Action Logement Services

Statutory Auditors' report on the consolidated financial statements

(For the year ended 31 December 2025)

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(For the year ended 31 December 2025)

This is a free translation into English of the Statutory Auditors' report issued in French and is provided solely for the convenience of English speaking readers. This report includes information specifically required by European regulations or French law, such as information about the appointment of Statutory Auditors. This report should be read in conjunction with, and construed in accordance with, French law and professional auditing standards applicable in France.

To the sole shareholder
Action Logement Services
21 Quai d'Austerlitz
CS 41455
75643 Paris Cedex 13

Opinion

In compliance with the engagement entrusted to us by the sole shareholder, we have audited the accompanying consolidated financial statements of Action Logement for the year ended 31 December 2025.

In our opinion, the consolidated financial statements give a true and fair view of the assets and liabilities and of the financial position of the Group at 31 December 2025 and of the results of its operations for the year then ended in accordance with French accounting principles.

The audit opinion expressed above is consistent with our report to the Audit and Accounts Committee.

Basis for opinion

Audit framework

We conducted our audit in accordance with professional standards applicable in France. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Our responsibilities under these standards are further described in the "Responsibilities of the Statutory Auditors relating to the audit of the consolidated financial statements" section of our report.

Independence

We conducted our audit engagement in compliance with the independence rules provided for in the French Commercial Code (*Code de commerce*) and the French Code of Ethics (*Code de déontologie*) for Statutory Auditors for the period from 1 January 2025 to the date of our report.

Emphasis of matter

Without qualifying our opinion expressed above, we draw your attention to the impact of the first application of ANC Regulation No. 2023-03, as set out in the notes to the consolidated financial statements.

Justification of assessments

In accordance with the requirements of Articles L.821-53 and R.821-180 of the French Commercial Code relating to the justification of our assessments, we inform you of the following assessments that, in our professional judgement, were the most significant in our audit of the consolidated financial statements.

These matters were addressed as part of our audit of the consolidated financial statements as a whole, and therefore contributed to the opinion we formed as expressed above. We do not provide a separate opinion on specific items of the consolidated financial statements.

Impairment of loans granted to individuals and legal entities

Note 4.9 "Customer transactions – Doubtful receivables and impairment" in the notes to the consolidated financial statements sets out the accounting principles and methods for the classification of loans granted to individuals and legal entities as doubtful receivables and to the impairment of such receivables.

We verified the appropriateness of the accounting principles and methods used by the Group to determine this impairment and ensured that they were properly applied.
We also examined the appropriateness of the disclosures provided in the notes to the financial statements.

Provision for risks related to the Visale guarantee scheme

The Group set aside a provision to cover risks relating to the Visale rental guarantee scheme, which has been estimated by an independent actuary as described in Note 4.17 "Provisions for the Visale guarantee scheme and impairment of Visale receivables" and in Note 6.11 "Provisions" to the consolidated financial statements.

As part of our assessments, we:

- reviewed the methods used by the Company to estimate the provision,
- examined the procedures put in place to monitor and control the underlying data,
- assessed, with the assistance of our actuaries, the methodologies as well as the assumptions on which this estimate was based, including a review of the sensitivity of the provision to these assumptions.

As part of our assessments, we verified that the estimates were reasonable and that the notes to the consolidated financial statements contain appropriate disclosures.

Specific verifications

As required by legal and regulatory provisions and in accordance with professional standards applicable in France, we have also verified the information pertaining to the Group presented in the Board of Directors' management report.

We have no matters to report as to its fair presentation and its consistency with the consolidated financial statements.

Responsibilities of management and those charged with governance for the consolidated financial statements

Management is responsible for preparing consolidated financial statements giving a true and fair view in accordance with French accounting principles, and for implementing the internal control procedures it deems necessary for the preparation of consolidated financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting, unless it expects to liquidate the Company or to cease operations.

The Audit and Risk Committee is responsible for monitoring the financial reporting process and the effectiveness of internal control and risk management systems, as well as, where applicable, any internal audit systems, relating to accounting and financial reporting procedures.

The consolidated financial statements were approved by the Board of Directors.

Responsibilities of the Statutory Auditors relating to the audit of the consolidated financial statements

Objective and audit approach

Our role is to issue a report on the consolidated financial statements. Our objective is to obtain reasonable assurance about whether the consolidated financial statements as a whole are free of material misstatement. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with professional standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions taken by users on the basis of these consolidated financial statements.

As specified in Article L.821-55 of the French Commercial Code, our audit does not include assurance on the viability or quality of the Company's management.

As part of an audit conducted in accordance with professional standards applicable in France, the Statutory Auditors exercise professional judgement throughout the audit.
They also:

- identify and assess the risks of material misstatement in the consolidated financial statements, whether due to fraud or error, design and perform audit procedures in response to those risks, and obtain audit evidence considered to be sufficient and appropriate to provide a basis for their opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;

- obtain an understanding of the internal control procedures relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control;

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management and the related disclosures in the notes to the consolidated financial statements;

- assess the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. This assessment is based on the audit evidence obtained up to the date of the audit report. However, future events or conditions may cause the Company to cease to continue as a going concern. If the Statutory Auditors conclude that a material uncertainty exists, they are required to draw attention in the audit report to the related disclosures in the consolidated financial statements or, if such disclosures are not provided or are inadequate, to issue a qualified opinion or a disclaimer of opinion;

- evaluate the overall presentation of the consolidated financial statements and assess whether these statements represent the underlying transactions and events in a manner that achieves fair presentation;

- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. The Statutory Auditors are responsible for the management, supervision and performance of the audit of the consolidated financial statements and for the opinion expressed thereon.

Report to the Audit and Accounts Committee

We submit a report to the Audit and Accounts Committee which includes, in particular, a description of the scope of the audit and the audit program implemented, as well as the results of our audit. We also report any significant deficiencies in internal control that we have identified regarding the accounting and financial reporting procedures.

We also provide the Audit and Accounts Committee with the declaration provided for in Article L.821-63 of the French Commercial Code, confirming our independence within the meaning of the rules applicable in France, as defined in particular in Articles L.821-27 to L.821-34 of the French Commercial Code and in the French Code of Ethics for Statutory Auditors. Where appropriate, we discuss any risks to our independence and the related safeguard measures with the Audit and Accounts Committee.

Nantes and Courbevoie, 22 May 2026

The Statutory Auditors

PricewaterhouseCoopers Audit	FORVIS MAZARS SA
Nicolas Jolivet	Jean Latorzeff

2025
Consolidated financial statements

2025 CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEET

ASSETS

In thousands of euros	Notes	Gross	Depreciation, amortisation and impairment	31 December 2025	31 December 2024
Amounts due from credit and similar institutions	**6.1**	**2,245,836**	**-**	**2,245,836**	**2,164,004**
Transactions with customers	**6.2**	**20,760,371**	**(295,782)**	**20,464,589**	**19,411,146**
Amounts due to the French State, local authorities and government agencies		-		-	-
Amounts due on loans to individuals		4,640,932	(273,176)	4,367,756	4,197,262
Amounts due on loans to corporate entities		16,119,439	(22,606)	16,096,833	15,213,884
Bonds and other fixed-income securities	**6.3**	**106,045**	**-**	**106,045**	**104,241**
Shares and other variable-income securities		**-**		**-**	**-**
Equity interests and other long-term securities	**6.4**	**-**	**-**	**-**	**403**
Shares in related companies	**6.4**	100	(100)	-	**-**
Intangible assets	**6.5**	**63,977**	**(42,123)**	**21,854**	**24,458**
Property, plant and equipment	**6.5**	**567,810**	**(100,493)**	**467,317**	**487,494**
Other assets	**6.6**	**1,478,827**	**(192,920)**	**1,285,907**	**1,081,266**
Total assets		**25,222,866**	**(631,318)**	**24,591,548**	**23,273,012**

LIABILITIES AND EQUITY

In thousands of euros	Notes	31 December 2025	31 December 2024
Amounts due to credit and similar institutions	**6.7**	**1,170,277**	**1,137,324**
Transactions with customers	**6.8**	**7,302,047**	**7,059,846**
French State, local authorities and government agencies		-	-
Amounts due to individuals		83,429	82,827
Amounts due to corporate entities		7,218,618	6,977,019
Debt securities	**6.9**	**8,773,207**	**7,763,549**
Other liabilities	**6.10**	**210,599**	**205,686**
Provisions	**6.11**	**329,568**	**324,675**
Shareholders' equity (Group share)		**6,805,876**	**6,781,958**
Subscribed capital		20,000	20,000
Reserves		6,761,958	6,742,358
Net profit for the period		23,918	19,600
Non-controlling interests		**(25)**	**(26)**
Total liabilities and equity		**24,591,548**	**23,273,012**

CONSOLIDATED INCOME STATEMENT

In thousands of euros	Notes	2025	2024
Employers' contribution	**7.1.1**	**1,556,268**	**1,497,653**
+ Subsidies received	**7.1.1**	**63**	**15**
Subsidies received from another fund		-	-
Other subsidies		63	15
- Subsidies paid	**7.1.2**	**(1,136,765)**	**(1,215,725)**
Subsidies to government agencies and local authorities		(409,000)	(559,000)
Subsidies to corporate entities	.	(605,210)	(564,613)
Subsidies to individuals		(117,184)	(86,936)
Subsidies to another fund		-	-
Other subsidies		(5,371)	(5,176)
Net non-banking income		**419,566**	**281,943**
+ Interest receivable and similar income	**7.2.1**	**195,859**	**263,155**
- Interest payable and similar expenses	**7.2.2**	**(214,736)**	**(193,551)**
+ Commission income		**416**	-
- Commission expenses		**(2,823)**	-
Gains or losses on investment portfolio transactions		-	**10,065**
+ Other banking income		-	**190**
Net banking income/(expense)		**(21,284)**	**79,859**
Other operating income	**7.3**	**142,683**	**112,192**
General operating expenses	**7.4**	**(415,750)**	**(392,669)**
Depreciation/amortisation and impairment of property, plant and equipment and intangible assets		(30,200)	(25,667)
Gross operating profit		**95,015**	**55,658**
Cost of risk	**7.5**	**(67,578)**	**(28,129)**
Operating profit before depreciation/amortisation and impairment of goodwill		**27,437**	**27,529**
Depreciation/amortisation and impairment of goodwill		-	-
Operating profit after depreciation/amortisation and impairment of goodwill		**27,437**	**27,529**
Gains and losses on other assets	**7.6**	**98**	(589)
Recurring profit before tax		**27,535**	**26,940**
Non-recurring net income/(expense)		-	276
Income tax	**7.7**	**(3,616)**	(7,614)
Net profit from consolidated companies		**23,919**	**19,602**
Non-controlling interests		**(1)**	(2)
Net profit (Group share)		**23,918**	**19,600**

CHANGES IN EQUITY

In thousands of euros	Subscribed capital	Consolidated reserves	Net profit/(loss) for the period	Shareholders' equity (Group share)	Non-controlling interests	Total equity
31 December 2023	**20,000**	**6,978,849**	**(236,260)**	**6,762,589**	**(27)**	**6,762,560**
Appropriation of prior-year net profit/(loss)	-	(236,260)	236,260	**-**	-	**-**
Net profit for the period	-	-	19,600	**19,600**	2	**19,602**
31 December 2024	**20,000**	**6,742,358**	**19,600**	**6,781,958**	**(26)**	**6,781,932**
Appropriation of prior-year net profit/(loss)	-	19,600	(19,600)	**-**	-	**-**
Net profit for the period	-	-	23,918	**23,918**	1	**23,919**
31 December 2025	**20,000**	**6,761,958**	**23,918**	**6,805,876**	**(25)**	**6,805,851**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL INFORMATION

1.1. HISTORY OF THE GROUP: ACTION LOGEMENT REFORM

Action Logement Services is part of the Action Logement Group, which has three main structures with joint governance:

- Action Logement Groupe (ALG), an umbrella structure responsible for managing the Group, relations with the French State and corporate communication. ALG owns the entire share capital of Action Logement Services and Action Logement Immobilier.
- Action Logement Services SASU (ALS), a single structure that collects the employers' contribution to building and construction work applicable in France (hereinafter "PEEC") and whose main role is to finance housing schemes for employees of companies in the private and agricultural sectors.
- Action Logement Immobilier SASU (hereinafter "ALI"), which holds interests in all the Group's real estate subsidiaries. This holding company's role is to support and ensure the management of the Action Logement Group's subsidiaries and holdings.

