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.

As of December 31, 2025, we had two (2) affiliate-owned outlets in operation, both located in the State of California (in La Verne and Covina, respectively) (collectively, the "Affiliate-Owned Clubs"). Both Affiliate-Owned Clubs were open and operating during the entirety of the 2025 calendar year (the "Measurement Period"). The Affiliate-Owned Clubs are located approximately six and one-half (6.5) miles from each other. The Covina Affiliate-Owned Club, which opened in October 2023, features a total of two (2) golf simulators, while the La Verne Affiliate-Owned Club, which opened in January 2024, features a total of three (3) golf simulators. Because of the Affiliate-Owned Clubs' close proximity to each other, the Affiliate-Owned Clubs report their financial performance to us together, with one set of financial statements. Please see the notes following the table below for additional characteristics regarding the Affiliate-Owned Clubs during the Measurement Period.

As of April 2026, we also have (a) two (2) franchised Clubs open and in operation, in Tempe, Arizona and Doylestown, Pennsylvania, respectively (the "Open Franchised Clubs"), (b) an additional six (6) Clubs that have begun pre-sales but have not yet opened (the "Developing Clubs"), and (c) four (4) additional Clubs that have signed leases but have not yet opened or begun pre-sales (the "Leased Clubs").

Table 1 of this Item 19 contains certain historical financial performance information of the Affiliate-Owned Clubs during the Measurement Period, including total Gross Revenue, as well as certain imputed expenses. Table 2 of this Item 19 discloses the pre-sale revenue generated by the Open Franchised Clubs from the date that such pre-sales began through the period ending thirty (30) days after the opening date of each of the Open Franchised Clubs, as reported to us by the owners of the Open Franchised Clubs. Table 3 of this Item 19 discloses the average rent per square foot and the average tenant improvement allowance and comparable rent credits per square foot of the Open Franchised Clubs, the Developing Clubs, and the Leased Clubs, as reported to us by the owners of these Clubs. Table 4 of this Item 19 discloses the average cost per lead (as defined below) of (a) the Affiliate-Owned Clubs and the Open Franchised Clubs, and (b) the Developing Clubs, as reported by the owners of these Clubs.

The information below has been reported to us by the owners of the Affiliate-Owned Clubs, the Open Franchised Clubs, and the Developing Clubs, respectively, and we have not audited this information. Written substantiation of the historical information provided below will be provided to the prospective franchisee upon reasonable request.

Table 1
Gross Sales of Affiliate-Owned Clubs During the Measurement Period
(1/1/2025 – 12/31/2025)

	January	February	March	April	May	June	July	August	September	October	November	December	TOTALS
Gross Sales[1]	**$33,600**	**$36,187**	**$38,860**	**$29,702**	**$27,595**	**$34,592**	**$39,010**	**$38,113**	**$38,537**	**$33,778**	**$35,194**	**$38,950**	**$424,118**
Imputed Royalty[2]	$2,688	$2,895	$3,109	$2,376	$2,208	$2,767	$3,121	$3,049	$3,083	$2,702	$2,816	$3,116	$33,929
Imputed Marketing Fund Contribution[3]	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$300	$3,600
Imputed Local Marketing Requirement[4]	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$3,000	$36,000
Gross Sales Less Imputed Expenses[5]	**$27,612**	**$29,992**	**$32,451**	**$24,026**	**$22,087**	**$28,525**	**$32,589**	**$31,764**	**$32,154**	**$27,776**	**$29,078**	**$32,534**	**$350,589**

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Table 2

Pre-Sale Revenue of Open Franchised Clubs During Indicated Period

Club	Pre-Sale Start Date	Opening Date	Pre-Sale Revenue
Tempe, AZ	9/11/2025	11/22/2025	$18,041
Doylestown, PA	12/16/2025	1/23/2026	$82,889

Table 3

Average Rent and Tenant Improvement Allowance Per Square Foot of Open Franchised Clubs, Developing Clubs, and Leased Clubs

	Average	Median
Average and Median Rent Per Square Foot (Open Franchised Clubs and Developing Clubs)	$26.11	$24.15
Average and Median Tenant Improvement Allowance and/or Rent Credit Per Square Foot (Open Franchised Clubs and Developing Clubs)	$25	$21

Table 4

Average Cost Per Lead for Affiliate-Owned Clubs, Open Franchised Clubs and Developing Clubs

	Average	Median
Average and Median Cost Per Lead – Affiliate-Owned Clubs and Open Franchised Clubs	$22.59	$22.05
Average and Median Cost Per Lead – Developing Clubs	$12.44	$12.21

Explanatory Notes to Item 19:

A. General Notes

Some outlets have earned this amount. Your individual results may differ. There is no assurance that you'll earn as much.

