

GYM-TWO

1 club operated · LES ULIS · company founded 2017-11-13

1 club

Les Ulis
opened 2018–2018

€624,280

EBITDA 2024

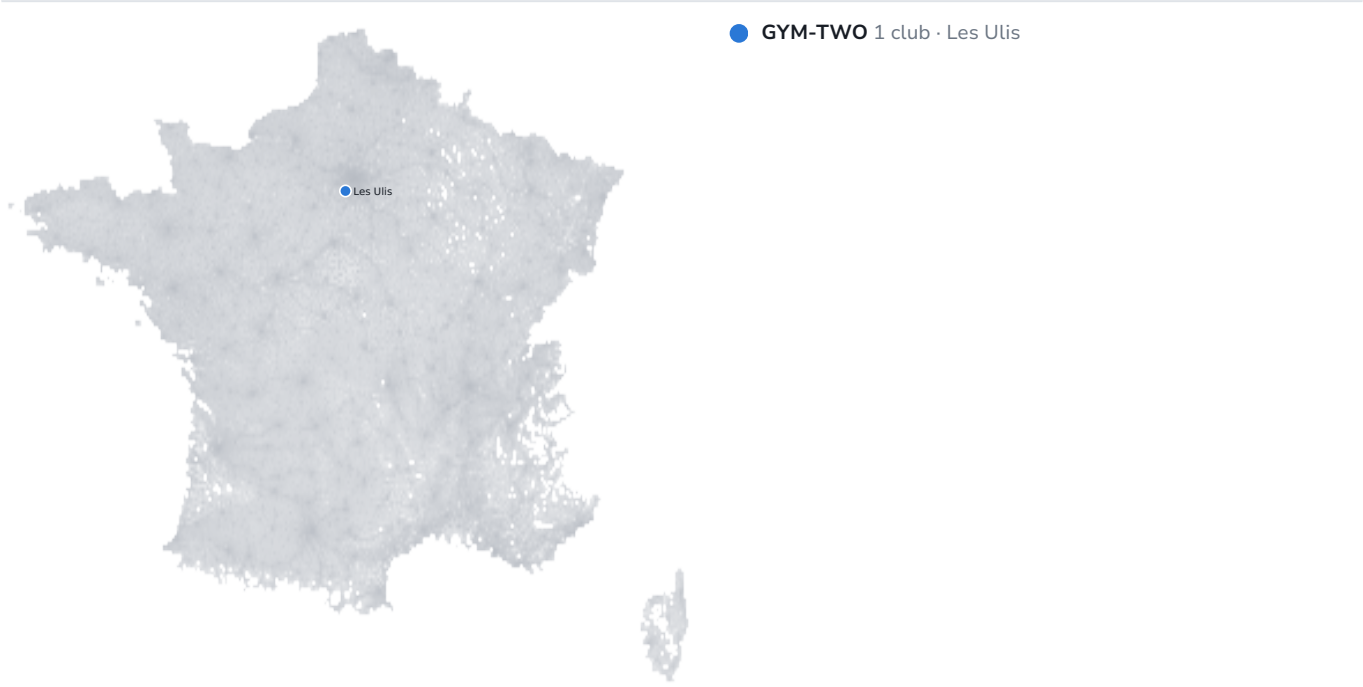
revenue

€1,438,176 · net

€382,256

equity €787,831 · financial debt €147,208 · cash €140,350

WHERE THE CLUBS ARE — 1 club



CLUBS OPERATED — competition and capture, at opening and today

CLUB	CITY	OPENED	COMPETITION		CAPTURE	
			GYMS WITHIN, OPENING → TODAY		PEOPLE, OPENING → TODAY	
			500 M	2 KM	500 M	2 KM
GYM-TWO	Les Ulis 91940	2018	1 → 1	3 → 5	6,175 → 3,671	17,975 → 10,006

