

RAPLEYS



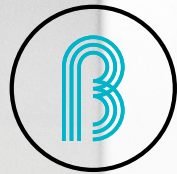
UK PROPERTY LANDLORD PACK

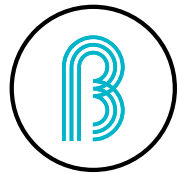
WHO IS BFT?

**BFT is Australia's fastest growing franchise!
More than that, we are one of Australia's fastest growing businesses in general, with over 100+ new locations rolling out globally across Australia, UK, Europe, Hong Kong, Singapore, South Korea, Indonesia, Malaysia, USA, Canada, New Zealand, Norway, Spain, Scotland and Middle East in 2025.**

At BFT, we use science and technology to drive positive outcomes – at all fitness levels. We've incorporated scientifically proven training techniques aimed at reducing fat and creating lean muscle into a variety of 50 minute training sessions that are overseen by highly accredited coaches in a dynamic group environment.

High levels of visual content showcasing our programs are shown on multiple digital displays throughout the studio and allow our coaches to spend more time concentrating on our members! Our franchise network consists of a mix of owner/operator and investor models that includes single and multi-site ownership models.





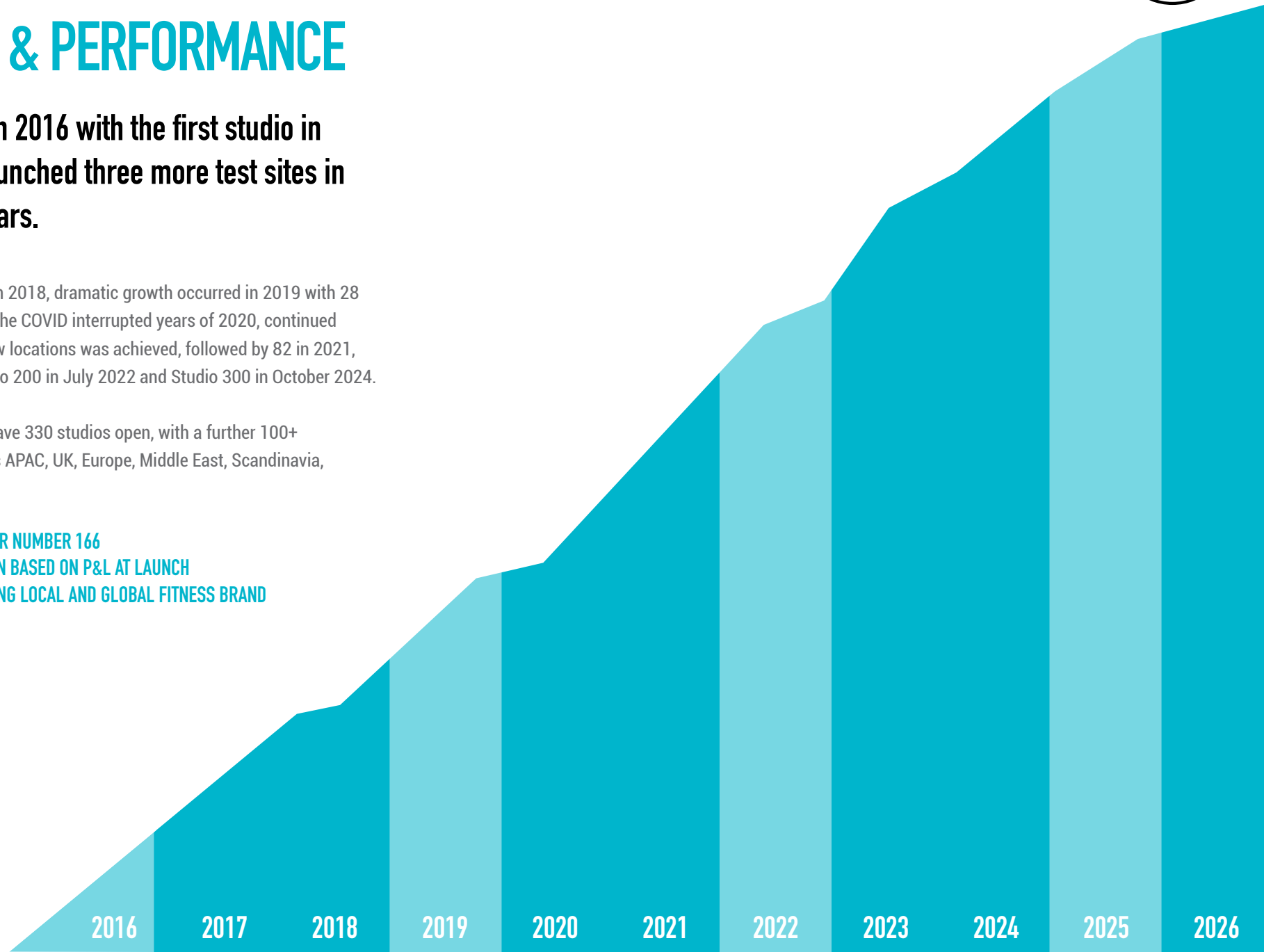
GROWTH & PERFORMANCE

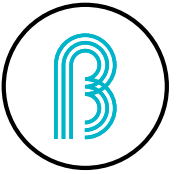
BFT launched in 2016 with the first studio in Prahran and launched three more test sites in the first two years.

