Action Logement Services

Statutory Auditors' report on the financial statements

(For the year ended 31 December 2025)

PricewaterhouseCoopers Audit
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CS 24241
44263 Nantes Cedex

FORVIS MAZARS SA
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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 financial statements of Action Logement for the year ended 31 December 2025.

In our opinion, the financial statements give a true and fair view of the assets and liabilities and of the financial position of the Company 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 for the audit of the 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 annual 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 financial statements.

These matters were addressed as part of our audit of the 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 financial statements.

Impairment of loans granted to individuals and legal entities

Note 2.3.2 "Transactions with customers" in the notes to the financial statements sets out the accounting policies 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 Company 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 Company 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 2.3.8 "Impairment and provisions for the Visale guarantee scheme" to the 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 also verified that the estimates were reasonable and that the notes to the financial statements contain appropriate disclosures.

Specific verifications

In accordance with professional standards applicable in France, we have also performed the specific verifications required by French legal and regulatory provisions.

Information given in the management report and in the other documents provided to the shareholders with respect to the Company's financial position and the financial statements

We have no matters to report as to the fair presentation and the consistency with the financial statements of the information given in the Board of Directors' management report and in the other documents provided to the sole shareholder with respect to the Company's financial position and the financial statements.

We attest to the fair presentation and the consistency with the financial statements of the information about payment terms referred to in Article D.441-6 of the French Commercial Code.

Other information

In accordance with French law, we have verified that the required information concerning the purchase of investments and controlling interests has been properly disclosed in the management report.

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

Management is responsible for preparing 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 financial statements that are free of material misstatement, whether due to fraud or error.

In preparing the 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 Accounts 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.

These financial statements have been approved by the Board of Directors.

Responsibilities of the Statutory Auditors for the audit of the financial statements

Objective and audit approach

Our role is to issue a report on the financial statements. Our objective is to obtain reasonable assurance about whether the 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 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 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 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 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 financial statements and assess whether these statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 Risks Committee.

Nantes and Courbevoie, 22 May 2026

The Statutory Auditors

PricewaterhouseCoopers Audit	FORVIS MAZARS SA
Nicolas Jolivet	Jean Latorzeff

Individual financial statements

for the year ended

31 December 2025

Action Logement Services – Simplified joint stock company (SAS)
Share capital: €20,000,000
Registered office: 19/21 quai d'Austerlitz 75013 Paris - 824 541 148 RCS Paris
Registered with the ORIAS under number 17006232 – Finance company authorised and supervised by the ACPR

www.actionlogement.fr **@Services_AL**

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BALANCE SHEET – ASSETS

(in thousands of euros)	Notes	31 December 2025			31 December 2024
		Gross	Depreciation, amortisation and impairment	Net	Net
Cash and amounts due from central banks and postal cheque accounts					
Amounts due from credit and similar institutions	*3.1*	**2,167,913**		**2,167,913**	**1,983,693**
Transactions with customers (amounts due from customers)	*3.2*	**20,887,388**	**(295,782)**	**20,591,606**	**19,552,725**
Amounts due from the French State, local authorities and government agencies					
Loans to individuals		*4,640,932*	*(273,176)*	4,367,756	*4,197,262*
Loans to corporate entities		*16,246,456*	*(22,606)*	16,223,850	*15,355,463*
Bonds and other fixed-income securities	*3.3*	**106,046**		**106,046**	**104,292**
Shares and other variable income securities					
Equity interests and other long-term securities					
Shares in affiliated companies	*3.4*	**802,402**	**(9,659)**	**792,742**	**793,144**
Intangible assets	*3.5*	**61,514**	**(39,794)**	**21,720**	**24,275**
Property, plant and equipment	*3.5*	**65,878**	**(50,394)**	**15,484**	**19,631**
Other assets	*3.6*	**552,493**	**(203,738)**	**348,755**	**348,950**
Accrual accounts	*3.7*	**64,608**		**64,608**	**63,279**
TOTAL ASSETS		**24,708,242**	**(599,368)**	**24,108,874**	**22,889,990**

Balance Sheet – Liabilities and Equity

(in thousands of euros)	*Notes*	31 December 2025	31 December 2024
Amounts due to central banks and postal cheque accounts			
Amounts due to credit and similar institutions	*3.8*	**924,818**	**964,895**
Transactions with customers	*3.9*	**7,302,630**	**7,060,835**
Amounts due to the French State, local authorities and government agencies			
Amounts due to individuals		*83,429*	*82,827*
Amounts due to corporate entities		*7,219,202*	*6,978,008*
Debt securities	*3.10*	**8,773,207**	**7,763,549**
Other liabilities	*3.11*	**71,910**	**82,260**
Accrual accounts	*3.12*	**19,420**	**13,979**
Provisions	*3.13*	**326,204**	**316,242**
Equity		**6,690,686**	**6,688,229**
Subscribed capital		*20,000*	*20,000*
Reserves		*14,185,961*	*14,185,961*
Retained earnings (accumulated losses) (±)		*(7,517,732)*	*(7,521,067)*
Net income (loss) for the period (±)		*2,457*	*3,336*
TOTAL LIABILITIES AND EQUITY		**24,108,874**	**22,889,990**

INCOME STATEMENT

(in thousands of euros)	Notes	2025	2024
Employers' contribution	*4.1.1*	**1,556,268**	**1,497,653**
Committed subsidies – income			
Other subsidies			
Committed subsidies – expenses	*4.1.2*	**(1,136,359)**	**(1,216,714)**
Subsidies to the French State, local authorities and government agencies		*(409,000)*	*(559,000)*
Subsidies to individuals		*(117,184)*	*(86,936)*
Subsidies to corporate entities		*(604,804)*	*(565,602)*
Other subsidies		*(5,371)*	*(5,176)*
NET NON-BANKING INCOME		**419,909**	**280,939**
Interest receivable and similar income	**4.2.1**	**196,524**	**267,571**
Transactions with credit institutions		*38,892*	*80,683*
Transactions with individuals		*41,071*	*44,623*
Transactions with corporate entities		*114,967*	*141,038*
Bonds and other fixed-income securities		*1,595*	*1,226*
Other interest and similar income			
Interest payable and similar expenses	*4.2.2*	**(212,768)**	**(189,328)**
Transactions with credit institutions		*(37,732)*	*(39,197)*
Transactions with customers		*(793)*	*(253)*
Bonds and other fixed-income securities		*(174,243)*	*(149,882)*
Other interest and similar expenses			*5*
Income from variable-income securities			
Commission income		**1,536**	**1,229**
Commission expenses		**(2,796)**	**(1,725)**
Gains or losses on investment portfolio transactions		**283**	
Other banking income			
Other banking expenses			
NET BANKING INCOME/(EXPENSE)		**(17,221)**	**77,747**
General operating expenses	**4.3**	**(308,143)**	**(302,493)**
Payroll costs		*(193,306)*	*(192,127)*
Other administrative expenses		*(114,838)*	*(110,366)*
Depreciation/amortisation and impairment of property, plant and equipment and intangible assets		**(22,663)**	**(16,777)**
OPERATING EXPENSES		**(330,807)**	**(319,270)**
GROSS OPERATING PROFIT		**71,881**	**39,415**
Cost of risk	**4.4**	**(67,578)**	**(28,129)**
OPERATING PROFIT		**4,303**	**11,286**
Gains or losses on fixed assets	**4.5**	**(548)**	**(2,042)**
RECURRING PROFIT BEFORE TAX		**3,755**	**9,244**
Income tax	**4.6**	**(1,298)**	**(5,909)**
NET PROFIT		**2,457**	**3,336**

