

LE LUDUS STUDIO

1 club operated · VILLEPINTE · company founded 2021-09-29

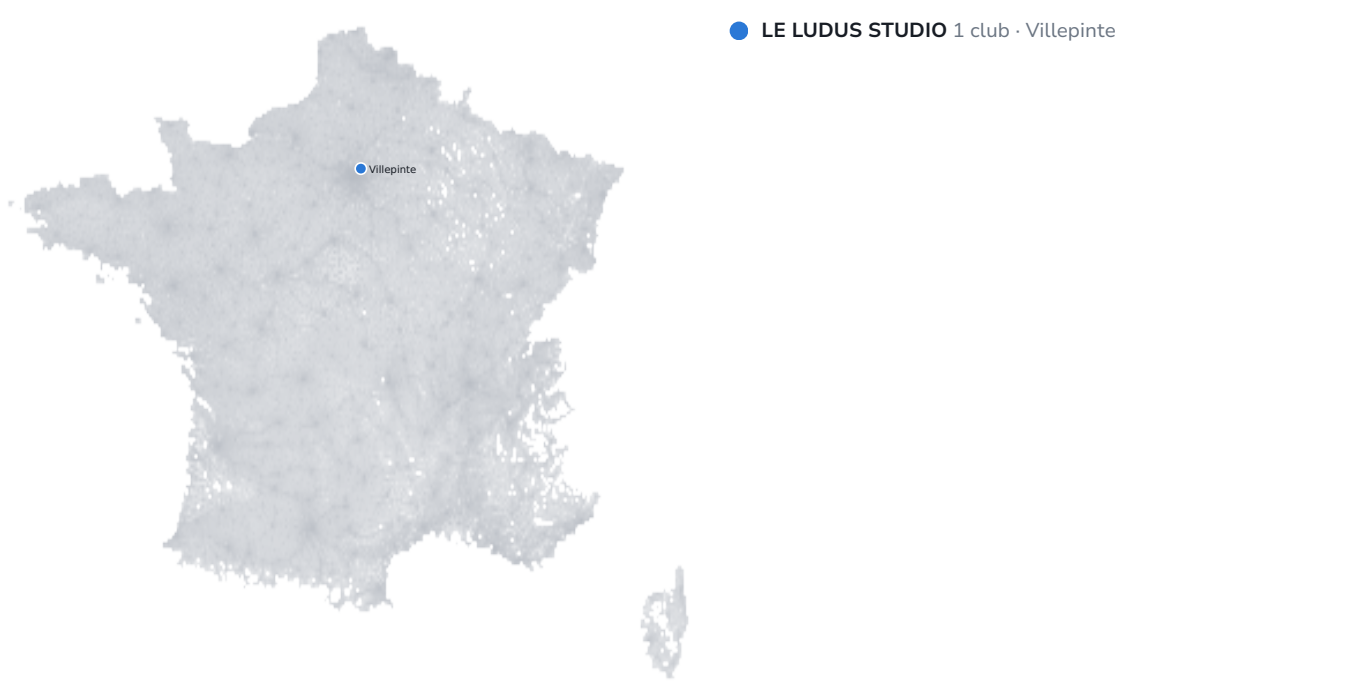
1
club

Villepinte
opened 2021–2021

€-86,256
EBITDA 2022

revenue €45,633 ·
net €-116,992
equity €10,808 · financial
debt €249,044 · cash
€36,738 · 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
LE LUDUS STUDIO	Villepinte 93420	2021	2 → 2	2 → 2	5,695 → 5,644	11,937 → 11,418

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	LE LUDUS STUDIO
SIREN	903712438
Founded	2021-09-29
Activity	93.13Z NAF/APE code
Employees	NN Sirene band
Officers	THIERRY-JOEL FIRPION (Président de SAS); MORGANE WARIN (Directeur Général)

FILING & CAPITAL — INPI RNE

Registered capital	€127,800
Years filed	1 of the last 1 on record — 1 complete
Debt falling due	not filed — the maturity table is a complete-regime page
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

▼ high leverage — 2022, debt €249,044 vs EBITDA €-86,256

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	€45,633	€-86,256	-189%	€-113,094	€-116,992	€10,808	€249,044	€36,738	—	€108,449	—

