

LAGNY FORM

1 club operated · LAGNY-SUR-MARNE · company founded 2018-07-23

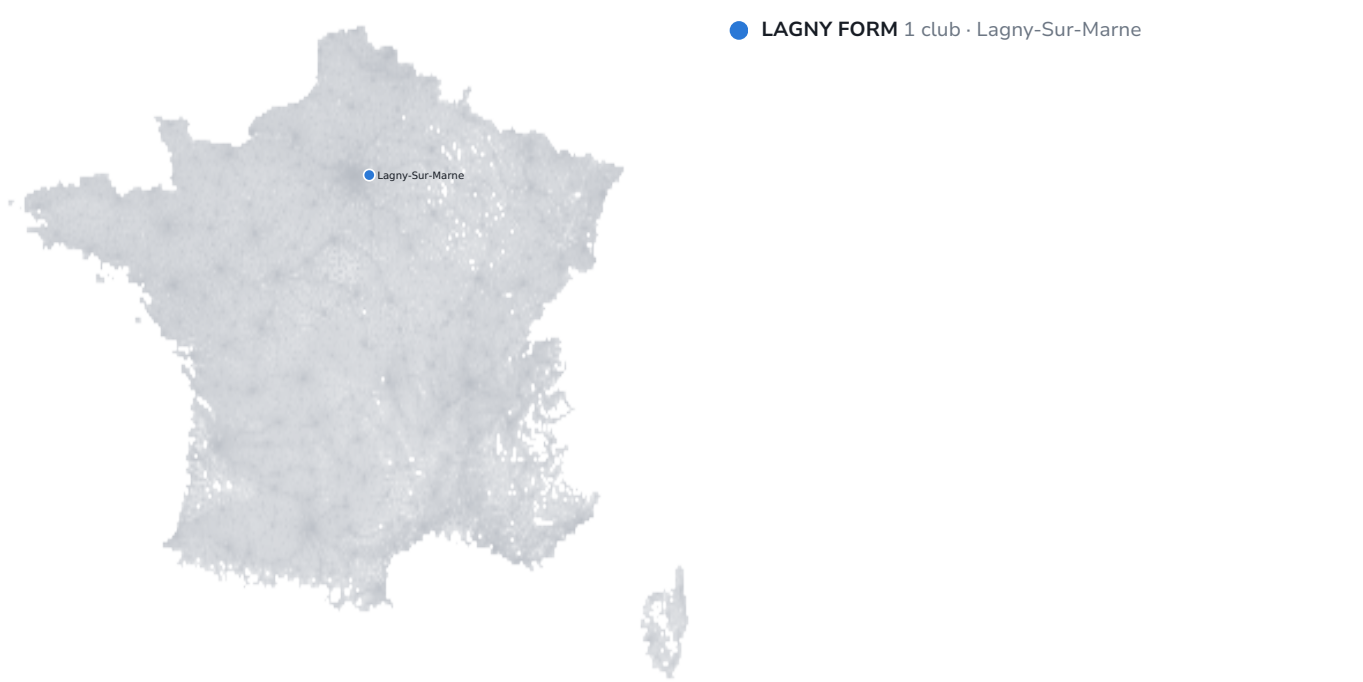
1
club

Lagny-Sur-Marne
opened 2018-2018

€74,749
EBITDA 2024

revenue €526,323 · net €15,116
equity €142,558 · financial debt €194,080 · cash €0

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
LAGNY FORM	Lagny-Sur-Marne 77400	2018	2 → 4	2 → 6	2,236 → 1,147	23,131 → 4,937

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	LAGNY FORM
SIREN	841278567
Founded	2018-07-23
Activity	93.13Z NAF/APE code
Employees	01 Sirene band
Officers	VASFIYE AKIN (Gérant)

FILING & CAPITAL — INPI RNE

Registered capital	€5,000
Years filed	5 of the last 5 on record — 5 complete
Debt falling due	€267,405 within a year · €73,220 in one to five against cash of €0
Confidentiality	never invoked — every filed income statement is public
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