Progressing to 6 sites in 2018, dramatic growth occurred in 2019 with 28 new sites. Throughout the COVID interrupted years of 2020, continued strong growth of 36 new locations was achieved, followed by 82 in 2021, including opening Studio 200 in July 2022 and Studio 300 in October 2024.

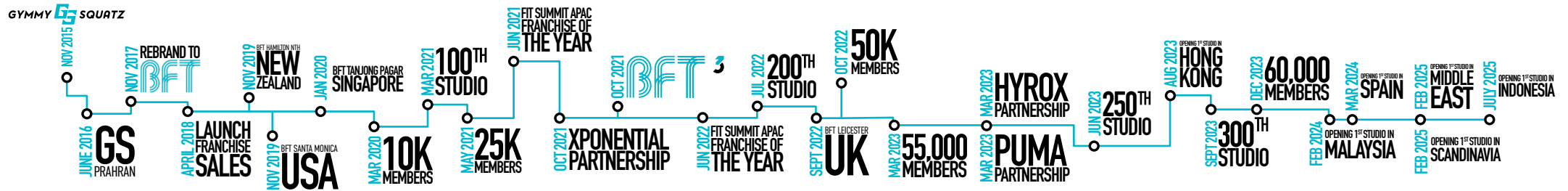
As of March 2025 we have 330 studios open, with a further 100+ opening planned across APAC, UK, Europe, Middle East, Scandinavia, Asia, USA and Canada.

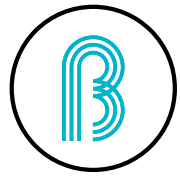
- AVERAGE OPEN MEMBER NUMBER 166
- OPERATION BREAK EVEN BASED ON P&L AT LAUNCH
- SECURE TENANT, LEADING LOCAL AND GLOBAL FITNESS BRAND





OUR STORY





OUR TRAJECTORY

Over 700 territories are now sold and an expected sales total of 900 by the end of 2027.

BFT offers a great opportunity for property partners to facilitate multiple lease options to a trusted and well-known brand across metro and regional locations. New franchise agreements in the growth areas of UK, USA, Asia & Europe further underpin BFT as a worldwide fitness franchise on the move. Our franchisees are wanting to secure properties RIGHT NOW.



GYM REQUIREMENT

The BFT model is designed to operate best within a rectangle tenancy but has the flexibility to operate within a variety of shapes which can be manipulated to best accommodate the training, reception and amenity zones.

STANDARD – 36 Member Model:

The internal tenancy size needs to be a minimum of **2,370 sq.ft** which includes:

1,940 sq.ft of unencumbered exercise space; and 215 sq.ft of amenities and 215 sq.ft of reception area.

