

<b>Provision</b>	<b>Section in Franchise Agreement or Other Agreement</b>	<b>Summary</b>
t. Integration/merger clause	Section 20(N)	Only the terms of the Franchise Agreement (is applicable) are binding (subject to applicable state law). Any representations or promises outside of this disclosure document and Franchise Agreement may not be enforceable. Nothing in the Franchise Agreement or any related agreement is intended to disclaim the representations made in this disclosure document.
u. Dispute resolution by arbitration or mediation	Section 19	Except for actions we bring for monies owed, injunctive or extraordinary relief, or actions involving real estate, we may require that all disputes first be subject to non-binding mediation in the county where our headquarters is located, subject to applicable state law.
v. Choice of forum	Section 20(D)	Litigation (to the extent permitted) must be in state or federal court in the in the county where our headquarters is located at the time the suit is commenced (subject to applicable law). We also have the right to file suit where the Business is located.
w. Choice of law	Section 20(E)	Laws of the state of Minnesota, subject to applicable state law.

## **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 Item 19 presents data for 10 Los Campeones businesses (7 company-owned businesses and 3 franchised business) (each, a "Gym"). Gyms 1-7 were open and operating for all of the 2023 and 2024 calendar years. Gyms 8-10 were opened during 2023 and were therefore not open and operating for the full 2023 calendar year but were open and operating for all of the 2024 calendar year. Gyms 1-10 are operated in a substantially similar manner to the Business offered in this disclosure document.

Charts A-1, B-1 and C-1 below present data for Gyms 1-7 for the 2023 calendar year, and as described above, exclude data from Gym 8-10 because they were not open and operating during the full 2023 calendar year.

Charts A-2, B-2 and C-2 below present data for Gyms 1-10 for the 2024 calendar year. Excluded from these charts is information from 4 Los Campeones businesses that were open and

operating as of December 31, 2024 (1 company-owned business, owned and operated by Affiliate in St. Paul, MN, 1 company-owned business, owned and operated by Los Campeones Unlimited in Brooklyn Center, MN, 1 franchised business, owned and operated by a franchisee in Bismarck, ND, and 1 franchised business, owned and operated by a franchisee in Sioux Falls, SD). Of these 4 Los Campeones businesses, 3 were excluded because they opened during 2024 and were therefore not open and operating for the full 2024 calendar year. In addition, as further described in Note 3 in Item 20, the company-owned Los Campeones business in St. Paul, MN also was excluded because of its unique nature, including not allowing personal trainers, being open 24-hours a day, 7 days a week, and operating under a different membership fee structure. No Los Campeones businesses were permanently closed during the 2023 and 2024 calendar years.

Gyms 1-10 have the following characteristics:

“Gym 1” is located in Minneapolis, MN, opened as a Los Campeones business in January 2010, and has been owned and operated by Affiliate (Los Campeones Gym, LLC). It contains a total of 15,000 square feet, which includes an outdoor area of 3,000 square feet where customers can exercise and use certain gym equipment.

“Gym 2” is located in Minneapolis, MN, opened in October 2014, and has been owned and operated by Affiliate. It contains a total of 11,000 square feet, which includes an outdoor area of 800 square feet where customers can exercise and use certain gym equipment.

“Gym 3” is located in Tempe, AZ and opened in November 2018. It was owned and operated by a franchisee until we reacquired it from the franchisee in October 2022, and has been owned and operated by our affiliate Los Campeones NE since we repurchased it. Gym 3 contains a total of 2,000 square feet, which includes an outdoor area of 500 square feet where customers can exercise and use certain gym equipment.

“Gym 4” is located in Minneapolis, MN, opened in June 2019, and has been owned and operated by Los Campeones NE. It contains a total of 12,000 square feet, which includes an outdoor area of 10,000 square feet where customers can exercise and use certain gym equipment.

“Gym 5” is located in Saint Paul, MN, opened in September 2021, and has been owned and operated by Affiliate. It contains a total of 28,000 square feet, which does not include an outdoor area where customers can exercise and use certain gym equipment.

“Gym 6” is located in Austin, TX, opened in March 2022, and has been owned and operated by franchisee Los Campeones TX, LLC. It contains a total of 16,000 square feet, which does not include an outdoor area.

“Gym 7” is located in Eden Prairie, MN, opened in September 2022, and has been owned and operated by Affiliate. It contains a total of 11,500 square feet, which does not include an outdoor area.

“Gym 8” is located in Duluth, MN, opened in February 2023, and has been owned and operated by franchisee Los Campeones Duluth, LLC. It contains a total of 6,500 square feet, which does not include an outdoor area.

“Gym 9” is located in Hudson, WI, opened in December 2023, and has been owned and operated by Affiliate. It contains a total of 15,000 square feet, which does not include an outdoor area.