

DFONE (GYM PLACE)

3 clubs operated · TORCY, CLAYE-SOUILLY, SERVON · company founded 2008-05-01

3

clubs

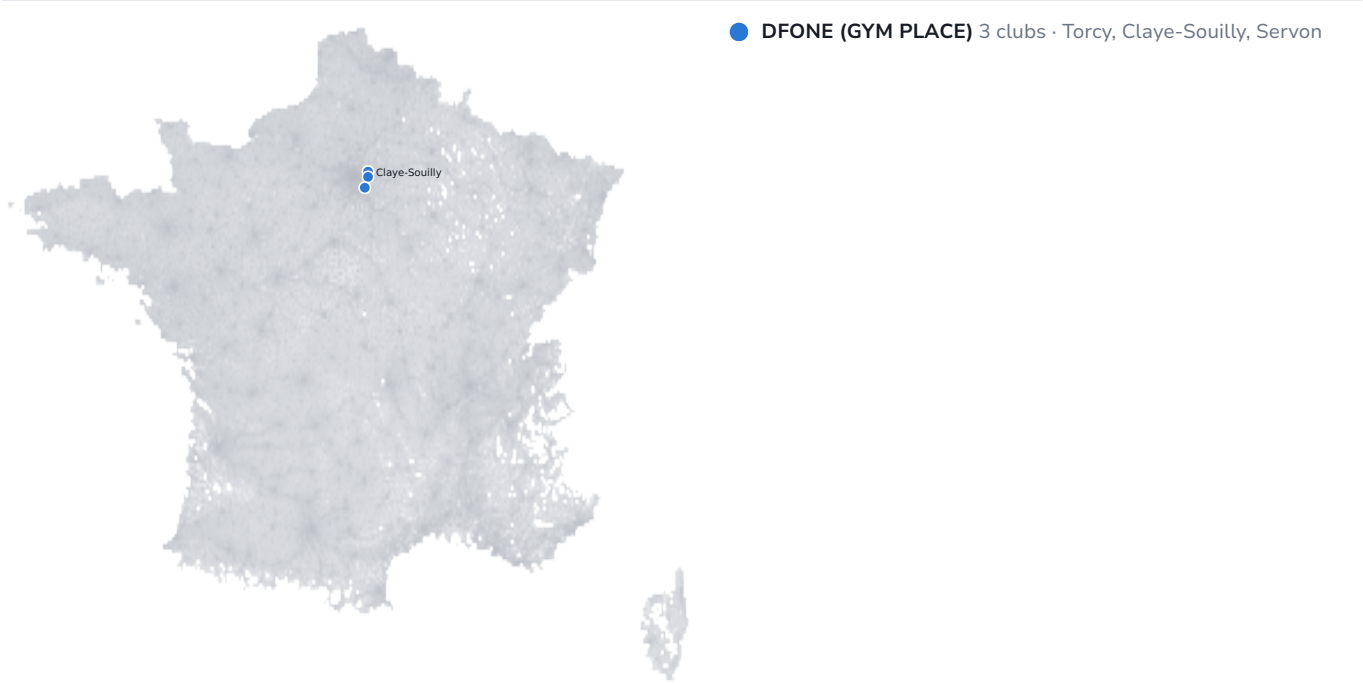
Torcy, Claye-Souilly, Servon
opened 2015–2022

—

accounts

No keyed accounts in INPI's feed for this company.

WHERE THE CLUBS ARE — 3 clubs



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION GYMS WITHIN, OPENING → TODAY		CAPTURE PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
GYM PLACE	Torcy 77200	2015	0 → 0	0 → 3	1 → 1	10,991 → 5,406
GYM PLACE	Servon 77170	2019	1 → 2	3 → 7	745 → 202	5,258 → 1,236
GYM PLACE	Claye-Souilly 77410	2022	1 → 1	3 → 5	659 → 649	2,029 → 1,588

Competition: genuine gym floors within the ring, by registry opening date. Capture: residents and workers the gravity model assigns to this floor against every competitor within 3 km, demand at its 2021 vintage.