OFF-BALANCE SHEET COMMITMENTS

(in thousands of euros)	Notes	31 December 2025	31 December 2024
Financing commitments		**4,621,115**	**5,073,163**
Commitments given to credit institutions		*638,426*	*679,050*
Commitments given to individuals		*305,635*	*256,779*
Commitments given to corporate entities		*3,677,054*	*4,137,334*
Guarantee commitments		**14,595,195**	**13,237,378**
Commitments given to credit institutions		*3,333,473*	*3,427,725*
Commitments given to individuals		*11,228,943*	*9,769,598*
Commitments given to corporate entities		*32,779*	*40,056*
Securities commitments			
Subsidy commitments		**4,423,702**	**4,914,842**
Subsidies to the French State, local authorities and government agencies		*4,418,000*	*4,827,000*
Subsidies to corporate entities		*5,702*	*87,842*
TOTAL COMMITMENTS GIVEN	**5.1**	**23,640,012**	**23,225,384**

(in thousands of euros)	Notes	31 December 2025	31 December 2023
Financing commitments		**843,704**	**533,504**
Commitments received from credit institutions		*800,000*	*500,000*
Commitments received from corporate entities		*43,704*	*33,504*
Guarantee commitments			
Commitments received from the French State, local authorities and government agencies			
Commitments received from credit institutions			
Securities commitments			
Subsidy commitments			
TOTAL COMMITMENTS RECEIVED	**5.2**	**843,704**	**533,504**

NOTES TO THE INDIVIDUAL FINANCIAL STATEMENTS

1. GENERAL INFORMATION AND SIGNIFICANT EVENTS OF THE PERIOD

1.1. GENERAL INFORMATION

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 Government 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 (*Participation des Employeurs à l'Effort de Construction*, 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 (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 Action Logement Group's subsidiaries and holdings.

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

1.2. SIGNIFICANT EVENTS OF THE PERIOD

1.2.1. 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 Notes 3.4, 3.13 and 4.5.

1.2.2. 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, 44 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.

1.2.3. 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.

1.2.4. 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.

1.2.5. 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.

1.2.6. 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 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.
- 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.

	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

1.2.7. 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.
- Total uses of funds represented €3.4 billion in 2024, 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.

1.3. Agreements in force in 2025

1.3.1. 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.
- ensuring the medium-term sustainability of the ALS business model.

1.3.2. 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. The agreement sets out the annual amounts to be paid by Action Logement over the period 2023-2027, totalling €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.

1.3.3. EQUITY LOANS

ALS signed the following agreements with Caisse des Dépôts et Consignations and the French Government on 5 June 2018:

- 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 Government (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.

2. ACCOUNTING PRINCIPLES AND METHODS

2.1. MEASUREMENT METHODS, BASIS OF PREPARATION, AND REPORTING DATE

The individual financial statements of ALS for the year ended 31 December 2025 have been prepared in accordance with:

- ANC (*Autorité des Normes Comptables*) Regulation No. 2017-02 of 5 July 2017 relating to the individual and consolidated financial statements of the Action Logement Group, endorsed on 26 December 2017 and amended by ANC Regulation No. 2024-03 of 6 September 2024.
    - For recollection, since 2024, the accounting and prudential management of ALS has been exercised on the basis of a single fund. Under the requirements of ANC Regulation No. 2024-03, certain notes to the financial statements must be presented by "activity". The activities exercised by ALS correspond to the PEEC, PEAEC, and PSEEC activities which relate to the collection of employers' contributions required under French law towards building and construction work, and to the Guarantees activity (which includes the Visale guarantee business). Data not related to these activities is presented in a column entitled "Other".
- ANC Regulation No. 2014-07 of 26 November 2014 on financial statements prepared by entities operating in the banking sector, which is applied by ALS subject to adaptations provided for by ANC Regulation No. 2024-03.

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. Their only impact is minor presentation changes in the notes to the financial statements.

2.2. ACCOUNTING CHANGES

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

2.3. GENERAL ACCOUNTING PRINCIPLES

These financial statements were prepared in accordance with (i) French generally accepted accounting principles, including the principles of prudence, going concern, consistency and comparability, and the accrual basis of accounting, (ii) the general rules applicable in France for the preparation and presentation of annual individual financial statements, and (iii) ANC Regulation No. 2024-03.

2.3.1. 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). They are broken down into demand and term receivables.

2.3.2. TRANSACTIONS WITH CUSTOMERS

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.

- **<u>Doubtful receivables</u>**

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.

- **<u>Non-performing loans</u>**

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 3.2. Transactions with customers (amounts due from customers).

- **<u>Impairment of doubtful receivables</u>**

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 only applies the provisions of ANC Regulation No. 2014-07.

  - <u>Impairment of loans to individuals</u>

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.

2.3.3. Bonds and other fixed-income securities

Securities transactions are governed from an accounting perspective by Regulation No. 2014-07 of the French accounting standards authority (ANC), which sets out the general rules for recognising and measuring securities, as well as for specific disposal transactions such as temporary sales of securities. Securities are classified in the following categories: equity interests and shares in affiliated companies, other long-term securities, investment securities, portfolio securities, marketable securities and trading securities. Provisions for impairment in value are recognised for trading, marketable, investment and portfolio securities in the event of proven counterparty default whose impact can be isolated. Movements in these provisions are recorded in “Cost of risk”.

- 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.

2.3.4. SHARES IN AFFILIATED COMPANIES

- Equity interests

This category includes securities whose long-term ownership is deemed useful to the Company's operations, in particular because they enable ALS to control or exercise significant influence over the governance bodies of the issuing entities.

Equity interests are valued at the lower of the net book value of the investment and the Company's share of the equity of the entity concerned. Investments in entities with negative equity are written down in full and an additional provision is recognised for the Company's share in the investee's negative equity, by means of an asset write-down (for example, in the case of a shareholder advance), or as a provision for risks.