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	€526,323	€74,749	14%	€107,195	€15,116	€142,558	€194,080	€0	€59,037	€386,284	2
2023	€423,149	€11,012	3%	€-38,827	€-32,814	€127,442	€287,565	€2,343	€65,487	€353,286	2
2021	€207,509	€67,953	33%	€19,745	€5,876	€38,712	€477,978	€128,711	€91,891	€238,989	—
2020	€635,848	€97,078	15%	€19,149	€15,027	€32,836	€529,739	€72,130	€148,964	€380,773	—
2019	€733,844	€83,419	11%	€21,451	€12,809	€17,809	€537,241	€41,911	€213,307	€410,279	7

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

LAGNY FORM Lagny-Sur-Marne

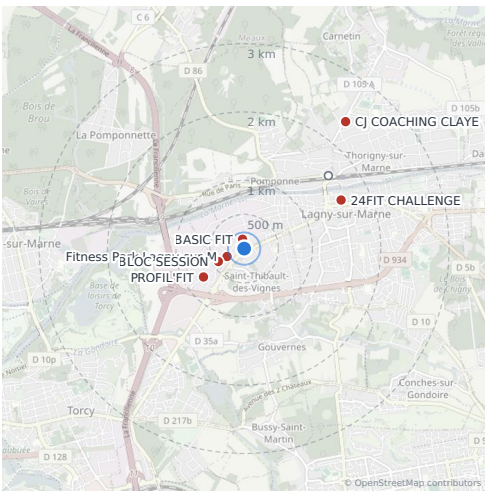
106 AVENUE DU GENERAL LECLERC 77400 LAGNY-SUR-MARNE · opened 2018-07-23 · SIRET 84127856700018

CHANGE SINCE OPENING — 2018 → today

	AT OPENING	TODAY	CHANGE
Location score	82.5	55.9	-26.6
Gyms within 1 km	2	5	+3
Gyms within 2 km	2	6	+4
Competition weight, 2 km	0.40	4.30	+975%
Capture, 2 km	23,131	4,937	-79%
Saturation, 2 km vs national baseline	-60%	+98%	+158 pts

Competitor field as it stood on 2018-07-23 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



7 gym floors, 1 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%	52 500 m	2,736 people	56	734 aged 18-64 + 2,002 workers = 2,736 over 0.79 km2 = 3,484/km2
	2 km	23,834 people	50	13,661 aged 18-64 + 10,174 workers = 23,834 over 12.57 km2 = 1,897/km2
Competition weight 15%	44 500 m	2.10 wt	31	3 genuine gym floors and 0 other sports sites within 500 m, weighted by competition tier (price tier on direct rivals)
	2 km	4.30 wt	54	5 genuine gym floors and 1 other sports site within 2 km, weighted by competition tier (price tier on direct rivals)
Capture weight 20%	50 500 m	1,147 people	50	471 residents + 677 workers, demand within 500 m against every competitor within 3 km
	2 km	4,937 people	49	3,356 residents + 1,581 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	51 500 m	not measured	—	catchment of 1,130 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 7.8 LQ
	2 km	LQ 1.98	51	5 clubs / 22,328 residents = 22.39 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%	100 500 m	1.13×	100	25,220 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.16×	100	26,010 EUR against 22,380 nationally, median of 8 IRIS within 2 km

NEAREST GYMS — 7 within 3 km; ▲ opened after 2018

0.14 BASIC FIT Basic-Fit	0.28 ▲ Fitness Park Lagny-sur-Marne Fitness Park 2023
0.42 ▲ BLOC SESSION Bloc Session 2025	0.73 ▲ PROFIL'FIT 2023
1.59 ▲ 24FIT CHALLENGE 2018	2.38 ▲ CJ COACHING CLAYE 2026
2.38 ▲ CJ COACHING 2025	

ACCESS — straight-line, GTFS

Rail	Lagny - Thorigny — 1836 m
Bus	Branly — 58 m
Footfall	LAGNY THORIGNY — 1848 m, 1,670,827 validations/yr RATP
Shops	55 within 150 m INSEE BPE