales represent the middle annual Total Sales figure during the 2025 Fiscal Year for all 320 Measured Stores, with an equal number of Stores with Total Sales above and below that figure.

⁴ See footnote 1 above.

⁵ Average annual Total Sales for Fiscal Year 2025 for Franchised Stores are calculated by dividing Total Sales during the 2025 Fiscal Year for all 297 Franchised Stores that were open and operating during the entire 2025 Fiscal Year by 297.

⁶ Median annual Total Sales represent the middle annual Total Sales figure during the 2025 Fiscal Year for all 297 Franchised Stores, with an equal number of Stores with Total Sales above and below that figure.

⁷ See footnote 1 above.

The actual average annual Total Sales during the 2025 Fiscal Year for all 23 Company Stores were \$2,820,145.⁸ Of the 23 Company Stores, 10 Stores (43.5%) exceeded the average annual Total Sales of \$2,820,145. Median Total Sales for the 23 Company Stores during Fiscal Year 2025 were \$2,763,103.⁹ The highest Total Sales for any Company Store during Fiscal Year 2025 were \$4,303,704. The lowest Total Sales for any Company Store during Fiscal Year 2025 were \$1,604,922.

The actual average annual Total Sales numbers reported above for the 2025 Fiscal Year do not reflect the costs of sales, operating expenses, or other costs or expenses that must be deducted from the Total Sales figures to obtain your net income or profit. You should conduct an independent investigation of the costs and expenses you will incur in operating your 7 BREW Store. Franchisees or former franchisees, listed in this disclosure document, may be one source of this information.

Written substantiation of all financial information presented in this financial performance representation will be made available to you upon reasonable request.

Some 7 BREW Stores have sold this amount. Your individual results may differ. There is no assurance that you will sell as much.

Other than the preceding financial performance representation, we do not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Andrew G. Ritger, Jr., Brew Culture Franchise, LLC, 2710 S. 48th Street, Springdale, Arkansas 72762, (479) 278-2234, the Federal Trade Commission, and the appropriate state regulatory agencies.

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⁸ Average annual Total Sales for Fiscal Year 2025 for Company Stores are calculated by dividing Total Sales during the 2025 Fiscal Year for all 23 Company Stores that were open and operating during the entire 2025 Fiscal Year by 23.

⁹ Median annual Total Sales represent the middle annual Total Sales figure during the 2025 Fiscal Year for all 23 Company Stores, with an equal number of Stores with Total Sales above and below that figure.