

**TABLE NO. 5
PROJECTED OPENINGS
AS OF SEPTEMBER 30, 2025**

State	Franchise Agreement Signed but Outlet Not Opened	Projected New Franchised Outlets in the Next Fiscal Year	Projected New Company Owned Outlets in the Next Fiscal Year
California	1	1	0
Kansas	1	1	0
Ohio	1	1	0
Texas	1	1	0
Totals	4	4	0

Notes to Tables:

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During the last three fiscal years, some current or former franchisees have signed confidentiality clauses with us that restrict them from discussing with you their experiences as a franchisee in our franchise system. There are no trademark-specific franchisee organizations associated with the franchise system being offered in this Franchise Disclosure Document.

Exhibit G to this Disclosure Document contains a list of our then current franchisees as of the end of the Issuance Date of this Disclosure Document.

Exhibit H to this Disclosure Document contains a list of franchisees that had an outlet terminated, cancelled, not renewed or otherwise voluntarily or involuntarily ceased to do business under our Franchise Agreement during our most recently completed fiscal year or who has not communicated with us within 10 weeks of the Issuance Date of this Disclosure Document.

**ITEM 21
FINANCIAL STATEMENTS**

Attached as Exhibit D are our audited financial statements for our fiscal years ending September 30, 2023, September 30, 2024, and September 30, 2025. Additionally included are our unaudited financial statements from October 1, 2025 to December 31, 2025. We were established on December 8, ~~2021~~2021, and our fiscal year ends on September 30.

**ITEM 22
CONTRACTS**

Attached to this Disclosure Document or to the Exhibits attached to and comprising the Franchise Agreement attached to this Disclosure Document are copies of the following franchise and other contracts and agreements in use or proposed for use:

Exhibits to this Disclosure Document

- Exhibit E Franchise Agreement
- Exhibit F Multi-Unit Development Agreement

THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAD AUDITED THESE FIGURES OR EXPRESSED HIS/HER OPINION WITH REGARD TO THE CONTENT OR FORM.

Profit and Loss

Pure Sweat Studios LLC

October 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Delightree Fee Income	0.00
Franchise Fee	\$45,000.00
Woodland Hills CA	45,000.00
Total for Franchise Fee	\$90,000.00
Franchise Royalties	\$0.00
100-1 Belle Meade	11,406.71
100-2 12 South	8,663.71
100-3 Gulch	7,435.88
101-2 Brentwood	8,061.02
103-1 Washington D.C.	13,513.33
104-1 Park City	4,574.86
104-2 South Jordan	1,932.33
106-1 Portland	4,031.03
107-1 Savannah	6,965.82
Winston-Salem	5,585.29
Woodland Hills CA	1,162.90
Total for Franchise Royalties	\$73,332.88
Other Franchise Income	4,000.00
Reimbursed Franchise Expenses	7,911.56
Training Fee	15,000.00
Total for Income	\$190,244.44
Gross Profit	
	\$190,244.44
Expenses	
Advertising and Promotion	
Marketing	
Website	2,327.91
Total for Marketing	\$2,327.91
Total for Advertising and Promotion	\$2,327.91
Bank Service Charges	30.00
Business Expenses	
Delightree	4,300.00
Mindbody	2,699.41
Total for Business Expenses	\$6,999.41
Commission- Franchise Referral	9,000.00
Dues & subscriptions	4,086.64
Insurance Expense	1,599.87
Meals and Entertainment	362.79

Profit and Loss

Pure Sweat Studios LLC

October 1-December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Payroll Expenses	
Taxes	3,565.05
Wages	46,601.95
Total for Payroll Expenses	\$50,167.00
Professional Fees	
Accounting	9,192.59
Franchise Consulting	35,100.00
Legal	9,000.00
Total for Professional Fees	\$53,292.59
Telephone Expense	688.56
Training	919.86
Travel Expense	2,162.92
Total for Expenses	\$131,637.55
Net Operating Income	\$58,606.89
Other Income	
Cash Rewards	804.47
Gain on Forfeiture of Franchise/Training Fees	-5,000.00
Gain on Sale of Franchises	0.00
Total for Other Income	-\$4,195.53
Net Other Income	-\$4,195.53
Net Income	\$54,411.36

statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

G. The Minnesota Department of Commerce requires that the franchisor defer the collection of all initial fees from Minnesota franchisees until the franchisor has completed all its pre-opening obligations and franchisee is open for business.