(1) The historical financial performance representation included in this Item 19 includes certain performance information reported by the Affiliate-Owned Clubs, the Franchised Clubs, the Developing Clubs, and the Leased Clubs for the Measurement Period only.

(2) Unless otherwise indicated, the amounts above have been rounded to the nearest dollar.

(3) We have excluded revenue information for the Developing Clubs because they have not yet opened.

(4) As disclosed in Table 2 above, "Pre-Sale Revenue" means the total revenue achieved by each of the indicated Clubs for the period commencing on the Pre-Sale Start Date and ending thirty (30) days following the opening date of the Club.

(5) As disclosed in Table 3 above, "Average Tenant Improvement Allowance and/or Rent Credit Per Square Foot" means the average dollar value of either the tenant improvement allowances granted to the owners of the Open Franchised Clubs, Developing Clubs, and Leased Clubs and/or "free rent" or rent abatement granted to the owners of the Open Franchised Clubs, Developing Clubs, and Leased Clubs as reported to us the owners of these Clubs.

(6) As disclosed in Table 4 above, "Cost Per Lead" means the total dollar amount expended by the indicated Clubs on digital and social media marketing, divided by the number of leads received as a result of such marketing.

(7) The information presented in this Item 19 discloses revenue information comprising only (a) the Gross Sales reported by the Affiliate-Owned Clubs during the Measurement Period, as disclosed in Table 1, and (b) the pre-sale revenue of the Open Franchised Clubs during the indicated period, as disclosed in Table 2. Neither Table includes or discloses any operating expenses incurred by the Affiliate-Owned Clubs and Open Franchised Clubs, respectively, including but not limited to rent and other occupancy-related expenses, labor and employment expenses, payroll taxes, insurance costs, bank and merchant account fees, accounting fees, repairs and maintenance expenses, meals and entertainment, and other expenses that you will incur in operating a franchised Club.

(8) The Affiliate-Owned Clubs did not pay the "Imputed Fees" to us during the Measurement Period. The Imputed Fees are defined as the Imputed Royalty (8% of Gross Sales during the Measurement Period), Imputed Marketing Fund ($300 per month during the Measurement Period), and Imputed Local Marketing Requirement (minimum of $3,000 per month during the Measurement Period, expended with third parties). You will be required to pay the Imputed Fees, as well as all other fees due under the Franchise Agreement

(9) The information presented in this Item 19 excludes tax liabilities.

Except as disclosed above, we do not make any representations about a franchisee's future financial performance or the past financial performance of company-owned or franchised outlets. 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 Ryan Wines at 55 Peters Canyon Road, Irvine, California 92606, and (714) 248-6130, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20
OUTLETS AND FRANCHISEE INFORMATION

TABLE NO. 1
SYSTEMWIDE OUTLET SUMMARY FOR YEARS 2023 to 2025

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2023	0	0	0
	2024	0	0	0
	2025	0	1	+1
Company-Owned*	2023	0	1	+1
	2024	1	2	+1
	2025	2	2	0
Totals	**2023**	**0**	**1**	**+1**
	2024	**1**	**2**	**+1**
	2025	**2**	**3**	**+1**

**These outlets are owned and operated by our affiliate.*

TABLE NO. 2
TRANSFERS OF OUTLETS FROM FRANCHISEES TO NEW OWNERS (OTHER THAN FRANCHISOR OR AN AFFILIATE) FOR YEARS 2023 to 2025

State	Year	Number of Transfers
Totals	**2023**	**0**
	2024	**0**
	2025	**0**

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