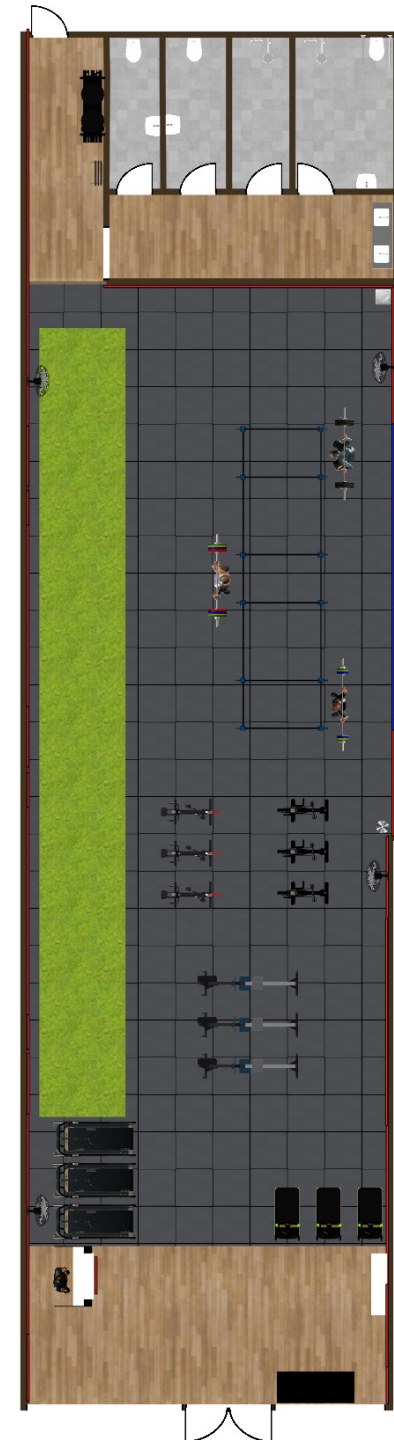
BOUTIQUE – 24 Member Model:

The internal tenancy size needs to be a minimum of **1,615 sq.ft** which includes:

1,290 sq.ft of unencumbered exercise space; and 160 sq.ft of amenities and 160 sq.ft of reception area.

Larger tenancies can be accommodated depending on usability of the space, lease costs and potential to sublease.

Included in the memorandum is the site selection checklist and examples of existing layouts of BFT studios.





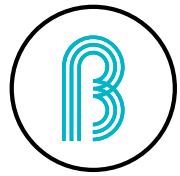
WHAT MAKES A GREAT BFT STUDIO?

Successful BFT studios in the UK currently operate in a mix of locations, from typical retail high streets, to railway arches and industrial estates.