2.3.5. INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

Intangible assets and property, plant and equipment are recorded at their acquisition cost. Costs incurred in respect of software created in-house is capitalised when all of the following conditions are met: the project is considered to have a serious chance of technical success and ALS intends to produce the software and use it on a long-term basis to meet its own needs. Capitalised costs are those incurred during the software production phase. Costs that do not meet the above conditions are expensed as incurred.

Depreciation and amortisation charged against assets acquired since the creation of ALS is calculated on a straight-line basis over useful lives that vary depending on the type of asset and the actual period of use.

The project implemented 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 in 2024, 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 income statement.

The depreciation and amortisation methods and periods applied by ALS are presented in the table of movements in depreciation/amortisation in Note 3.5.

2.3.6. DEBT SECURITIES

Debt securities solely consist of bonds/notes issued by ALS. The principal amount outstanding under these issues is recorded as a liability on the balance sheet, and accrued interest on the securities not yet due is recorded in a related payables account. Issue and redemption premiums on bonds and notes are recognised in an accruals account on the assets side of the balance sheet and amortised over the term of each issue concerned in proportion to accrued interest payable.

2.3.7. LONG-TERM EMPLOYEE BENEFIT OBLIGATIONS

Long-term employee benefit obligations concern pension commitments and long-service awards. Provisions for retirement benefit obligations and long-service awards are estimated each year by an independent firm of actuaries based on the Action Logement economic and social unit (*Unite Economique et Sociale* – UES) bargaining agreement signed on 30 March 2018. The basis for the calculation is the file showing employees under permanent contracts as at the reporting date. Obligations are calculated for each beneficiary using the projected unit credit method, as follows: For retirement commitments, the plan assets are deducted from the provision.

The calculations are made for each beneficiary using the following process:

- Calculation of the estimated present value (EPV)

The EPV is calculated by projecting the obligation through to maturity and by taking into account a discount rate and assumptions concerning:

Mortality: based on INSEE M/F 2022-2024 tables (replacing the INSEE M/F 2020-2022 tables used at 31 December 2024)

Staff turnover: based on a decreasing turnover rate as employees age, ranging from 5% to 0% (for staff aged 50 years and over)

- Calculation of the Projected Benefit Obligation (PBO)

The calculation is based on a straight-line allocation of benefit entitlement over the active lives of employees. The projected benefit obligation is equal to the portion of the estimated present value of the obligation corresponding to the vested entitlement at the reporting date, based on years of service at that date compared to the total years of service at the date the benefit is paid.

The following assumptions and inputs were used at 31 December 2025:

- Retirement age: 67 years for managerial-grade employees (*cadres*) and 64 years for other employees
- Discount rate: 3.79% (iBoxx Corporate Bonds AA 10+ rate observed at 30 November 2025, compared with 3.43% in 2024)
- Salary increase rate: 3.50% for managerial-grade employees and other employees, including inflation (4.00% in 2024)
- PMSS (monthly social security cap) revaluation rate: 2.75% (unchanged from 2024)
- Payroll tax rate 62.20% (60.00% in 2024)

2.3.8. IMPAIRMENT AND PROVISIONS FOR THE VISALE GUARANTEE SCHEME

The Visale guarantee scheme was put in place by the French Association for Access to Rent Guarantees (APAGL) in 2016. Visale is a security deposit provided by ALS 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). 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 ALS for 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 are based on the assumption of a 31.8% recovery rate at end-2025, 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 level. 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 level parameter is as follows:
    - 95% confidence interval: €229.4 million.
    - 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.

2.3.9. 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) subscriptions for equity securities paid directly to the issuing 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.

2.3.10. Commitment 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 a predefined annual budget) represent a subsidy expense for that year. The remaining amount allocated to subsequent years is recorded as an off balance-sheet commitment given.

Organisations acting in support of national policies include: the ANRU (*Agence Nationale pour la Rénovation Urbaine*), ANIL-ADIL (*Agence Nationale pour l'Information sur le Logement et les Agences Départementales d'Information sur le Logement*) housing information agencies, FNAL (*Fonds National des Aides au Logement*) and FNAP (*Fonds National des Aides à la Pierre*).

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.

2.3.11. Consolidated financial statements

ALS prepares consolidated financial statements in accordance with CRC Regulation 99-07 regarding the consolidated financial statements of companies in the banking sector and, as from 1 January 2021, with ANC Regulation 2020-01 regarding consolidated financial statements. ALS is included in the consolidated financial statements of ALG.

Entity responsible for preparing the consolidated financial statements of the Action Logement Group	Action Logement Group 21 Quai d'Austerlitz –75013 Paris, France Registration no.: 824 581 623 00017 Financial statements available on the journal-officiel.gouv.fr website

Entity responsible for preparing the consolidated financial statements for Action Logement Services	Action Logement Services 21 Quai d'Austerlitz – 75013 Paris, France Registration no.: 824 541 148 02432 Accounts available on the Action Logement Group website at https://groupe.actionlogement.fr/investor-relations

2.3.12. TAXATION

Pursuant to Article 5 of the order of 26 October 2016, ALS is partially exonerated from income tax owing to its HLM social housing activities which qualify as a public interest service ("SIEG"). This order was supplemented by a tax ruling dated 19 December 2017 and effective from 1 January 2017. The ruling establishes the principle for an allocation of income and expenses between tax-exempt and taxable sectors based on allocation keys. Transactions carried out prior to 1 January 2017 are exempt from income tax. Applying these principles results in:

- Net profit for the taxable sector of €7,454 thousand after tax of €1,317 thousand.
- A net loss for the tax-exempt sector of €5,017 thousand.

Taking account of tax deductions and add-backs, taxable profit amounted to €6,228 thousand before recognition of tax loss carry-forwards. Tax loss carry-forwards totalled €1,568,920 thousand at 31 December 2025.