Action Logement Services is authorised by the French Prudential Supervisory Authority (ACPR) to operate as a lender within the meaning of Article L.511-1, II of the French Monetary and Financial Code.

2. SIGNIFICANT EVENTS OF THE PERIOD

2.1. RESTRUCTURING OF “GUICHET UNIQUE” SUBSIDIARIES

During 2025, ALS launched a restructuring of its “Guichet Unique” subsidiaries located in French overseas territories. The aim of the restructuring is to restore the financial balance of these entities while increasing their social welfare role, in a context marked by fragile local ecosystems and the need for national cohesion.

To this end, Atriom, Martinique Habitat, Mayotte Habitat and Réunion Habitat have been merged to form a new subsidiary called Guichet Unique Action Logement. The accounting impacts of the merger are presented in Note 6.4.

2.2. INTEREST-FREE LOANS FOR REBUILDING MAYOTTE

As part of the “Mayotte Debout” rebuilding plan announced by the French government, and as provided for in the emergency law for Mayotte dated 24 February 2025, ALS has set up specific “Rebuilding Mayotte” interest-free loans. These interest-free, no-fee loans can be used to finance up to €50,000 worth of work to repair or rebuild a home, with no income means testing for borrowers. The loans have a 20-year term, which can be extended to 25 years subject to certain conditions, with the option of deferring repayment by up to five years.

The accounting treatment of the loans is as follows:

- The amounts corresponding to the loans granted to individuals are recognised in “Transactions with customers” on the assets side of the balance sheet.
- When ALS pays the loan funds to the individual, it receives a tax credit designed to offset the lack of interest received. This tax credit is made up of:
  - a receivable due from the French Treasury which is included in “Other assets” on the balance sheet and can be deducted from the total income tax payable by ALS at a rate of one fifth per year;
  - deferred income, which is recognised in the income statement under “Interest receivable and similar income” over the life of the loans.
- The loans granted are backed by a guarantee given to ALS for their full term by Fonds de Garantie à l'Habitat Social de Mayotte (FGHS de Mayotte). The guarantee covers up to 90% of the outstanding principal in the event of default by the borrower (and up to 100% in some cases).

At 31 December 2025, 42 loans had been granted, resulting in:

- €1,603 thousand in loans to individuals recognised on the assets side of the balance sheet (outstanding principal out of a total €1,606 thousand originally granted);
- €681 thousand in tax credits recognised in “Other assets”, of which €136 thousand was deducted from income tax payable by ALS;
- €681 thousand recognised as prepaid income representing deferred interest income;
- recognition of the following off-balance sheet commitments:
  - €1,442 thousand in guarantee commitments received from FGHS de Mayotte,
  - €1,139 thousand in financing commitments given to individuals.

2.3. Action Logement Group credit ratings

ALS's credit ratings, which are aligned with those of the French State, were revised as follows in 2025:

- On 18 September 2025, Fitch Ratings revised ALS's rating and outlook from "AA- – Negative outlook" to "A+ – Stable outlook" as a result of its revision of France's sovereign credit rating on 12 September 2025.
- On 29 October 2025, Moody's also revised its outlook for ALS from "Aa3 – Stable outlook" to "Aa3 – Negative outlook", in line with its revision of France's sovereign credit rating outlook on 24 October 2025.

	Moody's Investors Service	Fitch Ratings
Long-term senior unsecured debt rating	Aa3	A+
Short-term rating		F1+
Outlook	Negative	Stable
Date of last credit rating report	03/11/2025	16/12/2025

2.4. Accounting classification by INSEE of Action Logement Services as a government agency (APU)

ALS lodged an administrative appeal with France's Council of State (*Conseil d'Etat*) against the decision taken by INSEE – France's National Institute of Statistics and Economic Studies – to classify ALS as a government agency (APU) for accounting purposes. The case was still ongoing in 2025 in accordance with the rules applicable to such procedures.

2.5. Administrative and legal action by the French National Federation of Public Housing Offices (FOPH)

The FOPH lodged two legal proceedings against ALG with the Paris Administrative Court:

- a claim for compensation relating to the 2018-2022 five-year agreement and the 2019 Directive, for alleged incorrect application of the principle of non-discrimination in the distribution of PEEC funds;
- an application to cancel the 26 July 2023 Directive (2023-2027 five-year agreement).

In a ruling dated 4 April 2025, the Administrative Court:

- cancelled the 26 July 2023 Directive;
- dismissed the FOPH's claim for compensation as the FOPH did not suffer any actual loss itself.

ALG has appealed this decision to the Paris Administrative Court of Appeal, with the support of the French State, contesting any wrongdoing.

Following the 4 April 2025 ruling, 122 public housing offices (OPHs) each lodged individual compensation claims with the Paris Administrative Court, representing a total of approximately €720 million, alleging that capital injections were wrongfully allocated in the period between 2019 and 2022 and that they suffered a loss of opportunity to receive this funding. ALG contests any wrongdoing, as well as the OPHs' calculation of their loss.

2.6. EURO MEDIUM-TERM NOTES (EMTN) PROGRAMME

In October 2019, ALS set up its first fully sustainable EMTN programme, totalling €6.2 billion, to help finance the commitments made by the representatives of employers' and employees' unions (the "social partners") under the Voluntary Investment Plan agreed with the French Government and the amendment to the five-year agreement signed on 15 February 2021.

The maximum total amount of this EMTN programme was raised to €9.5 billion on 13 September 2023.

On 23 September 2025, ALS carried out a €1.0 billion notes issue, bringing the total amount of notes issued under its EMTN programme to €8.7 billion at the year-end.

2.7. REVIEW OF OPERATIONS

The Action Logement Group's operations in 2025 were carried out in line with the undertakings made in the 2023-2027 five-year agreement between the French State and ALG. The significant events of the year concerning ALS's operations were as follows:

- Under the terms of a partnership agreement between ALG and Caisse des Dépôts et Consignations (CDC), ALS earmarked a maximum aggregate amount of €600 million to grant loan guarantees to operators of affordable housing who are beneficiaries of a *Prêt au Logement Intermédiaire* (PLI) granted by Banque des Territoires. €517 million was guaranteed under this scheme at end-2025.
- Almost 350,000 Visale guarantees were issued in 2025.
- Total uses of funds represented €3.1 billion in 2025, compared with €3.4 billion in 2024. This year-on-year reduction breaks down as (i) a €0.4 billion decrease in transactions with corporate entities and €0.1 billion less in funding in support of national policies, and (ii) a €0.2 billion increase in transactions with individuals.
- In 2024, total uses of funds came to €3.4 billion, compared with €3.8 billion in 2023. This year-on-year reduction, which mainly concerned loans and subsidies to individuals, was due to the decrease in the amounts available under the *Accession* and *Mobilijeune* schemes, as well as the end of the *Mobili Pass* offer.

The significant events of 2025 concerning the operations of the National Sales Operator for HLM Social Housing (ONV) were as follows:

- It acquired 61 properties – representing 1,796 housing units – from 28 landlords, for a total of €231 million.
- It sold 601 housing units to individuals and carried out a block sale of 86 housing units for a total of €79.2 million.
- It began to market 205 new housing developments representing 5,255 units (available stock excluding completed sales). At 31 December 2025, preliminary sale agreements had been signed for 90 housing units for an agreed amount of €10.7 million (see off-balance sheet commitments below).
- In December 2025 it drew down €80 million on its revolving credit facility ("RCF") and extended the term of the facility by one year to October 2028.
- It recognised a €1.8 million provision for impairment in value of its housing stock and a €3.9 million provision reversal following the retrocession of ownership rights related to the Pélissanne housing asset portfolio.

3. Agreements in force in 2025

3.1.1. 2023-2027 Five-Year Agreement

The 2023-2027 five-year agreement entered into between the French State and the Action Logement Group on 16 June 2023 continued to be implemented in 2025. The aims of this agreement are as follows:

- Maintain the historical focus of Action Logement's activities and channel initiatives towards the priorities defined by the social partners, with a provisional overall budget of €14.4 billion, broken down by type of use of funds:
  - loans, aid and services to individuals;
  - financing for social and intermediary landlords;
  - support for public policies.
- Ensure the medium-term sustainability of ALS's business model.

3.1.2. Three-way agreement between the French State, ANRU and Action Logement

In connection with the financing of urban renewal programmes implemented by the French National Agency for Urban Regeneration (ANRU), Action Logement has given commitments to the ANRU to finance the NPNRU urban regeneration programme in the form of subsidies totalling €6.8 billion, breaking down as follows:

		Five-Year Agreement						
(in millions of euros)	Before 2023	2023	2024	2025	2026	2027	After 2027	Total
Annual commitments in the form of subsidies payable	1,276	324	400	400	530	546	3,324	**6,800**
Total amount paid for the year	(1,276)	(324)	(400)	(400)				**(2,400)**
Amount payable	**0**	**0**	**0**	**0**	**530**	**546**	**3,324**	**4,400**

These commitments were confirmed in the 2023-2027 five-year agreement entered into on 16 June 2023 between the French State and the Action Logement Group. This agreement sets the annual amounts to be paid by Action Logement over the period 2023-2027 at €3.8 billion, including €2.2 billion in the form of subsidies.

