

WACKEN IMMO

1 club operated · STRASBOURG · company founded 2018-12-01

1 club

Strasbourg
opened 2018–2018

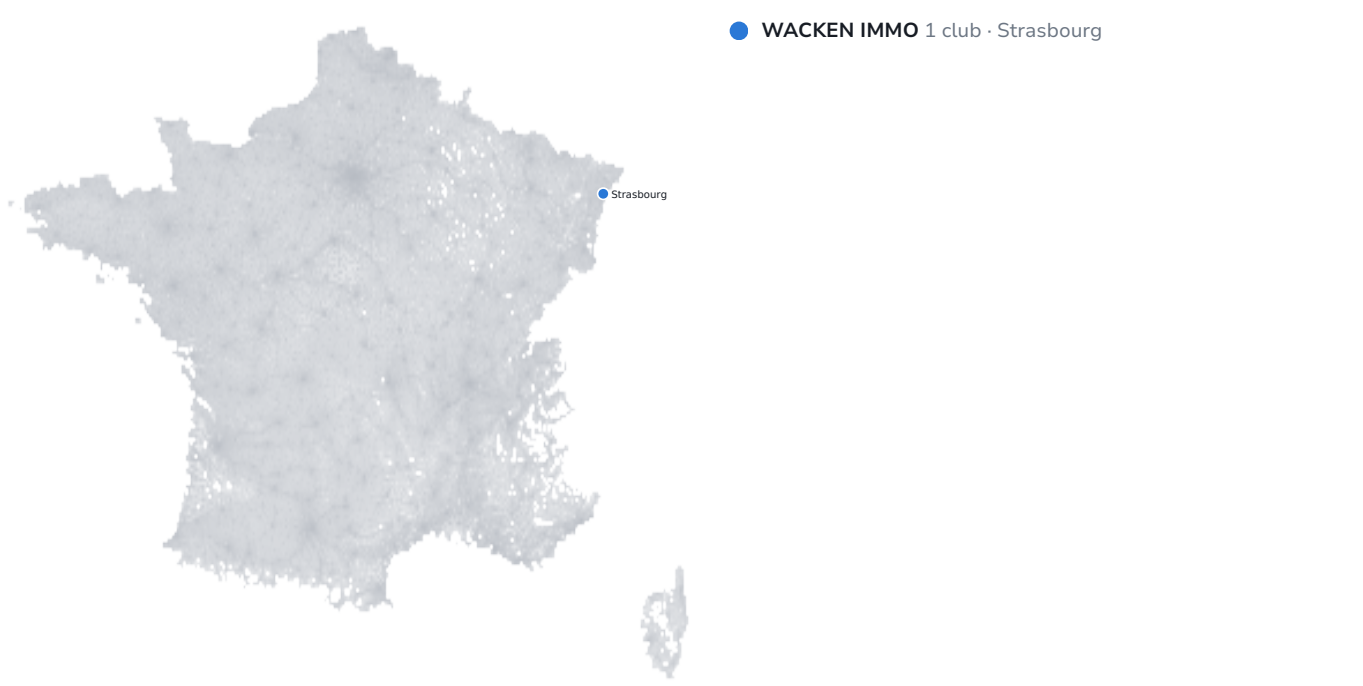
€3,940

EBITDA 2019

revenue €14,364 · net €1,626

equity €2,626 · financial debt €587,546 · cash €105,940 · 1 risk flag

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
WACKEN IMMO	Strasbourg 67000	2018	0 → 0	1 → 6	6,294 → 5,010	23,008 → 11,983

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	WACKEN IMMO	Registered capital	€586,000 — changed across the filed years below
SIREN	844837500	Years filed	3 of the last 3 on record — 3 complete
Founded	2018-12-01	Debt falling due	€548,969 within a year against cash of €229,371
Activity	93.11Z NAF/APE code	Confidentiality	never invoked — every filed income statement is public
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	WEIL-GUYOMARD-LUTZ - ADMINISTRATEURS JUDICIAIRES ASSOCIES (Administrateur provisoire); PWC ENTREPRENEURS COMMISSARIAT AUX COMPTES (Commissaire aux comptes titulaire)		