2.4. CRITICAL ACCOUNTING ESTIMATES

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

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

3. NOTES TO THE BALANCE SHEET

3.1. AMOUNTS DUE FROM CREDIT AND SIMILAR INSTITUTIONS

This item breaks down as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Demand accounts	**1,420,257**	**1,088,911**
Ordinary accounts	*1,108,725*	*831,450*
Passbook accounts	*311,532*	*257,461*
Term accounts	**747,655**	**894,782**
Term accounts	*733,352*	*877,089*
Accrued interest	*14,303*	*17,693*
TOTAL	**2,167,913**	**1,983,693**

3.2. TRANSACTIONS WITH CUSTOMERS (AMOUNTS DUE FROM CUSTOMERS)

This item includes loans granted by ALS to individuals and corporate entities and can be analysed as follows:

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Loans to individuals	**4,125,733**		**168,301**	**38,362**	**55**	**4,332,451**	**4,167,433**
Outstanding	*4,125,733*		*168,301*	*38,362*	*55*	*4,332,451*	*4,167,433*
Accrued interest	**3,236**	**26**	**151**	**33**	**0**	**3,445**	**3,331**
Doubtful receivables	**49,777**	**254,178**	**505**	**576**		**305,036**	**262,268**
TOTAL, GROSS	**4,178,746**	**254,204**	**168,956**	**38,971**	**55**	**4,640,932**	**4,433,032**
Impairment of loans to individuals	(44,257)	(228,057)	(376)	(487)		(273,176)	(235,770)
TOTAL, NET	**4,134,490**	**26,146**	**168,580**	**38,485**	**55**	**4,367,756**	**4,197,262**

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Loans to corporate entities	**16,121,512**			**28,132**		**16,149,644**	**15,252,421**
Group	*7,417,016*			*23,097*		*7,440,113*	*7,107,213*
Non-Group	*8,704,496*			*5,035*		*8,709,531*	*8,145,208*
Accrued interest	**56,160**			**67**		**56,227**	**72,123**
Doubtful receivables	**40,516**			**69**		**40,585**	**59,049**
TOTAL, GROSS	**16,218,187**			**28,269**		**16,246,456**	**15,383,593**
Impairment of loans to corporate entities	(22,575)			(31)		(22,606)	(28,130)
TOTAL, NET	**16,195,613**			**28,237**		**16,223,850**	**15,355,463**

All amounts due from customers correspond to term loans.

The Guarantees activity includes the following guarantee schemes:

- LOCA-PASS guarantees

These relate to the implementation of LOCA-PASS guarantees representing sums requested by social housing landlords in respect of unpaid rent and charges that are to be reimbursed by tenants. LOCA-PASS guarantees have not been granted by Action Logement Services since 31 May 2019. Outstanding LOCA-PASS guarantees implemented represented €26,355 thousand and €36,637 thousand at end-December 2025 and 2024 respectively, and were written down in full. There are no longer any off-balance sheet commitments.

- Visale

A total of 349,718 guarantees were granted in 2025, compared with 340,211 in 2024. Amounts receivable from tenants under the Visale scheme totalled €227,823 thousand (€176,689 thousand at end-2024) and have been written down in an amount of €201,692 thousand (€161,549 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 (see Note 4.4).

Movements in impairment on loans to individuals and corporate entities were as follows in 2025:

	Impairment				
(in thousands of euros)	**31 December 2024**	**Additions**	**Reversals**	**Other**	**31 December 2025**
Loans to individuals	(235,770)	(58,288)	20,881	(0)	(273,176)
Loans to corporate entities	(28,130)	(1,477)	7,001		(22,606)
TOTAL	**(263,900)**	**(59,764)**	**27,882**	**(0)**	**(295,782)**

Doubtful and non-performing loans break down as follows:

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

3.3. BONDS AND OTHER FIXED-INCOME SECURITIES

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.
- €46 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.

No items were transferred between categories during the period.

At the year-end, there was no indication of impairment of the Group's equity securities.

3.4. SHARES IN AFFILIATED COMPANIES

This item includes the following equity interests:

Company name	Equity	Share of capital held	Gross value of shares held at 31 Dec. 2024	Subscriptions	Disposals	Gross value of shares held at 31 Dec. 2025	*Impairment at 31 Dec. 2024*	*2025 impairment expense*	*2025 impairment reversals*	*Impairment at 31 Dec. 2025*	Net value of shares held at 31 Dec. 2025
Astria Foncier	*203*	*99.998%*	*71*			*71*	*(71)*			*(71)*	
*Atriom**			*1,797*		*(1,797)*		*(1,797)*		*1,797*		
Ma Nouvelle Ville	*(18,792)*	*99.679%*	*9,489*			*9,489*	*(9,489)*			*(9,489)*	
*Guichet Unique Action Logement**	*(157)*	*99.999%*		*100*		*100*		*(100)*		*(100)*	
*Martinique Habitat**			*858*		*(858)*		*(858)*		*858*		
ONV	*687,638*	*99.995%*	*666,000*			*666,000*					*666,000*
*Réunion Habitat**			*600*		*(600)*		*(199)*		*199*		
Solendi Expansion	*183,540*	*100.000%*	*126,742*			*126,742*					*126,742*
TOTAL (in thousands of euros)			**805,557**	**100**	**(3,255)**	**802,402**	**(12,413)**	**(100)**	**2,854**	**(9,659)**	**792,742**

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 (see Note 1.2.1). Impairment provisions had previously been recognised for the shares in the three merged subsidiaries, which were reversed when they were sold.

Company name	Share of capital held	Net value of shares held at 31 Dec. 2025	Outstanding loans and advances granted	Guarantees and endorsements granted	Prior-year net banking income	Prior-year net income/(loss)	Dividends received during the year
Astria Foncier	*99.998%*				*1,861*	*(205)*	
*Atriom**					*450*	*(617)*	
Ma Nouvelle Ville	*99.679%*		*20,000*			*214*	
*Guichet Unique Action Logement**	*99.999%*		*3,445*				
*Martinique Habitat**					*81*	*(626)*	
ONV	*99.995%*	*666,000*	*334,000*	*446,697*	*131,924*	*14,716*	
*Réunion Habitat**					*1,243*	*385*	
Solendi Expansion	*100.000%*	*126,742*			*26,184*	*5,130*	
TOTAL (in thousands of euros)		**792,742**	**357,445**	**446,697**			

(*) As the merger of the "Guichet Unique" subsidiaries took place during 2025, the available data corresponds to data for the year ended 31 December 2024. The first financial year-end for Guichet Unique Action Logement will be 31 December 2026.

Impairment of equity interests is calculated on the basis of the projected earnings of the entities concerned at the reporting date. A portion of the shareholder advances concerning Guichet Unique Action Logement and Ma Nouvelle Ville has been written down to reflect the company's financial position at the reporting date.