In addition, a three-way agreement between the ANRU, the French State and ALG relating to the financing of the NPNRU programme was signed on 28 June 2024 for the period from 2023 to 2027. The purpose of this agreement is to confirm the partnership between the three parties, with the aim of helping make deep-seated changes in the most disadvantaged urban neighbourhoods.

A total of €400 million was paid by ALS in the form of subsidies in 2025. At the reporting date, €4.4 billion was recognised as an off-balance sheet commitment in respect of ANRU subsidies for a period ending in 2032.

3.1.3. Equity loans

On 5 June 2018, ALS signed the following agreements with CDC and the French State:

- Subsidised equity loan agreement (PHB 2.0)

As an extension of the Five-Year Agreement and within the scope of its support for national policies, ALS agreed to finance €2.0 billion in subsidised equity loans (representing the difference between the market interest rate and the interest rate offered to social housing bodies by CDC) under the following conditions:

- ALS is financing subsidised equity loans that are offered to social housing bodies, in exchange for reservation rights on the assets underlying the financing provided, in order to support them with their construction and renovation projects.
- The financial cost of these subsidies is recognised over the term of the loans.
- The amount of the subsidies is paid over to CDC. These payments are guaranteed by the French State (stand-alone guarantee) and are counter-guaranteed by ALS.
- A total of €638,426 thousand in interest subsidies are included in off-balance sheet commitments (€679,050 thousand at end-2024) and €40,624 thousand was paid to CDC in 2025 (€40,624 thousand in 2024).

- Financial guarantee

In return for the stand-alone guarantee granted by the French State, ALS has granted a financial guarantee to CDC which would be triggered in the event that the stand-alone guarantee is triggered. This guarantee covers any unpaid amounts due by ALS to CDC in respect of the subsidies through to 2045. The guarantee is for a maximum cumulative amount of €1.2 billion. The financial guarantee representing amounts receivable on loans granted to social landlords amounts to €754,076 thousand, or 118% of the outstanding subsidy payable to CDC. It is shown within off-balance sheet commitments given at 31 December 2025.

4. Accounting principles and methods

4.1. Measurement methods, basis of preparation, and reporting date

These consolidated financial statements were prepared at 31 December 2025, and cover a period of 12 months.

The ALS Group financial statements have been prepared in accordance with:

- accounting principles generally accepted in France, in accordance with the provisions of ANC Regulation No. 2020-01 applicable to any legal entities required to prepare consolidated or combined financial statements;
- Regulation No. 2017-02 of 5 July 2017 relating to the individual and consolidated financial statements of the Action Logement Group as amended by ANC Regulation No. 2024-03 of 6 September 2024.

Additionally, apart from the adaptations provided for by ANC Regulation No. 2014-07, ALS is required to apply the ANC regulations relating to the French General Chart of Accounts, in particular ANC Regulation No. 2023-03 amending various regulations in conjunction with the ANC regulation introducing a new version of the French General Chart of Accounts designed to simplify and modernise financial statements, whose application is mandatory for accounting periods beginning on or after 1 January 2025. The presentation of Action Logement Services' financial statements has not been affected by these new accounting requirements.

The preparation of consolidated financial statements involves the standardisation of individual financial statements as well as consolidation adjustments.

The consolidating entity has defined and circulated the accounting methods and principles that are applicable to entities included within its scope of consolidation. The ALS Group may therefore apply different accounting options and methods in the individual financial statements and consolidated financial statements, even if a benchmark accounting treatment is applied in individual financial statements: the principle of consistency of measurement methods and basis of preparation prevails over applying a benchmark accounting treatment.

These combined consolidated financial statements represent a consolidation sub-group which is in turn included in the consolidated financial statements of the Action Logement Group.

Some adjustments may be necessary at the level of the consolidated financial statements. These adjustments are performed centrally and are not applicable to the individual financial statements.

Unless otherwise stated, the financial statements are presented in thousands of euros, rounded to the nearest thousand euros. In the income statement, income is positive and expenses are negative. In the balance sheet, asset accounts are positive except for depreciation, amortisation and impairment, liability accounts are positive except for potential deficits within shareholders’ equity.

4.2. Accounting changes

There were no changes in accounting methods or estimates in 2025.

4.3. Overview of separately identifiable operations

The financial statements of the ALS Group's subsidiaries that have the status of commercial companies are prepared in accordance with ANC Regulation No. 2014-03 relating to the French General Chart of Accounts (version in force at the reporting date), as amended in particular by ANC Regulation No. 2022-06 designed to simplify and modernise financial statements, and by subsequent applicable regulations. Specific accounting provisions may also apply where appropriate.

The following factors are taken into account:

- Only interest income and expenses of the subsidiaries are taken into account to determine net banking income;
- Sales of services as well as ancillary income not falling within the scope of “Net banking income” are grouped within “Other operating income”.

4.4. Consolidation methods

The consolidation methods used are as follows:

- Subsidiaries over which the Group exercises exclusive control, directly or indirectly, are consolidated according to the full consolidation method;
- Interests in which the Group exercises joint control with a limited number of other shareholders, are consolidated according to the proportional consolidation method;
- Interests not controlled by the Group but over which the Group has a significant influence are consolidated by the equity method;
- Intragroup transactions and balances are eliminated. Potential gains and losses on asset disposals below €7.5 million are not neutralised to limit the complexity of monitoring them over time.

The Guichet Unique Action Logement (created following the merger of three ALS service subsidiaries), whose main financial aggregates are not material, is not consolidated (see Note 6.4).

The scope of consolidation is shown in Note 12.

4.5. Conversion of foreign currency transactions

The consolidated financial statements are prepared in euros. All consolidated entities are located in France.

4.6. Goodwill

4.6.1. First-time consolidation of the Action Logement Group

The 2017 consolidation of the Action Logement Group (and therefore the ALS Group tier) was the first consolidation of a group of companies resulting from the dissolution and transfer of assets of 20 CILs between ALG, ALS and ALI at 31 December 2016.

Pursuant to Article L.131-2 of ANC Regulation No. 2017-02 of 5 July 2017, the assets and liabilities of consolidated entities held before the first consolidation are recorded in the consolidated financial statements at their net book value, and the difference between the book value of the equity interests in the consolidating entity and the share of equity of the consolidated entity is entered in liabilities in the first consolidated balance sheet in consolidated reserves.

4.6.2. General principles

When acquiring an entity, the cost of acquiring the securities is allocated, based on their fair value, to the identifiable assets and liabilities of the acquired entity. The fair value of the acquiring entity's identifiable intangible assets and property, plant and equipment is determined by reference to generally accepted methods, such as those based on income, costs or market value. The assets' entry value in the consolidated balance sheet therefore corresponds to their fair value at the acquisition date.
The difference between the acquisition cost of the securities and the share of the acquiring entity in the total assets and liabilities identified at the acquisition date is recorded as goodwill.

When positive, goodwill is recorded in fixed assets under the heading "Goodwill".
When there is no foreseeable limit to the length of time the goodwill will provide economic benefits to the group, it is not amortised. In this case, an impairment test is performed at least once per year, regardless of whether there is any indication of impairment. Recorded impairment is never reversed.
When there is a foreseeable limit to its period of use, the goodwill is amortised on a straight line basis over that period, or, if it cannot be determined reliably, over 10 years.
When negative, goodwill is recorded in liabilities on the consolidated balance sheet under provisions for risks and expenses and is taken to income over a period that must reflect, as far as is reasonably practicable, the assumptions used and the objectives set at the time of acquisition.

Goodwill recorded in the individual financial statements of consolidated entities, where an analysis confirms that the individual components cannot be valued separately, is also considered as goodwill.

4.7. Inventories (housing stock)

Property acquisition costs consist of the purchase price, fees, legal costs and transfer taxes. Inventories may be increased by the value of any work carried out after the acquisition with a view to reselling the property. In preparing the individual financial statements, in accordance with the applicable accounting standards, the ONV made estimates and assessments concerning its inventories.

The work was carried out in two stages:

- the return on assets from rental management and property sales was analysed;
- the inventory value (increased by any work under the public-public cooperation agreement and/or energy retrofit work not yet accounted for) of properties returning a loss in the rental management and sales activities and for which no commercial leverage could be identified that could improve returns, was compared with the market value of those properties. Market value was based on:
    - the average sales price to third parties when sales have been made, or
    - the appraised value used at the time of acquisition or the expected free sale price if the property is not being sold.

In 2025, the ONV recognised a €1.8 million provision for impairment in value of its housing stock and a €3.9 million provision reversal following the retrocession of ownership rights related to the Pélissanne housing portfolio.

4.8. AMOUNTS DUE FROM CREDIT AND SIMILAR INSTITUTIONS

This item comprises all amounts, including subordinated receivables, due from credit and similar institutions (current accounts, short-term investments such as term accounts, and passbook accounts).

4.9. CUSTOMER TRANSACTIONS – DOUBTFUL RECEIVABLES AND IMPAIRMENT

Customer transactions are presented by type: loans or amounts due to individuals, loans or amounts due to corporate entities, and amounts due to the French State, local authorities or government agencies. They are broken down into demand and term receivables or payables.
Accrued interest not yet due on receivables is recorded in the related receivables account with a contra entry in the income statement.

- **Doubtful receivables**

Doubtful receivables comprise all secured and unsecured past-due amounts and sums outstanding owed by debtors with at least one facility presenting a known and separately identified credit risk. A known risk exists when it is probable that the entity will not receive all or part of the sums due under the commitments entered into by the counterparty, regardless of whether or not a guarantee or surety is in place.

Notwithstanding ANC Regulation No. 2014-07, amounts owed are classified as doubtful in accordance with the triggers of default defined in Article 178 of European Regulation No. 575/2013 of 26 June 2013 on prudential requirements for credit institutions, the EBA Guidelines (European Banking Authority - EBA/GL/2016/07) on the application of the definition of default and Delegated Regulation No. 2018/1845 of the European Central Bank on the exercise of discretion in relation to the threshold for assessing the materiality of credit obligations past due. The definition of defaulted exposures has therefore been clarified by the introduction of a relative and an absolute threshold to be applied to past-due obligations in order to identify situations of default, while the criteria for reclassifying loans as performing has been clarified by a mandatory probation period and by the introduction of explicit criteria for classifying restructured loans as in default.

Criteria for assessing doubtful loans are defined and consist mainly of the existence of one or more past-due amounts exceeding the materiality thresholds for at least three months, the existence of litigation proceedings, a downgraded Banque de France FIBEN rating or inclusion in the list of “at-risk” legal entities based on the financial analysis of the counterparty for corporate entities, or the implementation of overindebtedness proceedings for individuals.

When a receivable relates to a legal entity that is part of a group, the consequences of the entity's default are examined in order to assess whether all of the receivables relating to the entities making up the group concerned need to be classified as doubtful. No contagion risk is taken into account for doubtful receivables due from individuals.