LEGAL IDENTITY — INSEE Sirene

Legal name	DFONE (GYM PLACE)
SIREN	503761603
Founded	2008-05-01
Activity	93.13Z NAF/APE code
Employees	02 Sirene band
Officers	MAXENCE YANN REGIS CAROL CORLOUER (Gérant); STEPHANE WYTVER (Gérant)

FILING & CAPITAL — INPI RNE

Registered capital	€238,504 — changed across the filed years below
Years filed	9 of the last 9 on record — 9 complete
Debt falling due	€4,234,872 within a year against cash of €121,453
Confidentiality	income statement withheld: 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016
Ownership changes	not tracked — officers are a snapshot at each data refresh, not a filing history; France also closed the beneficial-ownership registry to public access in July 2024

RISK FLAGS — from the accounts

▼ negative equity — 2024, €-2,291,426

FILED ACCOUNTS — INPI, keyed annual accounts; one filing covers all 3 clubs

YEAR	REVENUE	EBITDA	MARGIN	OPERATING NET	EQUITY	FIN. DEBT	CASH	STAFF	COST	EXT. CHARGES	FTE
2024	income statement withheld — Partiellement confidentiel				€-2,291,426	€428,895	€121,453		—		—
2023	income statement withheld — Partiellement confidentiel				€-1,641,617	€1,839,538	€34,672		—		—
2022	income statement withheld — Partiellement confidentiel				€-968,032	€1,802,514	€2		—		—
2021	income statement withheld — Partiellement confidentiel				€-282,013	€1,279,717	€234,973		—		—
2020	income statement withheld — Partiellement confidentiel				€28,447	€1,057,363	€8,730		—		—
2019	income statement withheld — Partiellement confidentiel				€339,121	€335,798	€17,705		—		—
2018	income statement withheld — Partiellement confidentiel				€322,506	€346,415	€75,202		—		—
2017	income statement withheld — Partiellement confidentiel				€194,211	€428,278	€86,983		—		—
2016	income statement withheld — Partiellement confidentiel				€89,561	€446,624	€34,383		—		—

EBITDA derived from the filed income statement; rent sits inside external charges; "withheld" is an L.232-25 confidentiality declaration.

GYM PLACE Claye-Souilly

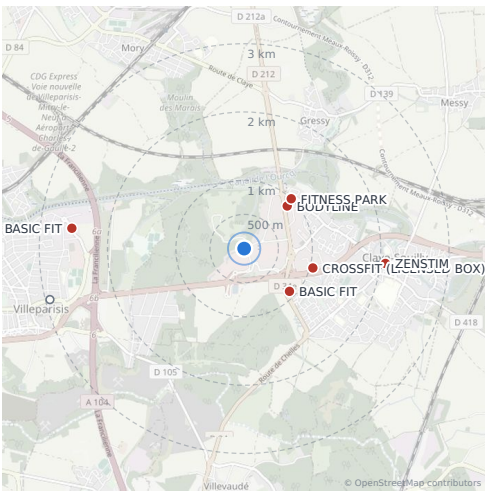
SHOPPING PROMENADE 3 RUE ROBERT SCHUMAN 77410 CLAYE-SOUILLY · opened 2022-01-01 · SIRET 50376160300052

CHANGE SINCE OPENING — 2022 → today

	AT OPENING	TODAY	CHANGE
Location score	49.7	46.2	-3.5
Gyms within 1 km	3	3	0
Gyms within 2 km	3	5	+2
Competition weight, 2 km	1.40	2.60	+86%
Capture, 2 km	2,029	1,588	-22%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2022-01-01 against today's; demand at its 2021 vintage at both dates. Red is a move against the club of five score points, two gym floors or a quarter of the measure; green the reverse.

WITHIN 3 KM TODAY



6 gym floors, 2 other sports sites. Rings at 500 m, 1, 2 and 3 km.

SCORE TODAY — seven parameters, five measured at 500 m and 2 km

PARAMETER	WHERE	MEASURED	SCORE	HOW IT WAS ARRIVED AT
Catchment weight 20%	27 500 m	692 people	29	0 aged 18-64 + 692 workers = 692 over 0.79 km2 = 882/km2
	2 km	6,993 people	26	4,208 aged 18-64 + 2,784 workers = 6,993 over 12.57 km2 = 556/km2
Competition weight 15%	79 500 m	0.00 wt	100	0 genuine gym floors and 0 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	2.60 wt	65	4 genuine gym floors and 1 other sports site within 2 km, weighted by substitutability and price tier
Capture weight 20%	14 500 m	649 people	33	0 residents + 649 workers, demand within 500 m against every competitor within 3 km
	2 km	1,588 people	0	763 residents + 826 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	— 500 m	not measured	—	no residents within this radius at all, so there is no density to compare — a real zero, not missing data
	2 km	not measured	—	catchment of 6,970 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.3 LQ
Fit weight 10%	— unit	not measured	—	no floor area recorded for this unit
Rental weight 10%	— unit	not measured	—	no rent or no floor area recorded
Income weight 10%	100 500 m	1.28×	100	28,670 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	1.28×	100	28,670 EUR against 22,380 nationally, median of 3 IRIS within 2 km