3.5. INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

(in thousands of euros)	Gross						Depreciation/ amortisation and impairment	Net
		Increases		Decreases				
	31 Dec. 2024	Acquisitions & creations	Interaccount transfers	Disposals/ retirements	Interaccount transfers	31 Dec. 2025		31 Dec.2025
Intangible assets	**49,533**	**12,294**	**876**	**(312)**	**(876)**	**61,514**	**(39,794)**	**21,720**
Leasehold rights	*61*					*61*		*61*
IT Solutions	*49,023*	*9,354*	*876*	*(312)*		*58,941*	*(39,794)*	*19,146*
Intangible assets in progress	*448*	*2,940*			*(876)*	*2,513*		*2,513*
Property, plant and equipment	**62,451**	**3,671**	**1,010**	**(244)**	**(1,010)**	**65,878**	**(50,394)**	**15,484**
Land	*317*					*317*		*317*
Buildings	*3,872*			*(91)*		*3,781*	*(3,100)*	*681*
General installations	*29,131*	*227*	*1,010*	*(97)*		*30,271*	*(23,839)*	*6,432*
Vehicles	*26*					*26*	*(26)*	
Office and IT equipment and furniture	*28,535*	*2,173*		*(56)*		*30,653*	*(23,430)*	*7,224*
Property, plant and equipment in p	*569*	*1,271*			*(1,010)*	*830*		*830*
TOTAL	**111,983**	**15,965**	**1,885**	**(556)**	**(1,885)**	**127,392**	**(90,188)**	**37,204**

Depreciation/amortisation						
(in thousands of euros)	*Useful life*	*Depreciation/ amortisation method*	31 Dec. 2024	Increases	Decreases	31 Dec. 2025
Intangible assets			**(25,257)**	**(14,849)**	**312**	**(39,794)**
IT Solutions	*3-5 years*	*Straight-line*	*(25,257)*	*(14,849)*	*312*	*(39,794)*
Intangible assets in progress						
Property, plant and equipment			**(42,820)**	**(7,814)**	**240**	**(50,394)**
Land						
Buildings	*30 years*	*Straight-line*	*(3,124)*	*(56)*	*81*	*(3,100)*
General installations	*10 years*	*Straight-line*	*(18,640)*	*(5,295)*	*97*	*(23,839)*
Vehicles	*5 years*	*Straight-line*	*(26)*			*(26)*
Office and IT equipment and furniture	*5-10 years*	*Straight-line*	*(21,030)*	*(2,463)*	*63*	*(23,430)*
TOTAL			**(68,077)**	**(22,663)**	**552**	**(90,188)**

3.6. OTHER ASSETS

Other assets are broken down as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Cash pledges	183,312	198,312
Other amounts due from transactions with customers	3,452	8,916
Other taxes	3,938	99
Deposits paid	2,913	2,874
Subsidiaries' current accounts	357,445	355,395
Other receivables	1,434	2,028
Gross	**552,493**	**567,625**
Impairment of cash pledges	(183,312)	(198,312)
Impairment of subsidiaries' current accounts	(20,318)	(20,318)
Impairment of other receivables	(108)	(44)
NET	**348,755**	**348,950**

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 the CDC to social housing bodies. As the subsidies are called, the debt is written off and a reversal of the provision is recorded for the same amount.

Subsidiaries' current accounts relate to the Opérateur National de Ventes (ONV) for €334.0 million, Ma Nouvelle Ville (MNV) for €20.0 million and Guichet Unique Action Logement for €3.4 million (following the restructuring of the "Guichet Unique" subsidiaries – see Note 1.2.1). The impairment recognised against these current accounts corresponds to €19.1 million related to Ma Nouvelle Ville – a company that is undergoing an out-of-court liquidation procedure – and €1.2 million for Guichet Unique Action Logement.

3.7. ACCRUAL ACCOUNTS – ASSETS

Accrual accounts recognised as assets break down as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Accrued income	1,263	743
Prepaid expenses	10,956	11,812
Deferred EMTN issue premiums	52,389	50,724
TOTAL	**64,608**	**63,279**

Amortisation of unamortised EMTN issue premiums is recognised in the income statement under "Bonds and other fixed-income securities". The premiums relating to the ninth issue under the EMTN programme, which were capitalised in 2025, amounted to €6.5 million. The premium amortisation expense recognised in 2025 amounted to €4.8 million.

3.8. AMOUNTS DUE TO CREDIT INSTITUTIONS

(in thousands of euros)	31 December 2025	31 December 2024
CDC loans	924,729	964,858
Commission on overdraft facilities	89	37
TOTAL	**924,818**	**964,895**

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 former UESL (*Union des Entreprises et des Salariés pour le Logemen*t) 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 were 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.

3.9. TRANSACTIONS WITH CUSTOMERS (AMOUNTS DUE TO CUSTOMERS)

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Amounts due to the French State, local authorities and government agencies							
ANRU - PNRU funding							
Amounts due to individuals	**79,375**		**3,885**	**168**		**83,429**	**82,827**
MOBILI aid in favour of professional mobili	*58,065*		*3,787*	*112*		*61,964*	*50,473*
Action Cœur de Ville initiative to revitalise	*5,771*					*5,771*	*6,134*
Energy retrofits for private tenants	*500*			*14*		*513*	*776*
New purchase benefit	*10,150*		*50*			*10,200*	*18,040*
Other subsidies	*3,896*		*14*	*6*		*3,917*	*6,985*
Other	*993*		*34*	*36*		*1,063*	*420*
Amounts due to corporate entities	**7,078,038**			**141,164**		**7,219,202**	**6,978,008**
Of which loan inflows	***6,375,282***			***141,164***		***6,516,446***	***6,301,252***
Outstanding loan inflows	*6,252,915*			*138,542*		*6,391,457*	*6,163,480*
Past-due loan inflows	*122,367*			*2,622*		*124,989*	*137,772*
Of which subsidies	***702,756***					***702,756***	***676,756***
Subsidies paid	*308,437*					*308,437*	*238,290*
Non-Group subsidies	*394,319*					*394,319*	*438,466*
TOTAL	**7,157,413**		**3,885**	**141,332**		**7,302,630**	**7,060,835**

Only the amounts due to corporate entities recorded under "Outstanding loan inflows" and related to the PEEC are term payables.

3.10. 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	Redemptions	Change	31 December 2025
Bonds/notes	7,700,000	1,000,000			8,700,000
Accrued interest	63,549			+9,658	73,207
TOTAL	**7,763,549**	**1,000,000**		**+9,658**	**8,773,207**

a €1 billion issue carried out by ALS in September 2025 of 10-year notes with 3.75% annual interest.

3.11. OTHER LIABILITIES

Other liabilities break down as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Employee-related payables	43,878	42,103
Accrued taxes	3,361	3,758
Trade payables	21,092	24,060
Other payables	3,579	12,340
TOTAL	**71,910**	**82,260**

3.12. ACCRUAL ACCOUNTS – LIABILITIES

Accrual accounts recognised as liabilities comprise the following items:

(in thousands of euros)	31 December 2025	31 December 2024
Accrued expenses	112	108
Deferred income	19,308	13,871
TOTAL	**19,420**	**13,979**

Deferred income mainly includes commission for guarantees issued by ALS as from 2024 in respect of loans taken out by landlords with Banque des Territoires to finance the construction of affordable housing. This commission income is spread over the term of the loans guaranteed by ALS, some of which have a term of 50 years. For 2025, €5.2 million in new commission amounts was recognised as deferred income and €416 thousand was recognised as income for the year (under "Net banking income/(expense)").