- **Non-performing loans**

In accordance with Article 2221-8 of ANC Regulation no. 2014-07, doubtful loans for which the prospects of recovery have deteriorated significantly and for which a loss is ultimately envisaged are considered to be non-performing loans. Impairment losses are recognised against these loans on a case-by-case basis. The amount of non-performing loans is presented in Note 6.2 – Transactions with customers.

- **Impairment of doubtful receivables**

Impairment losses are recognised against receivables for which recovery is uncertain, in order to cover the risk of loss. The impairment losses are deducted from the amounts recognised as assets in the balance sheet. Following the publication of ANC Regulation No. 2024-03, the Group now only applies the provisions of ANC Regulation No. 2014-07:

✓ Impairment of loans to individuals

Since 1 January 2024, impairment of loans to individuals has been calculated using the expected credit loss method, whereby expected credit losses are determined using an internal statistical valuation approach based on historical rates of recovery and losses. The calculations applied differ depending on the criteria used for classifying the loans as doubtful. The different impairment rates are calculated annually and are subsequently checked and verified so that the approach can be honed and enhanced on the basis of past experience.

Additional impairment losses may be recognised on top of the statistical impairment losses if a portfolio's risk profile is higher than originally estimated. In 2025, such an additional impairment loss was recognised in relation to risk exposures in Mayotte as a result of Cyclone Chido.

✓ Impairment of loans to corporate entities (landlords)

Since 1 January 2024, impairment of loans to corporate entities has been calculated by two methods:

- Impairment by segment (disputed amounts, third parties classified as “sensitive”, non-payment thresholds crossed): different impairment rates applied based on the criteria used for classifying the loans as doubtful. The expected credit losses per portfolio are estimated on the basis of (i) historical recovery data for unpaid amounts from the counterparties in the portfolio and (ii) a general assessment of their level of risk. A flat rate may be used for some portfolios that represent insignificant amounts. When loans to a particular landlord meet several criteria for classification as doubtful, the highest rate of impairment is applied.
- Impairment based on professional judgement: the expected credit losses are estimated at an individual level based on the landlord’s financial situation and their history of payment arrears and any recoveries, as well as external information about the counterparty’s creditworthiness. This method is systematically applied for counterparties that represent the largest doubtful loans in the Group’s portfolio, or when specific information indicates that the estimated amounts to be recovered differ significantly from the amounts that would be used for a segment-based impairment calculation. Impairment rates set based on professional judgement are validated by a specific committee and are reviewed annually.

This method is used instead of the segment-based impairment method where it is deemed appropriate.

When the loans to a particular landlord no longer meet the criteria to be classified as doubtful, they enter a probationary period and the impairment is maintained until the end of the probationary period when the loans are reclassified as performing.

4.10. Intangible assets

Intangible assets are valued at their acquisition or production cost, including transfer tax, fees, commissions, and legal fees.

- **Software and websites**

Software licenses are recorded in assets based on costs incurred to acquire and commission the software in question.
The costs of creating a website that participates in the information systems or business systems are recorded in expenses or in fixed assets depending on the development phase of the website.

Intangible assets are, if applicable, amortised on a straight line basis in accordance with the following amortisation periods:

- ✓ Goodwill (if the presumption of an indefinite useful life has been refuted): period of use or 10 years;
- ✓ Patents and licences: period of use or 20 years;
- ✓ Software: period of use typically between 1 and 5 years.

4.11. Property, plant and equipment

4.11.1. General principles

Fixed assets are recorded at their acquisition cost or production cost.

At year-end, a provision for depreciation is recorded according to a depreciation schedule specific to each depreciable asset. Depreciation begins on the commissioning date, when the consumption of the economic benefits attached to the asset starts.

In application of the components approach, the Group uses different depreciation periods for each of the significant components of the same fixed asset, whenever one of these components has a different useful life from the primary asset to which it relates.

Depreciation is calculated based on the rate of consumption of the economic benefits expected to be derived from the asset, over the actual useful life of the asset. The Group depreciates the asset according to the straight line method, over the following periods:

Type of asset	Period
Site improvements	5 years
Constructions (administrative buildings)	10 to 50 years
Improvements, development of constructions	5 to 20 years
Technical installations, equipment and tools	3 to 10 years
Transport equipment	1 to 5 years
Office and computer equipment	1 to 5 years
Office furniture	5 to 10 years

The depreciable amount of an asset corresponds to its gross value from which is deducted, if applicable, its residual value, the residual value representing the market value of the asset at the end of its use, less exit costs.
The net book value of an asset is immediately written down to its present value when the net book value of the asset is significantly higher than its estimated present value.

The project to create a "flex office" on the Grand Seine site prompted a review of the depreciation schedules for property, plant and equipment (partitions, floors and the staff canteen) modified in 2023, with depreciation being charged through to the end of 2024. As it was not possible to carry out this project within the allotted timeframe, a new timetable for its completion was set, which resulted in the end of the depreciation period being postponed to March 2026. This change did not have a material impact on the 2025 income statement.

4.12. Impairment of intangible assets and property, plant and equipment

Assets with an indefinite useful life, such as land and brands, are not depreciated/amortised and are subject to impairment testing when there is an indication of a loss of value at the reporting date.
Depreciated/amortised assets are subject to impairment testing when, due to special events or circumstances, the recoverability of their net book value is compromised.
The potential reversal of the impairment is reviewed at each closing date.

4.13. Equity interests and other long-term securities

Equity interests and other long-term securities are recorded at their acquisition cost including, where applicable, costs directly attributable to the acquisition (transfer tax, fees or commissions, legal fees). If acquisition fees are recorded in the individual financial statements, these expenses must be adjusted in the consolidated financial statements to be incorporated into the cost of acquiring the securities.
An impairment loss is recorded when the book value of the securities falls below their acquisition cost. This book value is assessed based on different criteria, such as net assets at the year-end of the relevant companies, their profitability, their prospects for the future, and their value for the Group.

- ✓ Equity securities

"Equity securities" only includes securities issued by the HLM Public Housing Offices (OPHs) subscribed by ALS in accordance with the conditions set out in Articles L.228-36 and L.228-37 of the French Commercial Code. These securities constitute quasi-equity for the OPHs and do not carry voting rights. They are redeemable at the issuers' initiative as from seven years after their issue date. The securities generate an annual return consisting of a fixed interest rate and a variable component based on the cash flow from the issuers' rental activities. Equity securities are classified as investment securities.

Equity securities are reviewed by the Credit Risk Department. Indicators of impairment of these securities correspond to defaults on interest payments or a marked deterioration in the issuer's financial position compared with previous forecasts. Where appropriate, the impairment rates applied are mainly based on the reduction in value of the estimated cash flows and the value of the contractually forecast cash flows.

4.14. Debt issue costs

Depending on their materiality, debt issue costs are recognised over the term of the borrowing in a manner appropriate to its repayment terms.

4.15. Bond redemption premiums

Bond redemption premiums are systematically amortised over the term of each debt item concerned in proportion to accrued interest payable.

4.16. Pension commitments and similar benefits

ALS Group companies are members of the Action Logement economic and employee unit (UES) and apply the agreement dated 30 March 2018 defining retirement benefits and long-service awards. Pursuant to this agreement, benefits are paid to employees upon retirement, based on their seniority and final salary. These retirement benefits are therefore recorded in liabilities on the balance sheet as a provision.

4.16.1. Pension commitments

The Group applies method no. 2 of ANC Recommendation No. 2013-02, with benefits attributed on a straight-line basis as from the date of the beneficiary's employment contract. Therefore, pension commitments and similar benefits are valued according to the projected unit credit method. According to this method, the commitment is assessed based on the present value of salary projections and entitlements at the retirement date, weighted by a coefficient representing the beneficiary's length of service and taking into account the probability of the beneficiary's presence within the entity at retirement age.

All commitments are provisioned, i.e., retirement and similar benefits. The provision includes the corresponding payroll taxes.

In the event that the commitment is outsourced in full (the constitution of a hedge fund with an insurance or provident institution), no liabilities are recorded.

In the event that the commitment is partially outsourced, the difference between the amount of the outsourced commitment and the amount of the commitments calculated in accordance with the Group's methods is recorded in liabilities on the balance sheet as a provision.

The actuarial cost of the commitments is borne annually over the active life of the employees and recorded in operating income.

Actuarial gains and losses and the cost of past services are recorded immediately in income.

The Company did not change the method used to calculate the benefit obligation in 2025 in light of the ANC's November 2021 recommendation on the basis for measuring and recognising pension obligations, under which companies can choose between the method in force up to that date (i.e., benefits attributed on a straight-line basis over the entire period during which the employee is employed by the Group) and a new method consisting of attributing benefits over the period immediately preceding retirement age such that the maximum amount of benefits is attributed.

This change has no impact on the Company because the applicable agreement does not provide for any maximum benefit amount after a certain number of years of service.

4.16.2. Other long-term benefits

Other long-term benefits that can be granted by the ALS Group are mainly long service awards, which are valued based on actuarial assumptions.
The actuarial cost is recorded in income over the active life of the employees in question.
The impact of changes in assumptions is taken into account in the income statement for the financial year during which the changes occur.

4.17. Provisions for the Visale guarantee scheme and impairment of Visale receivables

The Visale guarantee scheme for housing and employment was put in place by the French Association for Access to Rent Guarantees (APAGL) in 2016. Visale is a security deposit provided by Action Logement Services to defaulting tenants in the private sector in order to guarantee payment of rent and maintenance fees on their main residence (capped at 36 monthly rental payments over the rental term), and also to students renting in the social housing sector (capped at 9 monthly rental payments over the rental term). It also covers damage to the property when the tenant leaves, only in the private sector. The recovery plan signed in February 2021 extends Visale guarantees to all employees aged over 30 with net take-home pay of less than €1,500 per month, in order to help them access rented housing in the private sector. A “rental damage” guarantee was also introduced on 1 February 2019 in the private sector, to cover any damage to the property observed following the tenant’s departure.

APAGL manages the Visale guarantee scheme and acts as a link between the beneficiaries of the Visale guarantee (landlords, tenants, partners) and Action Logement Services for financial transactions involving the implementation of guarantees and the collection of amounts owed. At 31 December 2025, the amount of guarantee commitments given under the Visale scheme totalled €11.2 billion, and the total gross amount of receivables due from tenants under the scheme (recorded under transactions with customers) was €227.8 million (€26.1 million net).

The methods used to calculate impairment of receivables due as a result of the triggering of Visale guarantees were based on the assumption of a 31.8% recovery rate at end-2025, compared with 29.3% at end-2024 (based on the recovery rate observed for oldest generations of the guarantees), after deducting any amounts already recovered.

The liability provisions accrued in respect of the Visale guarantee scheme were calculated by an independent actuary who is a member of an actuary association recognised by the French Prudential Supervisory Authority (ACPR). To make this estimate at the reporting date, the Company measures all benefits payable throughout the entire term of the various rental contracts in respect of security deposits granted between 2016 and 31 December 2025. As a result, these provisions factor in claims arising before 31 December 2025 as well as those expected to arise after that date during the rental term covered by the guarantee (for contracts signed before this date).