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	GYM-TWO	Registered capital	€10,000 — changed across the filed years below
SIREN	833314040	Years filed	5 of the last 5 on record — 5 complete
Founded	2017-11-13	Debt falling due	€296,831 within a year · €117,919 in one to five against cash of €140,350
Activity	93.13Z NAF/APE code	Confidentiality	income statement withheld: 2023, 2022
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	HOMA (Président de SAS)		

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
2024	€1,438,176	€624,280	43%	€523,201	€382,256	€787,831	€147,208	€140,350	€203,096	€543,528	—
2023	income statement withheld — Partiellement confidentiel					€57,488,674	€16,996,667	€5,849,886	—	—	316
2022	income statement withheld — Partiellement confidentiel					€359,212	€504,223	€3,272	—	—	—
2021	€640,295	€283,708	44%	€196,466	€179,665	€363,954	€666,772	€190,821	€79,101	€414,832	—
2020	€1,069,966	€426,351	40%	€249,204	€172,653	€184,289	€888,516	€169,034	€106,263	€474,420	—

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

GYM-TWO Les Ulis

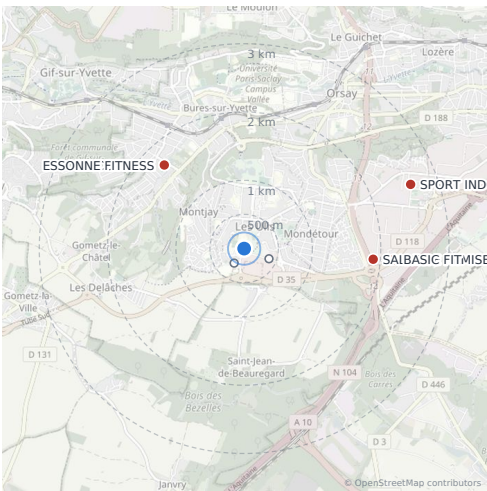
21 RUE DE L'AUBRAC 91940 LES ULIS · opened 2018-03-01 · SIRET 83331404000027

CHANGE SINCE OPENING — 2018 → today

	AT OPENING	TODAY	CHANGE
Location score	76.7	69.3	-7.4
Gyms within 1 km	1	1	0
Gyms within 2 km	3	5	+2
Competition weight, 2 km	2.30	4.90	+113%
Capture, 2 km	17,975	10,006	-44%
Saturation, 2 km vs national baseline	-52%	-2%	+50 pts

Competitor field as it stood on 2018-03-01 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%	59 500 m	5,253 people	69	3,977 aged 18-64 + 1,276 workers = 5,253 over 0.79 km2 = 6,688/km2
	2 km	27,077 people	52	21,611 aged 18-64 + 5,466 workers = 27,077 over 12.57 km2 = 2,155/km2
Competition weight 15%	59 500 m	0.60 wt	71	0 genuine gym floors and 2 other sports sites within 500 m, weighted by substitutability and price tier
	2 km	4.90 wt	51	4 genuine gym floors and 3 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	82 500 m	3,671 people	85	3,125 residents + 545 workers, demand within 500 m against every competitor within 3 km
	2 km	10,006 people	80	9,081 residents + 926 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 7,038 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 1.3 LQ
	2 km	LQ 0.98	100	4 clubs / 37,126 residents = 10.77 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%	34 500 m	0.79×	0	17,770 EUR against 22,380 nationally, median of 3 IRIS within 500 m
	2 km	0.97×	57	21,750 EUR against 22,380 nationally, median of 13 IRIS within 2 km

NEAREST GYMS — 6 within 3 km; ▲ opened after 2018

1.69 ▲ LE COMPLEX 2019	1.69 ▲ OMA FITNESS 2026
1.69 ESSONNE FITNESS 2010	1.9 SALLE DE REMISE EN FORME 2009
2.2 BASIC FIT Basic-Fit	2.61 SPORT INDOOR 2007

ACCESS — straight-line, GTFS

Rail	Bures-sur-Yvette — 1964 m
Bus	Centre Commercial Ulis 2 — 72 m
Footfall	BURES-S-YVETTE — 1969 m, 537,915 validations/yr RATP
Shops	27 within 150 m INSEE BPE