3.13. Provisions

Provisions for risks and expenses break down as follows by activity:

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Provisions for risks		244,379			12,342	**256,721**	**242,398**
Provisions for expenses					69,483	**69,483**	**73,844**
Total		**244,379**			**81,824**	**326,204**	**316,242**

Movements in provisions in 2025 were as follows:

(in thousands of euros)	31 December 2024	Additions	Reversals	31 December 2025
Provisions for risks for the Guarantees activity				
Visale provision	*234,119*	*9,660*		*243,779*
Provision for the Sécurisation Accédants PASS home owners	*700*		*(100)*	*600*
Provisions for risks for the PSEEC activity				
Provision for subsidiaries	*66*	*356*	*(422)*	
Provisions for risks and expenses for other activities				
Provision for retirement benefit obligations	*55,885*		*(4,706)*	*51,179*
Provision for long-service awards	*3,733*		*(270)*	*3,463*
Provision for penalties				
Provision for employee-related litigation	*2,704*	*1,519*	*(655)*	*3,568*
Provision for HR costs	*1,903*		*(714)*	*1,190*
Provision for IT costs and contingencies	*11,721*	*4,394*	*(3,207)*	*12,908*
Provision for operating expenses	*602*	*279*	*(138)*	*743*
Provision for other disputes	*4,810*	*7,000*	*(3,036)*	*8,774*
Total	**316,242**	**23,209**	**(13,248)**	**326,204**

The €66 thousand net reversal of "Provisions for subsidiaries" was recognised in connection with the restructuring of the “Guichet Unique” subsidiaries (see also Note 1.2.1).

- **Provisions for risks for the Guarantee business**

- Visale

The €243,779 thousand provision for risks recognised for the Visale guarantee scheme at 31 December 2025 (€234,119 thousand at end-2024) includes the following components:

- 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 (see Note 4.4).

- **Provisions for risks and expenses for other activities**

The amount of the provision for retirement benefit obligations takes into account €945 thousand in plan assets at 31 December 2025 (€1,301 thousand at end-2024).

3.14. Residual maturities of financial assets and liabilities

The residual maturities of the Company's financial assets and liabilities were as follows at 31 December 2025:

(in thousands of euros)	< 3 months	> 3 months and < 1 year	1-5 years	> 5 years	Total
GROSS FINANCIAL ASSETS	**562,961**	**2,704,908**	**3,573,679**	**16,319,799**	**23,161,346**
Amounts due from credit and similar institutions	**14,303**	**193,609**	**160,000**	**10,000**	**2,167,913**
Individuals	**374,743**	**262,624**	**1,175,819**	**2,827,746**	**4,640,932**
Loans	*91,112*	*260,558*	*1,167,136*	*2,813,645*	*4,332,451*
Accrued interest	*3,445*				*3,445*
Doubtful receivables	*280,185*	*2,067*	*8,683*	*14,101*	*305,036*
Corporate entities	**173,869**	**458,674**	**2,237,860**	**13,376,052**	**16,246,456**
Loans	*102,084*	*456,082*	*2,228,445*	*13,363,033*	*16,149,644*
Accrued interest	*56,227*				*56,227*
Doubtful receivables	*15,559*	*2,592*	*9,415*	*13,020*	*40,585*
Bonds and other fixed-income securities	**46**			**106,000**	**106,046**
FINANCIAL LIABILITIES	**128,075**	**1,120,326**	**1,226,535**	**14,525,719**	**17,000,654**
Amounts due to credit institutions		**54,329**	**236,891**	**633,597**	**924,818**
Amounts due to customers	**128,075**	**992,790**	**989,643**	**5,192,122**	**7,302,630**
Amounts due to the French State, local authorities and government agencies					
Amounts due to individuals		*83,429*			*83,429*
Amounts due to corporate entities	*128,075*	*909,362*	*989,643*	*5,192,122*	*7,219,202*
Debt securities		**73,207**		**8,700,000**	**8,773,207**

4. Notes to the income statement

4.1. Net non-banking income

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

4.1.1. Funds received in the form of subsidies

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2024	31 December 2023
Employers' contribution	**1,512,587**		**35,173**	**8,508**		**1,556,268**	**1,497,653**
Funds received in the form of subsidies	*1,476,632*		*35,173*	*8,754*		*1,520,559*	*1,481,921*
Irrecoverable matured funds	*35,302*			*(246)*		*35,056*	*15,079*
Transformation into subsidies of funds received as loans	*653*					*653*	*652*
TOTAL	**1,512,587**		**35,173**	**8,508**		**1,556,268**	**1,497,653**

4.1.2. SUBSIDIES EXPENSED

Subsidies expensed can be analysed as follows:

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
National Policy Funding	**(409,000)**					**(409,000)**	**(559,000)**
ANIL-ADIL funding (R313-19-6 I)	*(9,000)*					*(9,000)*	*(9,000)*
ANRU - PNRU funding	*(400,000)*					*(400,000)*	*(400,000)*
FNAL - FNAP funding							*(150,000)*
Subsidies to individuals	**(111,049)**		**(5,902)**	**(233)**		**(117,184)**	***(86,936)***
Mobility subsidies	*(89,429)*		*(5,076)*	*(70)*		*(94,575)*	*(63,844)*
Of which Mobili-Pass subsidies	*3*		*38*			*41*	*(604)*
Of which Mobili-Jeunes subsidies	*(89,432)*		*(5,114)*	*(70)*		*(94,616)*	*(63,240)*
Subsidies to employees in difficulty	*(18,094)*		*(112)*	*(99)*		*(18,305)*	*(17,848)*
Action Cœur de Ville initiative to revitalise city centres	*(6,224)*					*(6,224)*	*(5,178)*
Voluntary Investment Plan							
Other subsidies	*2,698*		*(715)*	*(64)*		*1,919*	*(67)*
Subsidies to corporate entities	**(579,192)**				**(25,611)**	**(604,804)**	**(565,602)**
ALI and AFL subsidies	*(444,982)*					*(444,982)*	*(394,436)*
Subsidies to social housing organisations	*(52,441)*					*(52,441)*	*(82,200)*
Subsidised equity loan agreement (PHB 2.0)	*(40,624)*					*(40,624)*	*(40,624)*
Action Cœur de Ville initiative to revitalise city centres	*(23,756)*					*(23,756)*	*(21,864)*
Innovation, engineering and experimentation – Social assistance subsidies	*(26,349)*					*(26,349)*	*(21,458)*
Run-down apartment blocks	*20*					*20*	*13,516*
Subsidies for operating costs (APAGL - ALG)					*(25,611)*	*(25,611)*	*(26,951)*
Other subsidies	*8,938*					*8,938*	*8,416*
Other subsidies	**21,590**	**(5,371)**	**(12,765)**	**(8,825)**		**(5,371)**	**(5,176)**
TOTAL	**(1,077,652)**	**(5,371)**	**(18,667)**	**(9,058)**	**(25,611)**	**(1,136,359)**	**(1,216,714)**

The €445 million recorded under “Subsidies to the Action Logement Group” include €60 million to AFL for the NPNRU urban regeneration programme, and €385 million to ALI for the equity funding of ESH subsidiaries and affordable housing subsidiaries.