Liability provisions are estimated as follows:

- ✓ The components included in the calculation of the liability provision are provisions for claims under the unpaid rent guarantee (€306.3 million at 31 December 2025), projected settlements under the unpaid rent guarantee (€71.1 million at 31 December 2025, deducted from the provision for claims) and provisions for claims under the rental damage guarantee (€8.5 million at 31 December 2025).

- ✓ The estimation of provisions for claims under the unpaid rent guarantee is based on a 'chain-ladder'-type method, based on projecting observed data up to the final claims amount, separating the data by tenant category. The projected benefits under the unpaid rent guarantee also include the cost of disputes. This method, commonly used by insurers to measure this type of provision, assumes that historical loss development models are indicative of future loss development models. This method is particularly relevant when the available historical data set is large and reliable, which is the case for ALS.

  More specifically, the chain-ladder method chosen is Mack's model, which estimates the prediction error associated with the method using a confidence interval. In light of the changes since the 2023 year-end in the methods used for estimating the provision, a high confidence level of 99.99% applied (unchanged in 2024 and 2025). For information, the sensitivity of the provision for claims to the confidence interval parameter is as follows:
    - o 95% confidence interval: €229.4 million.
    - o 90% confidence interval: €219.8 million.

- ✓ Projected settlements are determined by year of inception of the rental contract and by category of tenant, by applying the rate of settlements to the final claims cost (gross claims) based on provisional data, and then by deducting the settlements already collected.

- ✓ For rental damage, the provision is estimated by comparing the benefits paid under the rental damage guarantee with the benefits paid under the unpaid rent guarantee.

4.18. DETERMINATION OF INCOME

Income is recorded in the income statement for the financial year if it is:
- Realised, i.e., the principle and amount are certain;
- Earned in the financial year.

The main income indicators are:
- Net Non-Banking Income (NNBI): consists of the employers' contribution (collection) net of subsidies recorded in expenses;
- Net Banking Income (NBI): mainly comprises the net interest margin on customer loans and interest expense on borrowings;
- Other operating income includes previous operating income, transfers of operating expenses and other income not taken into account to determine Net Non-Banking Income or Net Banking Income.

4.19. COMMITMENTS RELATED TO FUNDS FOR "SUPPORTING NEW SOCIAL AND AFFORDABLE RENTAL HOUSING AND HOUSING SECTOR PLAYERS" AS PART OF THE FIVE-YEAR AGREEMENT

When accounting for capital injections, equity securities, and subsidies aimed at supporting new social and affordable rental housing and housing sector players, the Group applies the ALG Directive dated 27 May 2025, in accordance with Article L.313-18-1 II of the French Construction and Housing Code (CCH) and the agreement referred to in paragraph 13 of Article L.313-3 of the CCH.

This Directive specifies the target beneficiaries, the eligibility criteria and the procedure to be followed by Action Logement. The financing arrangements set up by ALS may take the form of (i) subsidies paid to ALI for acquiring or subscribing for shares or other securities offered by social or affordable housing organisations, (ii) investment subsidies paid directly to those organisations, or (iii) direct acquisition of equity securities issued by those organisations.

Once the applications have been examined by ALS (beneficiaries identified, funding arrangements organised and amounts allocated), ALG's Board of Directors is asked to define and validate the use of the funds based on the priorities set in the five-year agreement and in accordance with the operating procedure described in the Directive of 27 May 2025. These funds are recorded as off-balance sheet commitments by ALS in the year in which the Board of Directors of its sole shareholder, ALG, issues its decision.

- ✓ Allocation of subsidies by ALS to ALI for the purpose of acquiring or subscribing to equity interests in the companies referred to in paragraph 1 and 2 of Article L. 313-20-1 of the CCH

Based on the decisions of its sole shareholder, ALS notifies ALI of its agreement to allocate the subsidies, and the amounts concerned are paid when ALS receives the letter from ALI officially requesting the funds. The subsidies are recognised as non-banking operating expenses in the period in which ALS notifies ALI of its agreement to allocate them.
In 2025, €385 million was expensed in relation to the allocation of these subsidies

- ✓ Investment subsidies paid directly to housing organisations

The accounting treatment for these investment subsidies is the same as for those paid to ALI: the subsidies are recognised as non-banking operating expenses when the agreement to allocate them is notified to their beneficiary.
In 2025, €56 million was expensed in relation to the allocation of these subsidies.

- ✓ Acquisition of equity securities issued by housing organisations

The accounting treatment for the acquisition by ALS of equity securities falling within the scope of the Directive of 26 July 2023 is the same as the general accounting treatment applicable to other securities.

4.20. COMMITMENTS IN SUPPORT OF NATIONAL POLICIES

The reporting period in which these subsidies are to be booked is determined based on an analysis of continuing-performance contracts, as illustrated in the note accompanying ANC Regulation 2017-02 issued by the French accounting standards-setter on the individual and consolidated financial statements of the Action Logement Group. The sums allocated by ALS in a given year in support of national housing policies, as set out in the agreements between Action Logement, the French State and a third-party organisation (in the form of an annual predefined budget) represent non-banking operating expenses to be expensed as incurred. The remaining amount allocated to subsequent years is recognised in the financial statements within off-balance sheet items, as a commitment given.

Organisations acting in support of national policies include the ANRU, ANIL-ADIL housing information agencies, and the FNAL and FNAP housing support funds.

The related amounts expensed in 2025 totalled €400 million for ANRU and €9 million for ANIL-ADIL. Off-balance sheet commitments for subsidies at 31 December 2025 amount to €4.4 billion for ANRU and €18 million for ANIL.

4.21. DEFERRED TAXES

Under the terms of the tax ruling specific to ALS, which establishes the principle for an allocation of income and expenses between tax-exempt and taxable sectors based on allocation keys, ALS' taxable earnings for the coming years are expected to remain structurally in deficit. As such, no losses are capitalised and no deferred tax recognised.

4.22. Leases

Depending on their materiality, contracts treated as finance leases are recognised where appropriate:

- By the lessee:
  - ✓ In the balance sheet in the form of a fixed asset and a corresponding financial liability,
  - ✓ In the income statement in the form of depreciation and interest expense;
- By the lessor: as a loan.

4.23. Critical accounting estimates

The preparation of the financial statements requires the ALS Group Management to make estimates and assumptions that affect the amounts reported in these financial statements and the accompanying notes, specifically in respect of property, plant and equipment, impairment of loans and receivables and provisions. The Action Logement Group bases its estimates on its past experience as well as on a set of other factors deemed reasonable with regard to the circumstances to form a judgement on the values to be retained for its assets and liabilities.

Actual results may differ materially from these estimates depending on assumptions or different situations.

5. Segment information

The ALS subsidiaries included in the consolidated financial statements contribute, together or individually, less than 10% of the main balance sheet and income statement indicators.

Information showing the contribution of ALS on the one hand and the combined contribution of the other subsidiaries on the other hand does not, in our opinion, provide relevant information giving readers of the consolidated financial statements a better view of the ALS Group's operations.

6. Notes to the balance sheet

6.1. Amounts due from credit and similar institutions

This item breaks down as follows:

In thousands of euros	31 December 2024	Change	31 December 2025
Demand accounts	**1,269,222**	**+228,959**	**1,498,181**
Bank current accounts	889,361	+261,795	1,151,157
Passbook accounts	379,861	-32,836	347,024
Term accounts	**894,782**	**-147,127**	**747,655**
Term accounts	877,089	-143,737	733,352
Accrued interest	17,693	-3,390	14,303
Total amounts due from credit and similar institutions	**2,164,004**	**+81,832**	**2,245,836**

6.2. Transactions with customers

This item includes loans granted by ALS to individuals and corporate entities.

In thousands of euros	31 December 2024	Change	Increases	Decreases	Losses on bad debts	Other changes	31 December 2025
Loans to individuals	4,429,701	-	710,625	(475,757)	(26,831)	-251	4,637,487
Loans to corporate entities	15,197,214	-	1,428,430	(533,911)	(1,076)	+181	16,090,838
Accrued interest on loans to individuals and corporate entities	48,131	-16,007	-	-	-	-78	32,046
Total transactions with customers	**19,675,046**	**-16,007**	**2,139,055**	**(1,009,668)**	**(27,907)**	**-148**	**20,760,371**

In thousands of euros	31 December 2024	Additions	Reversals	Other changes	31 December 2025
Loans to individuals	(235,770)	(58,288)	20,881	+1	(273,176)
Loans to corporate entities	(28,130)	(1,477)	7,001	-	(22,606)
Total impairment of loans	**(263,900)**	**(59,765)**	**27,882**	**+1**	**(295,782)**
Loans to individuals, net	4,197,262				4,367,756
Loans to corporate entities, net	15,213,884				16,096,833
Transactions with customers, net	**19,411,146**				**20,464,589**

In thousands of euros	31 December 2024	31 December 2025
Doubtful debts – loans to individuals	262,268	305,036
Doubtful debts – loans to corporate entities	59,049	40,585
Total doubtful debts	**321,317**	**345,621**

In thousands of euros	31 December 2024	31 December 2025
Doubtful loans to individuals (gross)	**262,268**	**305,036**
of which non-performing (net)	**15,231**	**22,784**
Gross	208,758	245,875
Impairment	(193,527)	(223,091)
Doubtful loans to corporate entities (gross)	**59,049**	**40,585**
of which non-performing (net)	**1,089**	**1,596**
Gross	10,145	15,198
Impairment	(9,056)	(13,602)
NET TOTAL	**16,320**	**24,380**

Loan schedule:

In thousands of euros	31 December 2025	Less than 1 year	Between 1 and 5 years	More than 5 years
Loans to individuals	4,640,932	637,367	1,175,819	2,827,746
Loans to corporate entities	16,119,439	516,478	2,226,909	13,376,052
Total loans	**20,760,371**	**1,153,845**	**3,402,728**	**16,203,798**
Percentage of total balance	100%	6%	16%	78%

6.3. BONDS AND OTHER FIXED-INCOME SECURITIES

In thousands of euros	31 December 2024	Subscriptions	Acquisitions	Disposals	31 December 2025
Equity securities and bonds	104,524	3,000	45	(1,524)	106,045
Impairment of equity securities and bonds	(283)			283	-
Equity securities and bonds, net	**104,241**	**3,000**	**45**	**(1,241)**	**106,045**

As a result of the sale during the year of fixed-income securities recorded in the 2024 balance sheet in an amount of €1.5 million, this item now consists solely of equity securities and related receivables, breaking down as follows:

- €106.0 million in securities issued by public organisations, including two issues taken up in 2025 of securities issued by the Finistère Habitat and Val du Loing Habitat OPHs, amounting to €1 million and €2 million respectively.
- €45 thousand in outstanding coupons receivable.

The €283 thousand impairment provision previously recognised for the fixed-income securities that were sold during the year was reversed in full in 2025.
There were no transfers between categories during the year.