New York FDD Amendment
Amendments to the Pure Sweat Studios
Franchise Disclosure Document

1. The following information is added to the cover page of the Franchise Disclosure Document:

INFORMATION COMPARING FRANCHISORS IS AVAILABLE. CALL THE STATE ADMINISTRATORS LISTED IN EXHIBIT A OR YOUR PUBLIC LIBRARY FOR SERVICES OR INFORMATION. REGISTRATION OF THIS FRANCHISE BY NEW YORK STATE DOES NOT MEAN THAT NEW YORK STATE RECOMMENDS IT OR HAS VERIFIED THE INFORMATION IN THIS FRANCHISE DISCLOSURE DOCUMENT. IF YOU LEARN ANYTHING IN THIS FRANCHISE DISCLOSURE DOCUMENT IS UNTRUE, CONTACT THE FEDERAL TRADE COMMISSION AND THE APPROPRIATE STATE OR PROVINCIAL AUTHORITY. THE FRANCHISOR MAY, IF IT CHOOSES, NEGOTIATE WITH YOU ABOUT ITEMS COVERED IN THE FRANCHISE DISCLOSURE DOCUMENT. HOWEVER, THE FRANCHISOR CAN NOT USE THE NEGOTIATING PROCESS TO PREVAIL UPON A PROSPECTIVE FRANCHISEE TO ACCEPT TERMS THAT ARE LESS FAVORABLE THAN THOSE SET FORTH IN THIS FRANCHISE DISCLOSURE DOCUMENT.

2. The following is to be added at the end of Item 3:

With the exception of what is stated above, the following applies to the franchisor, its predecessor, a person identified in Item 2, or an affiliate offering franchises under the franchisor's principal trademark:

A. No such party has an administrative, criminal, or civil action pending against that person alleging: a felony, a violation of a franchise, antitrust, or securities law, fraud, embezzlement, fraudulent conversion, misappropriation of property, unfair or deceptive practices, or comparable civil or misdemeanor allegations.

B. No such party has pending actions, other than routine litigation incidental to the business, which are significant in the context of the number of franchisees and the size, nature, or financial condition of the franchise system or its business operations.

C. No such party has been convicted of a felony or pleaded nolo contendere to a felony charge or, within the 10-year period immediately preceding the application for registration, has been convicted of or pleaded nolo contendere to a misdemeanor charge or has been the subject of a civil action alleging: violation of a franchise, antifraud, or securities law; fraud; embezzlement; fraudulent conversion or misappropriation of property; or unfair or deceptive practices or comparable allegations.

D. No such party is subject to a currently effective injunctive or restrictive order or decree relating to the franchise, or under a Federal, State, or Canadian franchise, securities, antitrust, trade regulation, or trade

14. The Minnesota Department of Commerce requires that the franchisor defer the collection of all initial fees from Minnesota franchisees until the franchisor has completed all its pre-opening obligations and franchisee is open for business.

15. Each provision of this amendment shall be effective only to the extent, with respect to such provision, that the jurisdictional requirements of the Minnesota Franchise Act are met independently without reference to this amendment.

IN WITNESS WHEREOF, the parties have duly executed and delivered this Minnesota State amendment to the Pure Sweat Studios LLC Franchise Agreement and, if applicable, the Development Agreement on the same date as the Franchise Agreement and Development Agreement were, respectively, executed.

Franchisor: Pure Sweat Studios LLC

Franchisee:

Signature

Signature

Name and Title (please print)

Name (please print)

Dated

Dated

Signature

Name (please print)

Dated

14. The Minnesota Department of Commerce requires that the franchisor defer the collection of all initial fees from Minnesota franchisees until the franchisor has completed all its pre-opening obligations and franchisee is open for business.

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Franchisor: Pure Sweat Studios LLC

Franchisee:

Signature

Signature

Name and Title (please print)

Name (please print)

Dated

Dated

Signature

Name (please print)

Dated