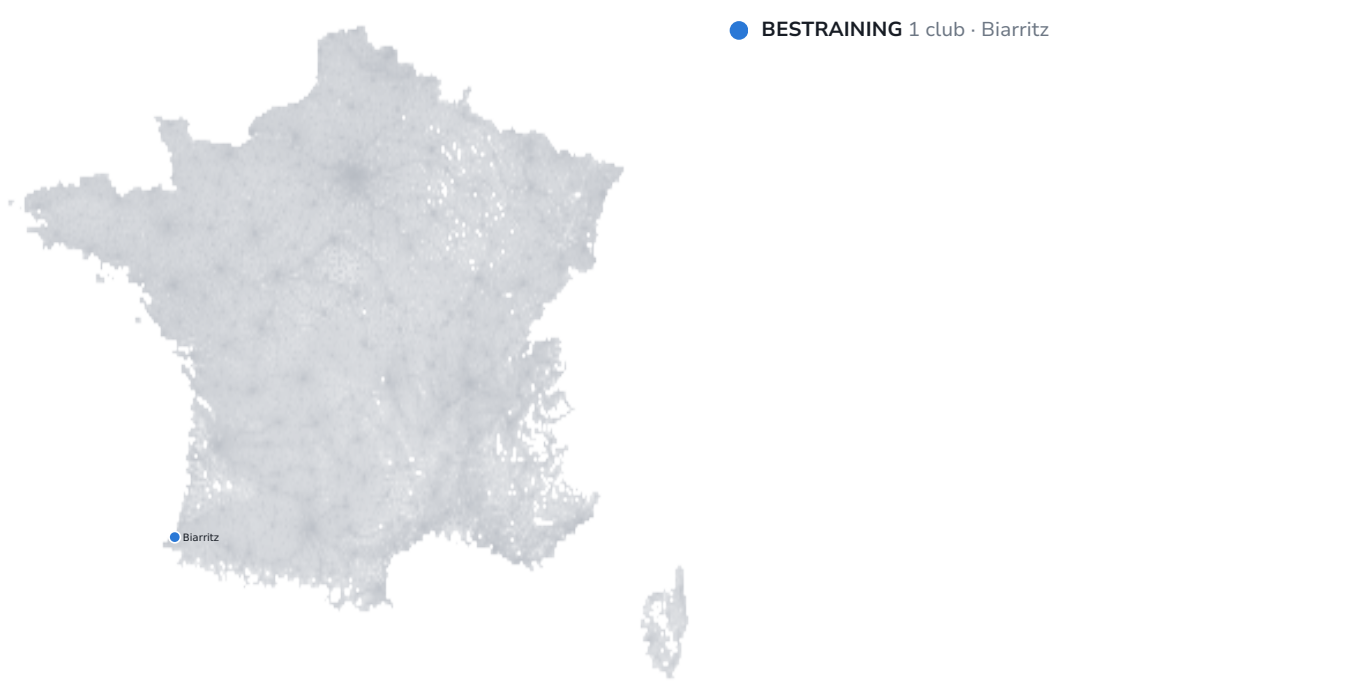


BESTRAINING

1 club operated · BIARRITZ · company founded 2012-06-01

1 club	Biarritz opened 2012–2012	€64,927 EBITDA 2016	revenue €256,985 · net €480 equity €46,343 · financial debt €45,587 · cash €1,385
--------	-------------------------------------	------------------------	--

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
BLOC SESSION	Biarritz 64200	2012	1 → 3	2 → 6	1,249 → 494	7,621 → 1,989

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	BESTRAINING	Registered capital	€90,000
SIREN	751820960	Years filed	1 of the last 1 on record — 1 complete
Founded	2012-06-01	Debt falling due	€134,630 within a year · €141,131 in one to five against cash of €1,385
Activity	93.13Z NAF/APE code	Confidentiality	never invoked — every filed income statement is public
Employees	02 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	YANNICK DIDIER GERMAIN FRANCOIS (Gérant); JEAN-BAPTISTE EDMOND FRANCOIS MALLERET (Gérant)		

RISK FLAGS — from the accounts

Nothing flagged.

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
2016	€256,985	€64,927	25%	€30,931	€480	€46,343	€45,587	€1,385	€46,999	€131,959	—

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

BLOC SESSION Biarritz

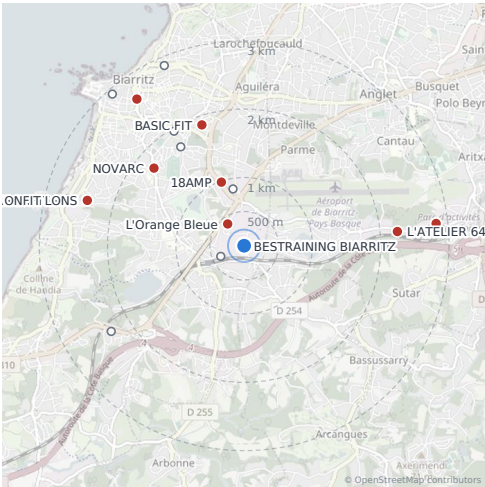
VILLAGE BIARRITZ-IRATY - HALLE OCCA 18 RUE DES MESANGES 64200 BIARRITZ · opened 2012-06-01 · SIRET 75182096000019

CHANGE SINCE OPENING — 2012 → today

	AT OPENING	TODAY	CHANGE
Location score	70.9	32.9	-38.0
Gyms within 1 km	1	4	+3
Gyms within 2 km	2	6	+4
Competition weight, 2 km	1	5.50	+450%
Capture, 2 km	7,621	1,989	-74%
Saturation, 2 km vs national baseline	-32%	+242%	+273 pts

Competitor field as it stood on 2012-06-01 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



11 gym floors, 9 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%	41 500 m	1,678 people	46	283 aged 18-64 + 1,395 workers = 1,678 over 0.79 km2 = 2,136/km2
	2 km	12,363 people	37	7,130 aged 18-64 + 5,234 workers = 12,363 over 12.57 km2 = 984/km2
Competition weight 15%	40 500 m	2.30 wt	27	2 genuine gym floors and 2 other sports sites within 500 m, weighted by competition tier (price tier on direct rivals)
	2 km	5.50 wt	48	5 genuine gym floors and 5 other sports sites within 2 km, weighted by competition tier (price tier on direct rivals)
Capture weight 20%	16 500 m	494 people	25	144 residents + 350 workers, demand within 500 m against every competitor within 3 km
	2 km	1,989 people	10	1,246 residents + 742 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	0 500 m	not measured	—	catchment of 534 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 16.5 LQ
	2 km	LQ 3.42	0	5 clubs / 12,930 residents = 38.67 per 100k against 11.32 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%	89 500 m	1.04×	82	23,380 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	1.08×	94	24,235 EUR against 22,380 nationally, median of 4 IRIS within 2 km

NEAREST GYMS — 11 within 3 km; ▲ opened after 2012

0.0 ▲ BESTRAINING BIARRITZ 2024	0.4 ▲ L'Orange Bleue L'Orange Bleue 2013
0.99 ▲ 18AMP 2026	1.74 ▲ NOVARC 2024
1.87 BASIC FIT Basic-Fit	2.25 ▲ L'ATELIER 64 2025
2.39 ▲ IRONFIT PAU 2025	2.39 ▲ IRONFIT LONS 2025
... and 3 more within 3 km.	

ACCESS — straight-line, GTFS

Rail	Biarritz — 594 m
Bus	Atabal — 121 m
Footfall	Biarritz — 594 m, 895,222 travellers/yr SNCF
Shops	34 within 150 m INSEE BPE