✓ Equity securities

In connection with the implementation of the 25 April 2019 agreement relating to the voluntary investment plan, at end-2022, ALS subscribed to €100 million equity securities of fifteen Public Housing Offices (OPH) involved in a merger or planned merger, enabling them to duly discharge their role as HLM social housing bodies. These securities are treated as quasi-equity without voting rights. They are undated and are redeemable by the issuing company at their acquisition price after a seven-year period. The securities generate an annual return consisting of a fixed interest rate and a variable component based on cash flow from rental activities. Equity securities are classified as investment securities.
At the year-end, there was no indication of impairment of the Group's equity securities.

6.4. EQUITY INTERESTS AND OTHER LONG-TERM SECURITIES

This item corresponds to investments in ALS subsidiaries that are not consolidated because they are not material, and which were merged in 2025 into a newly-created subsidiary called Guichet Unique Action Logement.

The sales of shares in Atriom, Martinique Habitat and Réunion Habitat and the subscription of shares in Guichet Unique Action Logement were carried out as part of the restructuring of the Group's subsidiaries operating in French overseas territories. Impairment provisions had previously been recognised for the shares in the three merged subsidiaries, which were reversed when they were sold.

In thousands of euros	31 December 2024	Increases	Disposals	Other changes	31 December 2025
Atriom	1,797		(1,797)		-
Martinique Habitat	858		(858)		-
Réunion Habitat SAS	600		(600)		-
Total equity interests and other long-term securities - Gross value	**3,255**	**-**	**(3,255)**	**-**	**-**

Impairment	31 December 2024	Additions	Reversals	Other changes	31 December 2025
Impairment of equity interests in non-consolidated entities	(2,853)		2,853	-	-
Atriom	(1,797)		1,797		-
Martinique Habitat	(858)		858		-
Réunion Habitat SAS	(198)		198		-
Total impairment of equity interests and other long-term securities	**(2,852)**	**0**	**2,852**	**0**	**0**
Equity interests and other long-term securities, net	**403**				**0**

In thousands of euros	31 December 2024	Increases	Disposals	Other	31 December 2025
Guichet Unique Action Logement		100			100
Total shares in related companies – gross	**0**	**100**	**-**	**-**	**100**

Impairment	31 December 2024	Additions	Reversals	Other changes	31 December 2025
Guichet Unique Action Logement		(100)			(100)
Impairment of shares in related companies	**0**	**(100)**	**-**	**-**	**(100)**

Provisions for impairment of equity interests are calculated on the basis of the forecast profit or loss of the companies concerned at the reporting date. A portion of the shareholder advance concerning Guichet Unique Action Logement has been written down to reflect the company’s financial position at the reporting date.

6.5. INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

In thousands of euros	31 December 2024	Increases	Decreases	Change in scope of consolidation	Other changes	31 December 2025
Intangible assets	**51,956**	**12,333**	**(312)**			**63,977**
Leasehold rights	61	-	-	-	-	61
Software	51,411	9,393	(312)	-	+875	61,367
Intangible assets in progress	448	2,940	-		-875	2,513
Other intangible assets	36	-	-	-	-	36
Property, plant and equipment	**573,486**	**4,794**	**(10,470)**	**-**	**-**	**567,810**
Land	298,515	-	(9,481)	-	-	289,034
Buildings	211,419	363	(819)	-	+27	210,990
Other property, plant and equipment	62,913	2,575	(170)		+1,259	66,577
Property, plant and equipment in progress	639	1,856	-		-1,286	1,209
Intangible assets and property, plant and equipment - Gross value	**625,442**	**17,127**	**(10,782)**			**631,787**

In thousands of euros	31 December 2024	Additions	Reversals/ Disposals	Impairment	Other changes	31 December 2025
Intangible assets	**(27,498)**	**(15,022)**	**397**			**(42,123)**
Software	(27,498)	(15,022)	397			(42,123)
Property, plant and equipment	**(85,992)**	**(15,269)**	**762**	**(3)**	**+9**	**(100,493)**
Land	(174)			(3)		(177)
Buildings	(43,798)	(6,992)	589			(50,201)
Other property, plant and equipment	(42,020)	(8,277)	173		+9	(50,115)
Total amortisation, depreciation and impairment	**(113,490)**	**(30,291)**	**1,159**	**(3)**	**+9**	**(142,616)**
Intangible assets, net	**24,458**					**21,854**
Property, plant and equipment, net	**487,494**					**467,317**

6.6. OTHER ASSETS

Other assets are broken down as follows:

In thousands of euros	31 December 2024	31 December 2025	Change	%
Housing stock	952,985	1,135,578	+182,593	19%
Receivables due from tenants	6,645	8,095	+1,450	22%
Cash pledges	198,312	183,312	-15,000	-8%
Deposits and guarantees	2,472	2,851	+379	15%
Bond premiums	50,724	52,389	+1,665	3%
Trade receivables	5,438	5,184	-254	-5%
Loans granted (Pass Foncier indexing)	27,324	27,627	+303	1%
Other receivables	46,769	63,791	+17,022	36%
Total other assets - gross value	**1,290,669**	**1,478,827**	**+188,158**	**15%**

Housing stock corresponds to housing purchased from social landlords by the National Sales Operator (ONV) within the scope of its social housing sales activity.

The cash pledges recognised within other assets have been fully written down since they were first given. These pledges are used to subsidise the loans granted by CDC to social housing bodies. As the subsidies are called (€15 million in 2025), the debt is written off and a reversal of the provision is recorded for the same amount.

Impairment of other assets:

In thousands of euros	31 December 2024	Additions	Reversals	Change in scope of consolidation	Other changes	31 December 2025
Cash pledges	(198,312)		15,000			(183,312)
Housing stock	(6,453)	(1,838)	3,867			(4,424)
Other assets	(4,638)	(1,276)	730			(5,184)
Total impairment of other assets	**(209,403)**	**(3,114)**	**19,597**			**(192,920)**

The reversal of impairment on cash pledges corresponds to the gross amount written off.

6.7. AMOUNTS DUE TO CREDIT INSTITUTIONS

In thousands of euros	31 December 2024	Change	Increases	Decreases	31 December 2025
CDC loans	1,010,613		6,183	(45,742)	971,054
Commission on cash credit facilities	37	+52			89
Loans from credit institutions	125,387		80,000	(7,669)	197,718
Amounts due to credit institutions	1,287	+129			1,416
Loans to credit institutions	**1,137,324**	**+181**	**86,183**	**(53,411)**	**1,170,277**

Amounts due to credit institutions primarily relate to two loan agreements signed in 2013 and 2015 between Caisse des Dépôts et Consignations (CDC) and the UESL for an aggregate €1.7 billion in order to support the volume of construction, restoration and acquisition of social housing, and investments in the equity of landlords. Eight drawdowns have been made for a total of €1,477 million.

Action Logement Services repaid €40.1 million in 2025, bringing the principal outstanding to €924.7 million at the reporting date. The amounts due to credit institutions are term liabilities.

Loans from credit institutions include:

- outstanding bank loans taken out by Solendi Expansion to finance office buildings held by the Group;
- outstanding CDC loans taken over from the OLS housing information agency when the ONV acquired the housing stock.
- an €80 million drawdown by the ONV on its revolving credit facility ("RCF").

Maturity of amounts due to credit institutions:

In thousands of euros	31 December 2025	Less than 1 year	From 1 to 5 years	More than 5 years
CDC loans	971,054	57,245	248,604	665,205
Commission on cash credit facilities	89	89		
Loans from credit institutions	197,718	87,758	31,938	78,022
Amounts due to credit institutions	1,416	1,416		
Loans from credit institutions	**1,170,277**	**146,508**	**280,542**	**743,227**

6.8. AMOUNTS DUE TO CUSTOMERS

In thousands of euros	31 December 2024	Increases	Decreases	Other changes	31 December 2025
Amounts due to individuals	82,827	158,087	(157,485)		83,429
Funds received in the form of loans (due and outstanding)	6,301,252	445,625	(194,722)	-35,709	6,516,446
Third-party beneficiaries of subsidies to corporate entities	675,767			+26,405	702,172
Total amounts due to customers	**7,059,846**	**603,712**	**(352,207)**	**-9,304**	**7,302,047**

Amounts due to customers mainly comprise the collection of the PEEC in the form of loans from businesses, totalling €6,516 million.
Amounts due to individuals are mainly related to the following:

- mobility aid for €62 million;
- Action Cœur de Ville project for €5.8 million;
- energy retrofit work in the private sector for €513 thousand;
- new purchase bonuses for €10.2 million.

Schedule of amounts due to customers:

In thousands of euros	31 December 2025	Less than 1 year	From 1 to 5 years	More than 5 years
Amounts due to the French State, local authorities and government agencies				
Amounts due to individuals	83,429	83,429		
Funds received in the form of loans (due and outstanding)	6,516,446	334,681	989,643	5,192,122
Third-party beneficiaries of subsidies to corporate entities	702,172	702,172		
Total amounts due to customers	**7,302,047**	**1,120,282**	**989,643**	**5,192,122**

6.9. DEBT SECURITIES

Debt securities correspond to bonds/notes issued by ALS, with the increase recorded during the year corresponding to:

In thousands of euros	31 December 2024	Increases	Decreases	31 December 2025
Debt securities	7,700,000	1,000,000	-	8,700,000
Accrued interest on debt securities	63,549	101,284	(91,626)	73,207
Total debt securities	**7,763,549**	**1,101,284**	**(91,626)**	**8,773,207**

In September 2025, ALS carried out a €1 billion issue of 10-year notes paying interest at an annual rate of 3.75%.

Maturity of debt securities:

In thousands of euros	31 December 2025	Less than 1 year	From 1 to 5 years	More than 5 years
Debt securities	8,700,000	-	-	8,700,000
Accrued interest on debt securities	73,207	73,207	-	-
Total debt securities	**8,773,207**	**73,207**	**-**	**8,700,000**

6.10. Other liabilities

In thousands of euros	31 December 2024	31 December 2025	Change	%
Employee-related payables	43,363	45,223	+1,860	4%
Accrued taxes other than on income	7,852	7,697	-155	-2%
Trade payables	27,378	35,130	+7,752	28%
Pass Foncier advances (low-interest loans to promote home owners	72,157	68,500	-3,657	-5%
Other payables	54,936	54,049	-+887	-2%
Total other liabilities	**205,686**	**210,599**	**+4,913**	**2%**

"Pass Foncier advances" correspond to amounts advanced by the beneficiaries of construction leases under the Pass Foncier scheme managed by Astria Foncier.

