

BNY FORM

1 club operated · MONTEREAU-FAULT-YONNE · company founded 2009-02-02

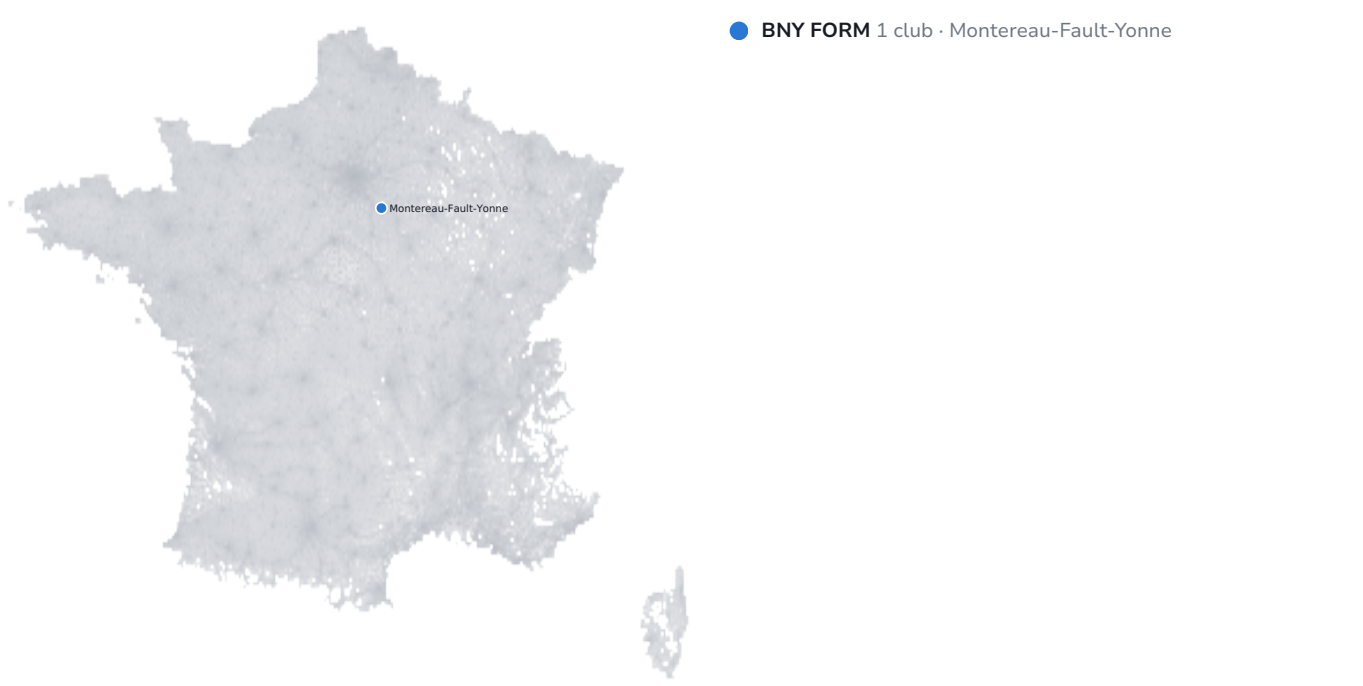
1
club

Montereau-Fault-Yonne
opened 2009–2009

€29,717
EBITDA 2022

**revenue €278,278 ·
net €-37,973**
equity €-11,765 · financial debt
€151,888 · cash €733 · 3 risk
flags

WHERE THE CLUBS ARE — 1 club



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
BNY FORM	Montereau-Fault-Yonne 77130	2009	1 → 2	1 → 2	2,943 → 1,596	14,728 → 8,744

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		FILING & CAPITAL — INPI RNE	
Legal name	BNY FORM	Registered capital	€1,000
SIREN	510335094	Years filed	5 of the last 5 on record — 5 complete
Founded	2009-02-02	Debt falling due	not filed — the maturity table is a complete-regime page
Activity	93.13Z NAF/APE code	Confidentiality	income statement withheld: 2018
Employees	01 Sirene band	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
Officers	RADOINE BENCHABANE (Gérant)		

