NOTIFICATION OF DISPOSITION OF COLLATERAL

November 13, 2025

From:	**PCB BANK** ("*Creditor*")
To:	**KICHI LLC**, a Texas limited liability company ("*Debtor*")
Delivery Method:	Sent by First Class Mail and Certified Mail Return Receipt Requested to Debtor and the persons listed on **Exhibit B**.

SECURITY AGREEMENT: That certain **COMMERCIAL SECURITY AGREEMENT** (together with any and all modifications, amendments, and restatements, the "*Security Agreement*") described as follows:

Date:	March 10, 2025
Debtor:	**KICHI LLC** 2630 Old Denton Road, Suite 130 Carrollton, Texas 75007 Attention: Geumsu Baek and Jungho Kim
Creditor:	**PCB BANK** 3701 Wilshire Blvd., Suite 100 Los Angeles, California 90010 Attention: SBA Department
Creditor's Counsel:	Jacob Sparks, Esq. Nelson Mullins Riley & Scarborough LLP 5830 Granite Parkway, Suite 1000 Plano, Texas 75024 Tel: (469) 484-4758 Email: Jacob.Sparks@NelsonMullins.com
Financing Statement:	UCC Financing Statement filed with the Texas Secretary of State at Initial Filing No: 25-0009687976.
Collateral:	The Security Agreement's collateral description is set forth in **Exhibit A** (collectively, the "*Collateral*").

SALE: Creditor will sell the Collateral to the highest qualified bidder at a public sale as follows:

Date:	November 24, 2025
Time:	1:00 p.m. CT
Place:	The sale will be conducted utilizing Microsoft Teams. Persons may attend using the Microsoft Teams application or by telephone. Using Microsoft Teams: Meeting ID: 213 482 774 245 23 Passcode: ya2nP7tw Dial-in by phone: +1 202-792-3440 Phone conference ID: 407 636 102# Any interested party may obtain additional information about how to attend the sale by contacting undersigned counsel.
Method:	Public sale to the highest qualified bidder.

Debtor is entitled to an accounting of the unpaid indebtedness. Creditor will charge $50.00 for such accounting. An accounting may be obtained by contacting undersigned counsel.

NELSON MULLINS RILEY & SCARBOROUGH LLP represents Creditor, and any interested party may communicate with Creditor through undersigned counsel, whose name, address, telephone number, and email address are set forth below in the signature block.

THERE IS NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE IN THIS DISPOSITION. THE COLLATERAL WILL BE SOLD "AS IS," WITHOUT ANY EXPRESSED OR IMPLIED WARRANTIES. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the Collateral. There will be an opportunity to view Collateral consisting of tangible personal property (*e.g.*, restaurant equipment) prior to the sale. Prospective bidders should contact undersigned counsel to obtain more information about the Collateral and to make arrangements to view the Collateral prior to the sale.

Creditor reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened.

The sale will be conducted in a commercially reasonable manner.

/s/ Jacob Sparks

Jacob Sparks, Esq.
NELSON MULLINS RILEY & SCARBOROUGH LLP
5830 Granite Parkway, Suite 1000
Plano, Texas 75024
Tel: (469) 484-4758
Email: Jacob.Sparks@NelsonMullins.com

Counsel for PCB Bank

EXHIBIT A

COLLATERAL

COLLATERAL DESCRIPTION. The word "Collateral" as used in this Agreement means the following described property, whether now owned or hereafter acquired, whether now existing or hereafter arising, and wherever located, in which Grantor is giving to Lender a security interest for the payment of the Indebtedness and performance of all other obligations under the Note and this Agreement:

All Inventory, Chattel Paper, Accounts, Deposit Accounts, Equipment, Instruments and General Intangibles

In addition, the word "Collateral" also includes all the following, whether now owned or hereafter acquired, whether now existing or hereafter arising, and wherever located:

(A) All accessions, attachments, accessories, tools, parts, supplies, replacements of and additions to any of the collateral described herein, whether added now or later.

(B) All products and produce of any of the property described in this Collateral section.

(C) All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, consignment or other disposition of any of the property described in this Collateral section.

(D) All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described in this Collateral section, and sums due from a third party who has damaged or destroyed the Collateral or from that party's insurer, whether due to judgment, settlement or other process.

(E) All records and data relating to any of the property described in this Collateral section, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Grantor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media.

EXHIBIT B

Sent by First Class Mail, Federal Express, and Certified Mail Return Receipt Requested to:

KICHI LLC d/b/a KICHIBAR
2630 Old Denton Rd., Ste. 130
Carrollton, TX 75007

B.R. INTERNATIONAL USA LLC
1208 Commercial Blvd. N.
Arlington, TX 76001

GEUMSU BAEK
5900 Hwy. 287, Apt. 173
Arlington, TX 76017

GEUMSU BAEK
2051 Wittington Pl., Apt. 2150
Dallas, TX 75234

GEUMSU BAEK
2200 E. State Hwy. 121, Apt. 3030
Lewisville, TX 75056

JUNGHO KIM
2200 E. State Hwy., Apt. 3050
Lewisville, TX 75056

JUNGHO KIM
2700 Old Denton Rd., Apt. 3321
Carrollton, TX 75007