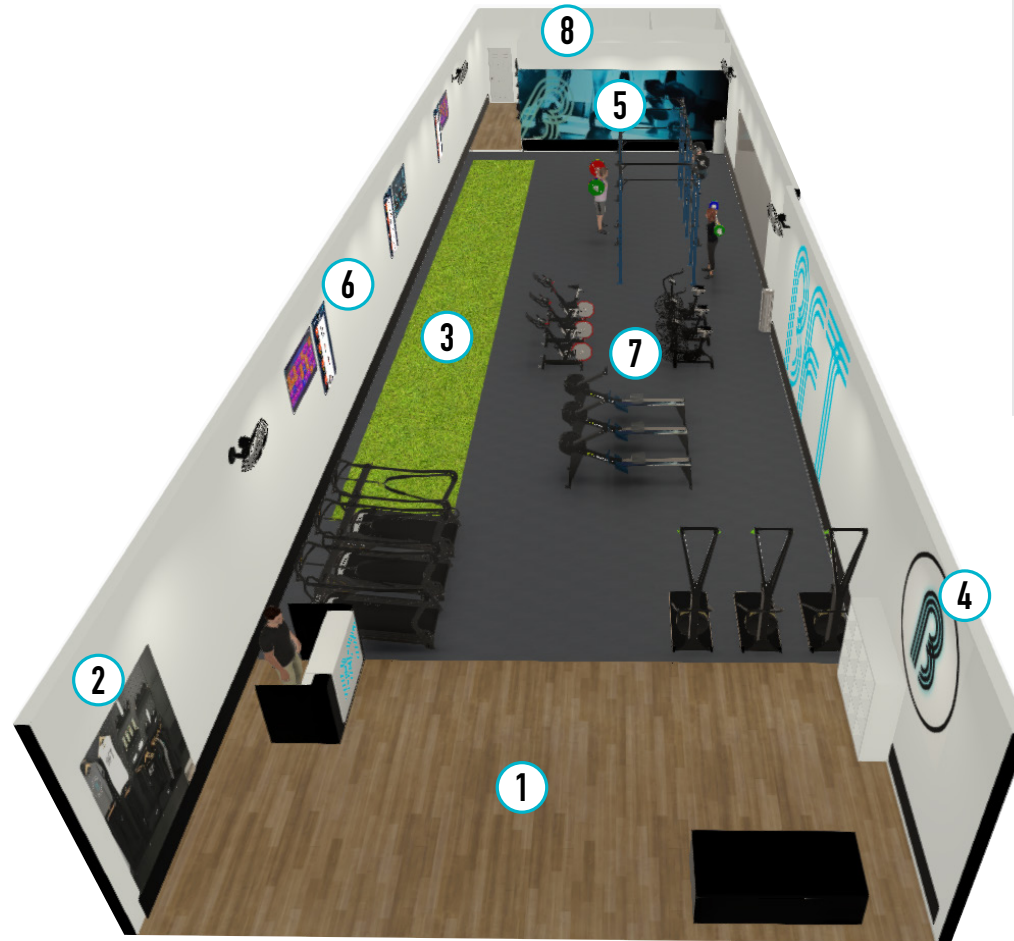
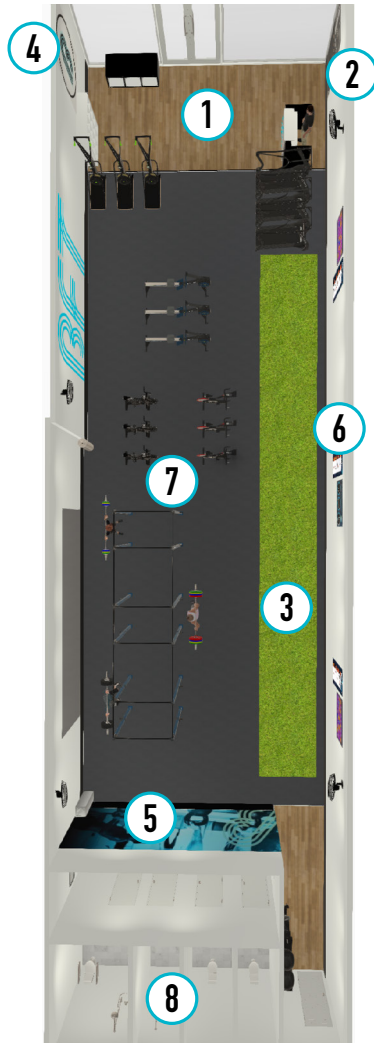
But within these areas are some key criteria:

- TENANCY SIZE – STANDARD MODEL: 36 MEMBER – MIN 2,370 sq.ft
- TENANCY SIZE – BOUTIQUE MODEL: 24 MEMBER – MIN 1,615 sq.ft
- HIGH VISIBILITY
- STRONG TENANT MIX
- GOOD ROAD/PUBLIC TRANSPORT ACCESS
- SIGNIFICANT SPACE FOR BUILDING SIGNAGE
- HIGH FOOTFALL LOCATIONS SUCH AS HIGH STREETS, MIXED USE DEVELOPMENTS, AND RAILWAY ARCHES
- ARRANGED OVER ONE FLOOR, PREFERABLY GROUND BUT WILL CONSIDER BASEMENT AND UPPER FLOOR OPPORTUNITIES





BFT LAYOUT EXAMPLES



- 1 Reception Area
- 2 Merchandising Display
- 3 Running Track
- 4 BFT LED Signage
- 5 BFT Hero Wall
- 6 65 inch Digital Screens (x6), HR Display
- 7 Training Zone
- 8 Amenities: Toilets & Showers (x2)

CURRENT UK REQUIREMENTS

Battersea — FULFILLED

Leicester — FULFILLED

Hackney — FULFILLED

Croydon — FULFILLED

Brixton

Islington/Angel

Beckenham

Clapham

Putney

Tooting

Hammersmith

Wandsworth

Surrey Towns

Dulwich

Herne Hill

Essex

Chiswick

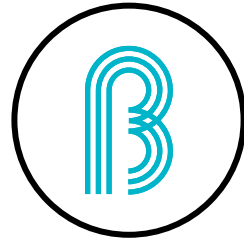
Richmond

Dalston

London Fields

Other locations will be considered





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