Other subsidies include:

- Payments from the PEAEC and PSEEC activities to the PEEC activity relating to the valuation of 2025 rental reservations by PEAEC and PSEEC employees for programmes financed by the PEEC.
- Non-rebillable costs related to disputes, mainly for the Visale guarantee business.

4.2. NET BANKING INCOME

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

4.2.1. INTEREST RECEIVABLE AND SIMILAR INCOME

This item can be analysed as follows:

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Transactions with credit institutions					**38,892**	**38,892**	**80,683**
Transactions with customers	**152,616**	**1,013**	**1,687**	**720**	**0**	**156,037**	**185,661**
Transactions with individuals	***38,018***	***1,013***	***1,687***	***352***	***0***	***41,071***	***44,623***
Interest on loans to individuals	*37,471*	*451*	*1,687*	*347*	*0*	*39,956*	*42,470*
Other income from ancillary activities	*547*	*563*		*5*	*0*	*1,115*	*2,152*
Transactions with corporate entities	***114,599***			***368***		***114,967***	***141,038***
Interest on loans to corporate entities	*112,906*			*306*		*113,211*	*139,289*
Interest on loans to affiliated companies	*1,693*			*62*		*1,755*	*1,750*
Bonds and other fixed-income securities	**1,595**					**1,595**	**1,226**
Equity securities and fixed-income securities	*1,595*					*1,595*	*1,226*
TOTAL	**152,616**	**1,013**	**1,687**	**720**	**38,893**	**196,524**	**267,571**

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).

4.2.2. INTEREST PAYABLE AND SIMILAR EXPENSES

This item can be analysed as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Transactions with credit institutions	**(37,732)**	**(39,197)**
Loan interest	*(37,629)*	*(39,080)*
Banking services	*(102)*	*(117)*
Transactions with customers	**(793)**	**(253)**
Operating costs	*(793)*	*(253)*
Other		
Bonds and other fixed-income securities	**(174,243)**	**(149,882)**
Other interest and similar expenses		**5**
Expenses on management transactions		
TOTAL	**(212,768)**	**(189,328)**

The amount recorded under "Bonds and other fixed-income securities" includes €169.4 million in interest related to bonds/notes (€145.2 million in 2024) and €4.8 million in amortisation of issue premiums (€4.7 million in 2024).

4.3. GENERAL OPERATING EXPENSES

This item can be analysed as follows:

(in thousands of euros)	31 December 2025	31 December 2024
Payroll costs	**(193,306)**	**(192,127)**
Wages and salaries	*(115,251)*	*(112,723)*
Social security contributions and taxes	*(69,988)*	*(67,331)*
Discretionary profit-sharing and matching contributions	*(10,299)*	*(10,432)*
Works council	*(2,594)*	*(2,521)*
Provision	*4,826*	*879*
Other administrative expenses	**(114,838)**	**(110,366)**
Insurance	*3,969*	*3,699*
ANCOLS contribution	*(6,374)*	*(6,382)*
ACPR contribution	*(1,288)*	*(1,219)*
Upkeep and repairs	*(5,144)*	*(4,080)*
Goods suppliers	*(5,632)*	*(5,490)*
Professional fees and dispute-related costs	*(23,058)*	*(22,815)*
Property leases	*(28,346)*	*(28,020)*
Intra-group services	*3,233*	*3,993*
Operating provisions	*(5,360)*	*(1,976)*
Publications, entertainment	*(3,929)*	*(3,577)*
Sub-contracting	*(21,940)*	*(25,241)*
Miscellaneous taxes (CVAE, office tax, social contribution surtax, etc.)	*(468)*	*(543)*
Vehicles and business travel	*(1,517)*	*(1,261)*
Other	*(18,983)*	*(17,453)*
Depreciation/amortisation of property, plant and equipment and intangible assets	**(22,663)**	**(16,777)**
TOTAL	**(330,807)**	**(319,270)**

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 (€19 million) chiefly comprise maintenance and IT licence costs.

4.4. COST OF RISK

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Corporate entities	**4,383**			**(9)**		**4,374**	**51,310**
Additions	*(1,476)*			*(1)*		*(1,477)*	*(17,158)*
Reversals	*7,001*			*1*		*7,001*	*68,951*
Losses and recoveries – written-off receivables	*(1,142)*			*(8)*		*(1,150)*	*(483)*
Individuals	**(11,512)**	**(60,148)**	**(240)**	**(52)**		**(71,952)**	**(79,439)**
Additions	*(15,741)*	*(51,832)*	*(276)*	*(99)*		*(67,948)*	*(99,774)*
Reversals	*8,421*	*12,427*	*48*	*85*		*20,981*	*43,726*
Losses and recoveries – written-off receivables	*(4,192)*	*(20,743)*	*(11)*	*(38)*		*(24,985)*	*(23,391)*
Cash pledges							
Reversals	*15,000*					*15,000*	*15,000*
Losses	*(15,000)*					*(15,000)*	*(15,000)*
TOTAL	**(7,129)**	**(60,148)**	**(240)**	**(61)**		**(67,578)**	**(28,129)**

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 Consignation 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 liability provisions	*(9,660)*	*(45,119)*
Losses and recoveries – written-off receivables	*(14,698)*	*(12,554)*
TOTAL	**(64,501)**	**(96,458)**

4.5. GAINS AND LOSSES ON OTHER ASSETS

(in thousands of euros)	31 December 2025	31 December 2024
Property, plant and equipment, intangible assets and financial assets	**126**	**486**
Proceeds from sales of property, plant and equipment		
Carrying amount of intangible assets sold		*0*
Proceeds from sales of property, plant and equipment	*130*	*490*
Carrying amount of property, plant and equipment sold	*(4)*	*(3)*
Affiliated companies	**(675)**	**(2,528)**
Additions	*(456)*	*(1,890)*
Reversals	*3,278*	*214*
Losses	*(3,497)*	*(853)*
Gains	*0*	
TOTAL	**(548)**	**(2,042)**

As part of the restructuring of the “Guichet Unique” subsidiaries (see Note 1.2.1), the shares held by ALS in Atriom, Martinique Habitat and Réunion Habitat were sold to Guichet Unique Action Logement. The net impact of this transaction was a €0.4 million loss (a €0.5 million addition to provisions for impairment of shares held, a €3.3 million reversal of provisions for risks and a €3.3 million disposal loss on the shares sold).