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

LE LUDUS STUDIO Villepinte

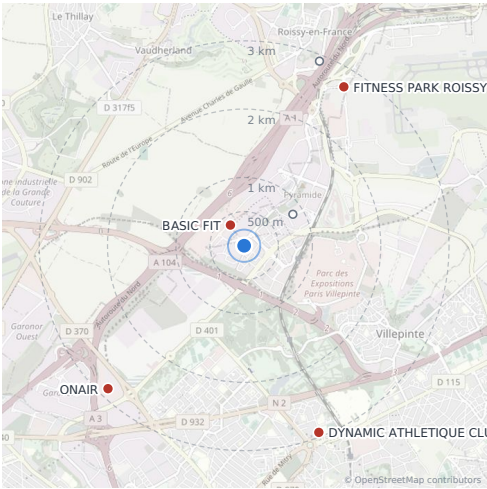
ZAC DE PARIS NORD II - BATIMENT L 66 RUE DES VANESSES 93420 VILLEPINTE · opened 2021-09-29 · SIRET 90371243800014

CHANGE SINCE OPENING — 2021 → today

	AT OPENING	TODAY	CHANGE
Location score	67.2	66.8	-0.4
Gyms within 1 km	2	2	0
Gyms within 2 km	2	2	0
Competition weight, 2 km	0.60	0.60	0%
Capture, 2 km	11,937	11,418	-4%
Saturation, 2 km vs national baseline	—	—	—

Competitor field as it stood on 2021-09-29 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%	61 500 m	7,154 people	76	0 aged 18-64 + 7,154 workers = 7,154 over 0.79 km ² = 9,108/km ²
	2 km	24,912 people	51	1,324 aged 18-64 + 23,589 workers = 24,912 over 12.57 km ² = 1,982/km ²
Competition weight 15%	84 500 m	0.40 wt	79	1 genuine gym floor and 0 other sports sites within 500 m, weighted by competition tier (price tier on direct rivals)
	2 km	0.60 wt	87	1 genuine gym floor and 1 other sports site within 2 km, weighted by competition tier (price tier on direct rivals)
Capture weight 20%	90 500 m	5,644 people	98	0 residents + 5,644 workers, demand within 500 m against every competitor within 3 km
	2 km	11,418 people	85	640 residents + 10,779 workers, demand within 2 km against every competitor within 3 km
Saturation weight 15%	— 500 m	not measured	—	no residents within this radius at all, so there is no density to compare — a real zero, not missing data
	2 km	not measured	—	catchment of 2,472 residents is below the 10,000 needed for a density measure to mean anything — one club would move it by 3.6 LQ
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%	7 500 m	0.85×	17	19,060 EUR against 22,380 nationally, containing IRIS (no IRIS centre inside the radius)
	2 km	0.68×	0	15,280 EUR against 22,380 nationally, median of 3 IRIS within 2 km

NEAREST GYMS — 4 within 3 km; ▲ opened after 2021

0.36 BASIC FIT Basic-Fit	2.75 FITNESS PARK ROISSY AEROVILLE Fitness Park
2.89 ▲ ONAIR 2023	2.94 DYNAMIC ATHLETIQUE CLUB 93 2019

ACCESS — straight-line, GTFS

Rail	Parc des Expositions — 809 m
Bus	Epis — 113 m
Footfall	PARC DES EXPO — 808 m, 1,694,714 validations/yr RATP
Shops	7 within 150 m INSEE BPE

Generated 2026-10-19 19:59 UTC by gym-db-fr · operator report · INSEE Sirene, INPI RNE, Data ES, INSEE Filosofi 2021, GTFS
Sources : INSEE, Sirene (www.insee.fr), données mises à jour le 2026-10-19 · INPI, Registre national des entreprises (stock du 2026-03-04, API au 2026-10-18) · DILA, BODACC (annonces commerciales, au 2026-10-18) · Ministère des Sports, Data ES (2026-10-17) · INSEE, Filosofi 2021 (carreaux 200 m, IRIS) et BPE 2025 · IGN, Contours IRIS 2026 · OpenStreetMap contributors (ODbL). Licence Ouverte / Etalab 2.0 sauf mention contraire.