NEAREST GYMS — 6 within 3 km; ▲ opened after 2022

0.89 BODYLINE 2012	0.91 BASIC FIT Basic-Fit
1.0 ▲ FITNESS PARK Fitness Park 2023	1.05 ▲ CROSSFIT (LICENSED BOX) CrossFit (licensed box) 2023
2.08 ZENSTIM 2020	2.54 BASIC FIT Basic-Fit

ACCESS — straight-line, GTFS

Rail	Mitry - Claye — 3369 m
Bus	Shopping Promenade — 334 m
Footfall	Mitry - Claye — 3385 m, 3,540,346 travellers/yr SNCF
Shops	30 within 150 m INSEE BPE

GYM PLACE Servon

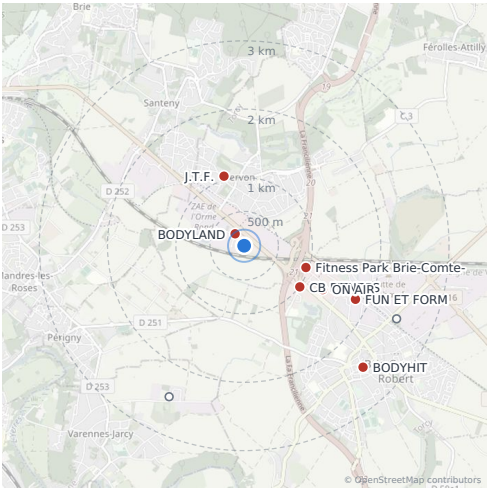
ZAC DES NOYERS AUX PERDRIX CENTRE COMMERCIAL EDEN 77170 SERVON · opened 2019-07-01 · SIRET 50376160300045

CHANGE SINCE OPENING — 2019 → today

	AT OPENING	TODAY	CHANGE
Location score	58.6	37.4	-21.2
Gyms within 1 km	1	3	+2
Gyms within 2 km	3	7	+4
Competition weight, 2 km	2	5.70	+185%
Capture, 2 km	5,258	1,236	-76%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2019-07-01 against today's; demand at its 2021 vintage at both dates. Red is a move against the club of five score points, two gym floors or a quarter of the measure; green the reverse.

WITHIN 3 KM TODAY



7 gym floors, 2 other sports sites. Rings at 500 m, 1, 2 and 3 km.

SCORE TODAY — seven parameters, five measured at 500 m and 2 km

PARAMETER	WHERE	MEASURED	SCORE	HOW IT WAS ARRIVED AT
Catchment weight 20%	33 500 m	828 people	32	50 aged 18-64 + 778 workers = 828 over 0.79 km2 = 1,054/km2
	2 km	10,093 people	33	4,326 aged 18-64 + 5,767 workers = 10,093 over 12.57 km2 = 803/km2
Competition weight 15%	51 500 m	1.00 wt	58	1 genuine gym floor and 0 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	5.70 wt	47	6 genuine gym floors and 0 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	0 500 m	202 people	0	23 residents + 179 workers, demand within 500 m against every competitor within 3 km
	2 km	1,236 people	0	701 residents + 535 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	— 500 m	not measured	—	catchment of 68 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 132.6 LQ
	2 km	not measured	—	catchment of 7,452 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.2 LQ
Fit weight 10%	— unit	not measured	—	no floor area recorded for this unit
Rental weight 10%	— unit	not measured	—	no rent or no floor area recorded
Income weight 10%	100 500 m	1.25×	100	28,020 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	1.19×	100	26,730 EUR against 22,380 nationally, median of 2 IRIS within 2 km