RISK FLAGS — from the accounts

▼ **high leverage** — 2019, debt €587,546 vs EBITDA €3,940

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
2021	—	—	—	€-9,902	€-9,994	€1,764,957	€3,466	€229,371	€6,032	€9,461	—
2020	—	—	—	€-9,972	€-12,675	€1,774,951	€2,810	€46,111	€74,552	€10,335	—
2019	€14,364	€3,940	27%	€3,940	€1,626	€2,626	€587,546	€105,940	—	€9,924	—

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

WACKEN IMMO Strasbourg

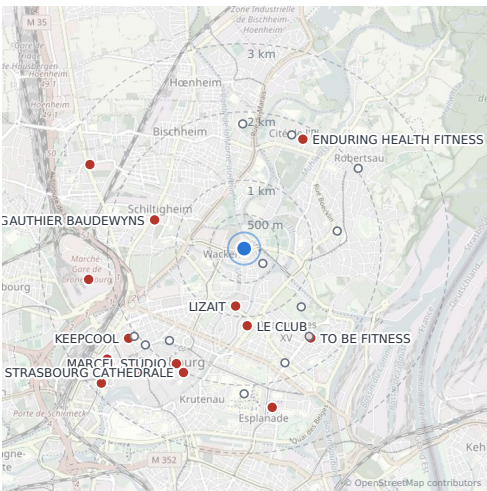
17 BOULEVARD DE DRESDE 67000 STRASBOURG · opened 2018-12-01 · SIRET 84483750000017

CHANGE SINCE OPENING — 2018 → today

	AT OPENING	TODAY	CHANGE
Location score	88.7	83	-5.7
Gyms within 1 km	0	1	+1
Gyms within 2 km	1	6	+5
Competition weight, 2 km	2.10	7.65	+264%
Capture, 2 km	23,008	11,983	-48%
Saturation, 2 km vs national baseline	-88%	-27%	+61 pts

Competitor field as it stood on 2018-12-01 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



18 gym floors, 12 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%	75 500 m	7,600 people	77	716 aged 18-64 + 6,884 workers = 7,600 over 0.79 km2 = 9,677/km2
	2 km	84,091 people	74	43,742 aged 18-64 + 40,349 workers = 84,091 over 12.57 km2 = 6,692/km2
Competition weight 15%	58 500 m	0.30 wt	84	0 genuine gym floors and 1 other sports site within 500 m, weighted by substitutability and price tier
	2 km	7.65 wt	40	6 genuine gym floors and 8 other sports sites within 2 km, weighted by substitutability and price tier
Capture weight 20%	90 500 m	5,010 people	94	575 residents + 4,435 workers, demand within 500 m against every competitor within 3 km
	2 km	11,983 people	87	5,017 residents + 6,966 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	100 500 m	not measured	—	catchment of 1,172 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 7.5 LQ
	2 km	LQ 0.73	100	6 clubs / 72,884 residents = 8.23 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%	98 500 m	1.09×	95	24,290 EUR against 22,380 nationally, median of 1 IRIS within 500 m
	2 km	1.10×	99	24,560 EUR against 22,380 nationally, median of 29 IRIS within 2 km

NEAREST GYMS — 18 within 3 km; ▲ opened after 2018

0.85 ▲ LIZAIT 2020	1.13 ▲ LE CLUB 2026
1.38 ▲ GAUTHIER BAUDEWYNS 2024	1.63 TO BE FITNESS 2014
1.82 ▲ ENDURING HEALTH FITNESS 2024	1.96 ▲ MARCEL STUDIO 2026
2.02 KC STRASBOURG CATHEDRALE Keepcool 2010	2.14 KEEP COOL Keepcool 2012
... and 10 more within 3 km.	

ACCESS — straight-line, GTFS

Tram	Parlement Européen — 96 m
Bus	Parlement Européen — 92 m
Footfall	Bischheim — 2190 m, 55,191 travellers/yr SNCF
Shops	7 within 150 m INSEE BPE