6.11. Provisions

In thousands of euros	31 December 2024	Additions	Reversals	Other changes	31 December 2025
Provisions for risks	9,541	9,376	(5,060)	-	13,857
Provisions for guarantees	234,819	9,660	(100)	-	244,379
Provisions for post-employment benefit obligations	56,175	95	(5,700)	-	50,570
Other provisions for charges	24,140	4,683	(8,061)	-	20,762
Total provisions	**324,675**	**23,814**	**(18,921)**		**329,568**

"Provisions for guarantees" mainly comprise provisions related to the Visale guarantee scheme, which amounted to €243.8 million at 31 December 2025 and break down as follows:

- Provisions for unpaid rent guarantee claims: €306,313 thousand (€295,706 thousand at end-2024).
- Projected settlements receivable: €(71,077) thousand vs. €(69,310) thousand at end-2024.
- Provision for rental property damage claims: €8,542 thousand (€7,723 thousand at end-2024).

The income statement impact of impairment of receivables and provisions for risks is summarised in the note on the cost of risk.

The main assumptions used to measure the Group's pension and similar commitments are as follows:

Assumptions	31 December 2025	31 December 2024
Assumptions applied by all subsidiaries		
Discount rate	3.96%	3.43%
Mortality table	INSEE 2022-2024	INSEE 2020-2022
Assumptions specific to each subsidiary		
Estimated annual salary increases	3.50%	4.00%
Staff turnover rate	Staff turnover tables that decrease based on age, with values ranging from 5% to 0%.	Staff turnover tables that decrease based on age, with values ranging from 5% to 0%.
Retirement age	From 64 to 67 years	From 64 to 67 years
Payroll costs by job category	From 50% to 64%	From 50% to 64%

7. Notes to the income statement

7.1. Net non-banking income

Net Non-Banking Income (NNBI) consists of the employers' contribution (collection) net of subsidies recorded in expenses.

7.1.1. Funds received in the form of subsidies

In thousands of euros	31 December 2025	31 December 2024	Change	%
Employers' contribution	**1,556,268**	**1,497,653**	**+58,615**	**4%**
Funds received in the form of subsidies	1,520,559	1,481,922	+38,637	3%
Irrecoverable matured funds	35,056	15,079	+19,977	132%
Transformation into subsidies of funds received as loans	653	652	+1	0%
Funds received	**63**	**15**	**+48**	**320%**
Reversals of subsidies	53	4	+49	1,225%
Other	10	11	-1	-9%
Total funds received in the form of subsidies	**1,556,331**	**1,497,668**	**+58,663**	**4%**

7.1.2. Subsidies expensed

In thousands of euros	2025	2024	Change	%
Funding of national policies	(409,000)	(559,000)	+150,000	-27%
Subsidies to corporate entities	(605,210)	(564,613)	-40,597	7%
Subsidies to individuals	(117,184)	(86,936)	-30,248	35%
Other subsidies	(5,371)	(5,176)	-195	4%
Total subsidies paid	**(1,136,765)**	**(1,215,725)**	**+78,960**	**-6%**

National policy funding represented an outlay of €409 million for the Group and can be analysed as follows:

- ANIL-ADIL funding: €9 million;
- ANRU guarantees amounted to €400 million.

Subsidies to corporate entities amounted to €605.2 million and included in particular:

- subsidies to the Action Logement Group: €444.9 million, including €60.0 million to AFL for the NPNRU, and €385 million to ALI for the equity funding of ESH subsidiaries and affordable housing subsidiaries;
- €52.4 million in subsidies to social housing organisations;
- €40.6 million in subsidised equity loans (PHB 2.0);
- €23.8 million in Action Coeur de Ville subsidies;
- €25.6 million in subsidies to cover the operating costs of APAGL and ALG.

Subsidies to individuals amounted to €117 million in 2025, compared with €87 million in 2024.

Other subsidies include non-rebillable costs related to disputes, mainly for the Visale guarantee business.

7.2. Net banking income

Net Banking Income (NBI) essentially represents the net interest margin on customer loans and interest expense on borrowings.

7.2.1. INTEREST RECEIVABLE AND SIMILAR INCOME

In thousands of euros	2025	2024	Change	%
Transactions with credit institutions	38,892	80,683	-41,791	-52%
Transactions with individuals	41,071	44,623	-3,552	-8%
Transactions with corporate entities	111,359	137,134	-25,775	-19%
Bonds and other fixed-income securities	1,594		1,594	0%
Other interest and similar income	2,943	715	+2,228	312%
Total interest receivable and similar income	**195,859**	**263,155**	**-68,890**	**-26%**

The year-on-year decrease in total interest receivable and similar income is a direct reflection of the decrease in interest rates during the year, particularly for Livret A passbook savings accounts (3% at 31 December 2024, 2.4% at 1 February 2025 and 1.70% at 1 September 2025).

7.2.2. INTEREST PAYABLE AND SIMILAR EXPENSES

In thousands of euros	2025	2024	Change	%
Transactions with credit institutions	(37,705)	(39,198)	+1,493	-4%
Transactions with customers	(793)	(502)	-291	58%
Bonds and other fixed-income securities	(172,493)	(144,664)	-27,829	19%
Other interest payable and similar expenses	(3,745)	(9,187)	+5,442	-59%
Total interest payable and similar expenses	**(214,736)**	**(193,551)**	**-21,185**	**11%**

The increase in expenses relating to bonds and other fixed-income securities reflects interest on bond issues.

“Other interest payable and similar expenses” correspond mainly to:

- EMTN (European Medium Term Notes) fees of €4.8 million;
- €1.4 million in interest on loans taken out by Solendi Expansion;
- €2.3 million in interest on loans taken out by the ONV.

7.3. OTHER OPERATING INCOME

In thousands of euros	2025	2024	Change	%
Rents and rental expenses collected	52,902	44,906	+7,996	18%
Other income from ancillary activities	85,915	62,371	+23,544	38%
Rebilled provision of staff	3,866	4,915	-1,049	-21%
Total other operating income	**142,683**	**112,192**	**+30,491**	**27%**

"Rents and rental expenses collected" primarily concerns the activity of the National Sales Operator for HLM Social Housing (ONV).
"Other income from ancillary activities" mainly relates to sales of housing units by the ONV to individuals, amounting to €80 million.

7.4. GENERAL OPERATING EXPENSES

In thousands of euros	2025	2024	Change	%
Staff expenses	**(186,554)**	**(182,087)**	**-4,467**	**2%**
Staff remuneration	(130,920)	(127,781)	-3,139	2%
Social security and health insurance expenses	(48,110)	(47,371)	-739	2%
Other staff charges	(7,524)	(6,935)	-589	8%
Other administrative expenses	**(229,196)**	**(210,582)**	**-18,614**	**9%**
Sub-contracting	(28,279)	(31,638)	+3,359	-11%
Rents and rental expenses	(13,426)	(12,304)	-1,122	9%
Recoverable rental expenses	(10,484)	(9,129)	-1,355	15%
Intermediaries, agent and external fees	(29,534)	(27,502)	-2,032	7%
Additions to operating provisions	6,150	(3,447)	+9,597	-278%
Maintenance and repairs	(10,437)	(9,430)	-1,007	11%
Miscellaneous taxes	(30,033)	(28,411)	-1,622	6%
ANCOLS/ACPR/Other contributions	(8,068)	(7,601)	-467	6%
Post and telecommunications fees	(2,327)	(2,188)	-139	6%
Travel and entertainment	(4,805)	(4,166)	-639	15%
Insurance	(1,304)	(1,015)	-289	28%
Other administrative expenses	(96,649)	(73,751)	-22,898	31%
Total general operating expenses	**(415,750)**	**(392,669)**	**-23,081**	**6%**

Professional fees and dispute-related costs primarily comprise ALS call centre fees, debt collection fees, staff training fees and fees relating to the notes issue carried out during the year (rating, lawyers' fees, comfort letters).
Sub-contracting costs mainly concern IT.

Other administrative expenses chiefly comprise the €70 million cost price of the housing units sold by the ONV.

7.5. COST OF RISK

In thousands of euros	2025	2024	Change	%
Corporate entities	**4,374**	**51,310**	**-46,936**	**-91%**
Additions to impairment - loans to corporate entities	(1,477)	(17,158)	+15,681	-91%
Reversals of impairment - loans to corporate entities	7,001	68,951	-61,950	-90%
Losses on bad debts - loans to corporate entities	(1,150)	(483)	-667	138%
Individuals	**(71,952)**	**(79,440)**	**+7,488**	**-9%**
Additions to impairment - loans and liability provisions relating to indiv	(67,948)	(99,774)	+31,826	-32%
Reversals of impairment - loans and liability provisions relating to indivi	20,981	43,726	-22,745	-52%
Losses on bad debts - loans to individuals	(24,985)	(23,391)	-1,594	7%
Cash pledges				
Losses on other bad debts (cost of risk)	(15,000)	(15,000)		
Reversal of impairment on other receivables (cost of risk)	15,000	15,000		
Total cost of risk	**(67,578)**	**(28,129)**	**-39,449**	**140%**

(*) Impairment charged against loans to individuals in an amount of €58,288 thousand and additions to provisions for liabilities of €9,660 thousand.

(**) Reversals of impairment of loans to individuals in an amount of €20,881 thousand and reversals of provisions for liabilities of €100 thousand.

The cash pledges recognised as assets on the balance sheet have been fully written down since they were first given. These pledges are used to subsidise the loans granted by Caisse des Dépôts et Consignations to social housing bodies. As the subsidies are called, the debt is written off and a provision reversal is recorded for the same amount.

- ✓ Visale

In thousands of euros	31 December 2025	31 December 2024
Net impairment of assets	(40,142)	(38,785)
Net additions to provisions for liabilities	(9,660)	(45,119)
Losses and recoveries – written-off receivables	(14,698)	(12,554)
Total	**(64,501)**	**(96,458)**

7.6. GAINS AND LOSSES ON OTHER ASSETS

Gains and losses on other assets include €98 thousand in losses on fixed asset disposals.

7.7. INCOME TAX

Income tax expense for the year amounted to €3.6 million versus €7.6 million in 2024 and comprises:

- a €1.3 million tax expense recorded by ALS, mainly in respect of investment income for the year;
- a €1.8 million tax expense recorded by Solendi Expansion;
- a €0.6 million tax expense recorded by the ONV.

8. OFF-BALANCE SHEET COMMITMENTS

8.1. COMMITMENTS GIVEN

In thousands of euros	31 December 2025	31 December 2024
Mortgages and collateral given	109,021	116,152
Visale guarantees granted	11,228,943	9,769,598
Endorsements, security interests, guarantees given	3,366,252	3,467,780
Sub-total guarantees given	**14,704,216**	**13,353,530**
National policies (subsidies payable)	4,418,000	4,827,000
Loans to other corporate entities	4,302,515	4,766,175
Loans to individuals	305,635	256,779
Preliminary sale agreement	2,585	445
Other commitments given	53,058	111,862
Commitments given	**23,786,009**	**23,315,791**

"Mortgages and collateral given" amounted to €109 million and mainly includes guarantees of loans taken out by Solendi Expansion with La Banque Postale.

