

communicated with us within 10 weeks of this disclosure document's issuance date. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During the last 3 fiscal years, no current or former franchisees have signed confidentiality clauses restricting them from discussing with you their experiences as a franchisee in our franchise system. There are no trademark-specific franchisee organizations associated with the ROTI Restaurant franchise system.

**Item 21**  
**FINANCIAL STATEMENTS**

We are a start-up franchisor formed on May 2, 2025. Exhibit D contains our audited opening balance sheet as of October 7, 2025. We had no operations before October 7, 2025. Because we have not been in existence for at least 3 years, we do not have available and cannot yet include in this disclosure document 3 full years of audited financial statements. [Our fiscal year end is December 31.](#)

**Item 22**  
**CONTRACTS**

The following contracts/documents are exhibits to this disclosure document:

1. Franchise Agreement (Exhibit B)
2. Development Rights Agreement (Exhibit C)
3. State-specific Riders to Franchise Agreement and Development Rights Agreement (Exhibit G)
4. Franchise Representations (Exhibit H)
5. Form of General Release (Exhibit I)

**Item 23**  
**RECEIPTS**

Our and your copies of the Franchise Disclosure Document Receipt are the last 2 pages of this disclosure document.