NEAREST GYMS — 7 within 3 km; ▲ opened after 2019

0.22 ▲ BODYLAND 2026	0.96 ▲ Fitness Park Brie-Comte-Robert Fitness Park 2025
1.01 CB FITNESS 2013	1.06 ▲ J.T.F. 2025
1.31 ▲ ON AIR On Air 2025	1.81 FUN ET FORM 2011
2.49 ▲ BODYHIT Bodyhit 2022	

ACCESS — straight-line, GTFS

Rail	Boussy-Saint-Antoine — 4865 m
Bus	Centre Commercial Eden — 257 m
Footfall	BOUSSY ST ANTOI — 4875 m, 1,408,663 validations/yr RATP
Shops	11 within 150 m INSEE BPE

GYM PLACE Torcy

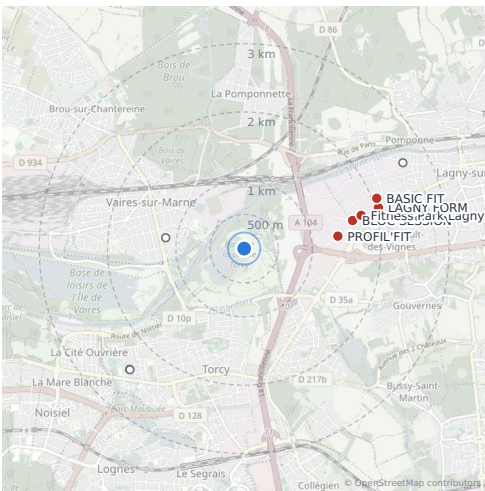
ZAC CHEMIN DE CROISSY LES PRES DU PIN 77200 TORCY · opened 2015-02-23 · SIRET 50376160300037

CHANGE SINCE OPENING — 2015 → today

	AT OPENING	TODAY	CHANGE
Location score	68.4	55.8	-12.6
Gyms within 1 km	0	0	0
Gyms within 2 km	0	3	+3
Competition weight, 2 km	0.30	3	+900%
Capture, 2 km	10,991	5,406	-51%
Saturation, 2 km vs national baseline	-100%	+49%	+149 pts

Competitor field as it stood on 2015-02-23 against today's; demand at its 2021 vintage at both dates. Red is a move against the club of five score points, two gym floors or a quarter of the measure; green the reverse.

WITHIN 3 KM TODAY



5 gym floors, 4 other sports sites. Rings at 500 m, 1, 2 and 3 km.

SCORE TODAY — seven parameters, five measured at 500 m and 2 km

PARAMETER	WHERE	MEASURED	SCORE	HOW IT WAS ARRIVED AT
Catchment weight 20%	27 500 m	1 people	0	1 aged 18-64 + 0 workers = 1 over 0.79 km2 = 1/km2
	2 km	18,198 people	45	10,588 aged 18-64 + 7,610 workers = 18,198 over 12.57 km2 = 1,448/km2
Competition weight 15%	77 500 m	0.00 wt	100	0 genuine gym floors and 0 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	3.00 wt	62	3 genuine gym floors and 1 other sports site within 2 km, weighted by substitutability and price tier
Capture weight 20%	32 500 m	1 people	0	1 residents + 0 workers, demand within 500 m against every competitor within 3 km
	2 km	5,406 people	53	4,349 residents + 1,057 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	75 500 m	not measured	—	catchment of 1 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 8839.5 LQ
	2 km	LQ 1.49	75	3 clubs / 17,772 residents = 16.88 per 100k against 11.31 nationally
Fit weight 10%	— unit	not measured	—	no floor area recorded for this unit
Rental weight 10%	— unit	not measured	—	no rent or no floor area recorded
Income weight 10%	100 500 m	1.11×	100	24,750 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	1.20×	100	26,820 EUR against 22,380 nationally, median of 8 IRIS within 2 km

NEAREST GYMS — 5 within 3 km; ▲ opened after 2015

1.38 ▲ PROFIL'FIT 2023	1.64 ▲ BLOC SESSION Bloc Session 2025
1.78 ▲ Fitness Park Lagny-sur-Marne Fitness Park 2023	2.06 ▲ LAGNY FORM 2018
2.08 BASIC FIT Basic-Fit	

ACCESS — straight-line, GTFS

Rail	Vaires - Torcy — 1754 m
Bus	Collège Goscinnny — 865 m
Footfall	VAIRES TORCY — 1769 m, 980,944 validations/yr RATP
Shops	0 within 150 m INSEE BPE