Commitments under the Visale scheme break down as follows:

- Visale guarantees amounted to €10,938 million;
- Visale non-performing guarantees represented €290 million.

"Endorsements, security interests, guarantees given" amounted to €3,366 million, breaking down as follows:

- €491 million in guarantees given for Association Foncière Logement;
- €2,843 million in bank guarantees;
- €33 million in commitments to corporate entities.

The "National policies (subsidies payable)" item amounts to €4,418 million and breaks down as follows:

- ANIL-ADIL subsidies: €18 million;
- ANRU-NPNRU subsidies: €4,400 million.

"Loans to other corporate entities" amounts to €4,304 million and breaks down as follows:

- €638 million in subsidies due to CDC;
- €625 million for the Action Cœur de Ville initiative;
- €159 million for non-migrant worker housing;
- €1,593 million for social housing;
- €601 million in NPNRU loans;
- other financing for €612 million.

"Loans to individuals" amounts to €306 million and breaks down as follows:

- €5 million for specific regional initiatives;
- €264 million in homebuyer loans;
- €14 million in renovation loans;
- €7 million in LOCA-PASS advances and guarantee deposits;
- €10 million in Action Cœur de Ville initiatives.

"Other commitments given" mainly include work commitments by the National Sales Operator (ONV) amounting to €49 million.

8.2. COMMITMENTS RECEIVED

In thousands of euros	31 December 2025	31 December 2024
Endorsements, security interests, guarantees received	43,704	33,504
Mortgages and collateral received		
Sub-total guarantees received	**43,704**	**33,504**
Other loans received	1,120,000	900,000
Other commitments received	10,634	17,947
Commitments received	**1,174,338**	**951,451**

"Endorsements, security interests, guarantees received" amount to €43.7 million, breaking down as follows:

- €23 million related to financing for Pass Foncier loans;
- €19.3 million for other financing;
- €1.4 million for the Fonds de Garantie à l'Habitat Social (FGHS) guarantee relating to Mayotte interest-free loans.

A portion of ALS's Pass Foncier loans is covered by a guarantee granted by Mutuelle Nationale des Constructeurs et Accédants à la Propriété (MNCAP).

Commitments shown under "*Other loans received*" – representing €800 million for ALS and €320 million for the ONV – relate solely to credit lines that were undrawn at the reporting date.

"*Other commitments received*" relates to sale commitments received by the National Sales Operator (ONV) for €10.63 million.

9. OTHER INFORMATION

9.1. HEADCOUNT

	2025	2024
Executives including directors	991	976
Non-executive employees	1,629	1,634
Average headcount (FTE)	**2,620**	**2,610**

	2025	2024
Executives including directors	986	985
Non-executive employees	1,593	1,612
Headcount at 31 December (FTE)	**2,579**	**2,597**

9.2. TRANSACTIONS WITH RELATED PARTIES

In thousands of euros		31 December 2025						
		Balance sheet			Income statement		Off-balance sheet commitments	Off-balance sheet commitments
ANCOLS No.	Company name	Gross amount of loans granted	Impairment	Net amount of loans granted	Interest receivable and similar income	Subsidies paid	Loan commitments given	Other commitments given
7500100034	AFL	2,070,632	-	2,070,632	12,743	- 60,000	20,000	-
7500050216	IMMOBILIERE 3F	1,056,588	-	1,056,588	8,650	- 562	236,331	-
7500530018	IN'LI	161,707	-	161,707	2,352	- 40	4,104	-
7500051033	3F RESIDENCES	304,177	-	304,177	1,855	- 26	53,670	-
6900050040	ALLIADE HABITAT	172,603	-	172,603	1,278	258	33,236	-
1300050013	UNICIL	149,232	-	149,232	1,048	386	41,985	-
5100050024	PLURIAL NOVILIA	175,413	-	175,413	965	- 450	41,914	-
9704050053	SHLMR	257,839	-	257,839	1,603	- 15	64,429	-
2500050019	NEOLIA	73,744	-	73,744	477	- 1,852	10,810	-
0200050016	CLESENCE	228,047	-	228,047	1,462	1,333	65,619	-
3100050052	PROMOLOGIS	103,478	-	103,478	664	- 192	14,067	-
3300050019	DOMOFRANCE	108,965	-	108,965	866	- 868	48,018	-
7500050554	3F SEINE ET MARNE	114,432	-	114,432	731	127	18,430	-
3800050022	SDH	77,731	-	77,731	478	- 1,163	14,870	-
6900050032	IMMOBILIERE RHONE-ALPES	56,918	-	56,918	456	- 474	12,603	-
7600050033	LOGEO SEINE	57,160	-	57,160	440	- 724	30,513	-
6800050041	DOMIAL	46,772	-	46,772	381	- 54	11,171	-
7900050022	IMMOB. ATLANTIC AMENAGEMENT	42,175	-	42,175	269	274	10,492	-
6900530032	IN'LI AURA	116,901	-	116,901	1,104	-	14,670	-
3500050041	ESPACIL HABITAT	34,724	-	34,724	270	- 407	13,643	-
4400050065	LA NANTAISE D'HABITATIONS	42,216	-	42,216	342	368	11,075	-
7600050025	3F NORMANVIE (formerly IBS)	43,083	-	43,083	358	- 5,897	47,705	-
6700050133	3F GRAND EST	30,198	-	30,198	271	46	4,300	-
0600050012	3F SUD	88,619	-	88,619	587	222	14,719	-
9701050012	SIKOA	81,874	-	81,874	423	17	55,734	-
4900050045	PODELIHA	44,494	-	44,494	275	- 136	11,784	-
0600530012	IN'LI PACA	63,685	-	63,685	432	- 29	17,550	-
4500050064	3F CENTRE VAL DE LOIRE	22,166	-	22,166	192	- 685	10,175	-
5700050036	VIVEST	54,132	-	54,132	355	- 51	21,500	-
4500050015	VALLOIRE HABITAT	22,869	-	22,869	198	- 1,781	3,937	-
1000050016	MON LOGIS	29,477	-	29,477	218	139	8,120	-
3100530011	IN'LI SUD OUEST	97,724	-	97,724	745	282	7,507	-
3100050029	LA CITE JARDINS	51,264	-	51,264	354	-	15,130	-
6300050012	AUVERGNE HABITAT	36,870	-	36,870	297	- 1,244	17,765	-
6700530018	IN'LI GRAND EST	16,845	-	16,845	163	- 376	8,354	-
2100050013	HABELLIS	44,149	-	44,149	326	- 4	20,976	-
8100060018	MAISONS CLAIRES	6,165	-	6,165	48	-	154	-
2700050025	LE LOGEMENT FAMILIAL DE L'EURE	13,944	-	13,944	157	- 274	812	-
8700050010	NOALIS	34,436	-	34,436	208	96	9,598	-
8100050010	3F OCCITANIE	35,164	-	35,164	211	- 107	3,574	-
5900050166	3F NOTRE LOGIS	31,881	-	31,881	247	100	7,996	-
5900050047	FLANDRE OPALE HABITAT	35,135	-	35,135	191	171	25,794	-
3300050027	ENEAL	2,421	-	2,421	21	-	1,089	-
3500050033	LA RANCE	5,767	-	5,767	40	4	770	-
9702050038	OZANAM	40,247	-	40,247	163	-	76,086	-
6100050022	LOGISSIA (formerly SAGIM)	5,774	-	5,774	57	-	2,833	-
7500530015	LOGEO HABITAT	3,138	-	3,138	24	-	4,899	-
1900060023	COPROD	438	-	438	3	-	604	-
7500103583	ACTION LOGEMENT IMMOBILIER	3,726	-	3,726	44	- 384,982	-	-
	Financing of rental activity	**6,397,139**	**-**	**6,397,139**	**45,042**	**- 458,570**	**1,171,115**	**-**
7500103581	ACTION LOGEMENT GROUP	-	-	-	-	- 20,437	-	-
7500100083	APAGL	-	-	-	-	- 5,174	-	-
	Financing of operating costs	**-**	**-**	**-**	**-**	**- 25,611**	**-**	**-**
	Total	**6,397,139**	**-**	**6,397,139**	**45,042**	**- 484,181**	**1,171,115**	**-**

10. STATUTORY AUDITORS' FEES

In thousands of euros	31 December 2025				31 December 2024		
Type of service	Statutory audit, review of individual financial statements	Audit-related services	Sustainability audit services	Total	Statutory audit, review of individual financial statements	Audit-related services	Total
KPMG	28			**28**	104		**104**
PricewaterhouseCoopers (PwC)	554	71	35	**625**	*492*	*138*	**630**
Mazars	349			**349**	*270*	*10*	**280**
Total fees paid to auditors	**931**	**71**	**35**	**1,002**	**866**	**148**	**1,014**

11. SUBSEQUENT EVENTS

11.1. ACCOUNTING CLASSIFICATION BY INSEE OF ACTION LOGEMENT SERVICES AS A GOVERNMENT AGENCY (APU)

Following the appeal lodged by Action Logement Services against the 25 July 2024 ruling by the Versailles Administrative Court of Appeal, a hearing was held on 23 March 2026 before France's Council of State (the *Conseil d'État*), after which the case was taken under advisement.
In a decision dated 28 April 2026, the *Conseil d'État* (i) overturned the decision of the Versailles Administrative Court of Appeal regarding INSEE's classification of Action Logement Services as a government agency and (ii) rejected Action Logement Services' claim relating to the merits of the case on the grounds that this classification has no direct legal effect.
As a result, this decision had no impact, as at the reporting date, on Action Logement Services' financial position, debt or legal capacity.

11.2. CHANGES TO THE VISALE GUARANTEE SCHEME

Since 6 January 2026, the terms and conditions for issuing the Visale guarantee have changed so that the scheme can provide even greater support to beneficiaries for their housing applications.
Action Logement has amended the conditions for granting the Visale guarantee to make it easier for employees and young people in work or training to access housing, in particular by adapting the rent ceilings to rental market conditions, broadening the eligibility criteria, simplifying the rules for certain categories of beneficiaries, and changing the duration of the guarantee to the duration of the initial tenancy agreement, covering a maximum period of three years.
The terms and conditions of contracts signed prior to these amendments remain unchanged and these measures do not affect the Group's valuations and commitments related to the Visale scheme at 31 December 2025.

12. LIST OF CONSOLIDATED COMPANIES AT 31 DECEMBER 2025

ANCOLS No.	SIREN	Company name	Legal form	Consolidation method	% control	Interest
7,500,103,582	824,541,148	ACTION LOGEMENT SERVICES	SASU	Group parent company		
7,500,534,459	849,167,002	NATIONAL SALES OPERATOR	SA	Full	100.00	99.99
9,200,500,245	444,222,046	ASTRIA FONCIER	SCI	Full	100.00	100.00
9,300,860,024	382,373,116	SOLENDI EXPANSION	SA	Full	100.00	100.00
3,100,531,427	394,003,289	MA NOUVELLE VILLE	SA	Full	100.00	99.68