RISK FLAGS — from the accounts

- ▼ **negative equity** — 2022, €-11,765
- ▼ **losses two years** — 2022 → 2021
- ▼ **high leverage** — 2022, debt €151,888 vs EBITDA €29,717

FILED ACCOUNTS — INPI, keyed annual accounts; one filing covers all 1 clubs

YEAR	REVENUE	EBITDA	MARGIN	OPERATING	NET	EQUITY	FIN. DEBT	CASH	STAFF COST	EXT. CHARGES	FTE
2022	€278,278	€29,717	11%	€12,086	€-37,973	€-11,765	€151,888	€733	€98,874	€170,593	—
2021	€79,620	€-115,770	-145%	€-136,745	€-103,135	€3,371	€145,030	€1,085	€47,644	€249,039	—
2018	<i>income statement withheld — Partiellement confidentiel</i>					€65,356	€62,236	€95	—	—	3
2017	€518,559	€134,527	26%	€51,471	€35,341	€69,028	€28,186	€68	€73,906	€305,649	2
2016	€506,713	€97,745	19%	€77,213	€-8,858	€93,686	€12,903	€491	€108,750	€286,201	—

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

BNY FORM Montereau-Fault-Yonne

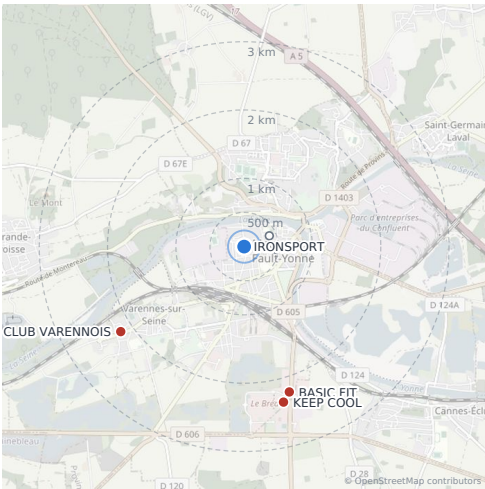
27-29 27 RUE DES DAMES 77130 MONTEREAU-FAULT-YONNE · opened 2009-02-02 · SIRET 51033509400015

CHANGE SINCE OPENING — 2009 → today

	AT OPENING	TODAY	CHANGE
Location score	70.5	61.1	-9.4
Gyms within 1 km	1	2	+1
Gyms within 2 km	1	2	+1
Competition weight, 2 km	0.35	1.35	+286%
Capture, 2 km	14,728	8,744	-41%
Saturation, 2 km vs national baseline	-100%	-56%	+44 pts

Competitor field as it stood on 2009-02-02 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



4 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%	48 500 m	2,377 people	53	1,903 aged 18-64 + 474 workers = 2,377 over 0.79 km2 = 3,026/km2
	2 km	18,220 people	45	11,616 aged 18-64 + 6,604 workers = 18,220 over 12.57 km2 = 1,450/km2
Competition weight 15%	65 500 m	1.35 wt	48	1 genuine gym floor and 2 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	1.35 wt	76	1 genuine gym floor and 2 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	68 500 m	1,596 people	60	1,427 residents + 170 workers, demand within 500 m against every competitor within 3 km
	2 km	8,744 people	74	6,707 residents + 2,036 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 3,367 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 2.7 LQ
	2 km	LQ 0.44	100	1 club / 20,814 residents = 4.80 per 100k against 11.01 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%	8 500 m	0.86×	20	19,280 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	0.73×	0	16,280 EUR against 22,380 nationally, median of 8 IRIS within 2 km

NEAREST GYMS — 4 within 3 km; ▲ opened after 2009

0.0 ▲ IRONSport 2024	2.19	PHYSIQUE CLUB VARENNOIS 1992
2.23 BASIC FIT Basic-Fit	2.35	▲ KEEP COOL Keepcool 2019

ACCESS — straight-line, GTFS

Rail	Montereau — 734 m
Bus	Rue des Dames — 85 m
Footfall	Montereau — 734 m, 3,287,708 travellers/yr SNCF
Shops	6 within 150 m INSEE BPE