4.6. INCOME TAX

At the reporting date, tax losses carried forward representing €3,614 thousand (€24,238 thousand in 2024) were recognised against 2025 taxable profit that amounted to €6,228 thousand (€47,476 thousand in 2024).

4.7. INCOME STATEMENT FOR/EXCLUDING THE PUBLIC INTEREST ACTIVITY (SIEG)

(in thousands of euros)	Public-interest activity (SIEG)	Other (Non-SIEG)	31 December 2025	31 December 2024
Employers' contribution	**853,473**	**702,795**	**1,556,268**	**1,497,653**
Subsidies received				
Other subsidies				
Subsidies paid	**(612,036)**	**(524,324)**	**(1,136,359)**	**(1,216,714)**
Subsidies to the French State, local authorities and government agencies	*(409,000)*		*(409,000)*	*(559,000)*
Subsidies to individuals	*(117,374)*	*189*	*(117,184)*	*(86,936)*
Subsidies to corporate entities	*(80,291)*	*(524,513)*	*(604,804)*	*(565,602)*
Other subsidies	*(5,371)*		*(5,371)*	*(5,176)*
NET NON-BANKING INCOME	**241,437**	**178,472**	**419,909**	**280,939**
Interest receivable and similar income	**152,796**	**43,728**	**196,524**	**266,344**
Transactions with credit institutions		*38,892*	*38,892*	*80,683*
Transactions with individuals	*37,892*	*3,179*	*41,071*	*44,623*
Transactions with corporate entities	*114,905*	*62*	*114,967*	*141,038*
Bonds and other fixed-income securities		*1,595*	*1,595*	
Other interest and similar income				
Interest payable and similar expenses	**(131,769)**	**(80,999)**	**(212,768)**	**(188,101)**
Transactions with credit institutions	*(37,684)*	*(48)*	*(37,732)*	*(39,197)*
Transactions with customers	*(793)*		*(793)*	*(248)*
Bonds and other fixed-income securities	*(93,292)*	*(80,951)*	*(174,243)*	*(148,656)*
Other interest and similar expenses				
Income from variable-income securities				
Commission income	**1,536**		**1,536**	**1,229**
Commission expenses	**(1,497)**	**(1,299)**	**(2,796)**	**(1,725)**
Gains or losses on investment portfolio transactions		**283**	**283**	
Other banking income				
Other banking expenses				
NET BANKING INCOME	**21,066**	**(38,287)**	**(17,221)**	**77,747**
General operating expenses	**(105,512)**	**(202,631)**	**(308,143)**	**(302,493)**
Payroll costs	*(66,959)*	*(126,347)*	*(193,306)*	*(192,127)*
Other administrative expenses	*(38,553)*	*(76,284)*	*(114,838)*	*(110,366)*
Depreciation/amortisation and impairment of property, plant and equipment and intangible assets	**(7,850)**	**(14,813)**	**(22,663)**	**(16,777)**
OPERATING EXPENSES	**(113,363)**	**(217,444)**	**(330,807)**	**(319,270)**
GROSS OPERATING PROFIT (LOSS)	**149,140**	**(77,259)**	**71,881**	**39,415**
Cost of risk	**(65,659)**	**(1,919)**	**(67,578)**	**(28,129)**
OPERATING PROFIT (LOSS)	**83,482**	**(79,178)**	**4,303**	**11,286**
Gains or losses on fixed assets	**1**	**(549)**	**(548)**	**(2,042)**
RECURRING PROFIT BEFORE TAX	**83,483**	**(79,728)**	**3,755**	**9,244**
Income tax		**(1,298)**	**(1,298)**	**(5,909)**
NET PROFIT	**83,483**	**(81,026)**	**2,457**	**3,336**

5. OFF-BALANCE SHEET COMMITMENTS

5.1. COMMITMENTS GIVEN

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Financing commitments	**4,606,313**		**12,210**	**2,592**		**4,621,115**	**5,073,163**
Commitments given to credit institutions	**638,426**					**638,426**	**679,050**
Subsidising of payments due to CDC	*638,426*					*638,426*	*679,050*
Commitments given to individuals	**291,388**		**12,210**	**2,037**		**305,635**	**256,779**
Specific regional initiatives	*5,324*					*5,324*	*3,907*
Acquisition loans	*251,682*		*10,771*	*1,643*		*264,096*	*209,568*
Works loans	*12,503*		*1,351*	*266*		*14,120*	*16,583*
Loca-Pass guarantee deposits, advances	*7,496*		*3*	*1*		*7,499*	*13,565*
Loan refinancing	*2,757*					*2,757*	*2,392*
Action Cœur de Ville initiative	*10,032*					*10,032*	*9,711*
PTZ Mayotte	*1,139*					*1,139*	
Other	*143*		*86*	*119*		*347*	*378*
Doubtful commitments to individuals	*311*			*9*		*320*	*675*
Commitments given to corporate entities	**3,676,499**			**555**		**3,677,054**	**4,137,334**
Action Cœur de Ville initiative	*625,015*					*625,015*	*608,008*
Specific regional initiatives	*8,048*					*8,048*	*8,142*
Migrant worker households (FTM)	*26,724*					*26,724*	*16,688*
Housing for non-migrant worker households	*158,650*					*158,650*	*160,467*
Social housing	*1,592,709*					*1,592,709*	*1,824,039*
Intermediate housing	*32,074*					*32,074*	*65,796*
NPNRU loans	*601,279*					*601,279*	*673,905*
Social aparthotels (RHVS)	*19,782*					*19,782*	*18,319*
Other	*611,739*			*555*		*612,294*	*758,631*
Doubtful commitments to corporate entities	*479*					*479*	*3,340*
Guarantee commitments	**3,366,252**	**11,228,943**				**14,595,195**	**13,237,378**
Commitments given to credit institutions	**3,333,473**					**3,333,473**	**3,427,725**
Guarantees given for Association Foncière Logement	*490,778*					*490,778*	*541,203*
Credit institution guarantees	*2,842,695*					*2,842,695*	*2,886,522*
Commitments given to individuals		**11,228,943**				**11,228,943**	**9,769,598**
VISALE guarantees		*10,938,344*				*10,938,344*	*9,501,819*
Doubtful VISALE guarantees		*290,599*				*290,599*	*267,780*
Commitments given to corporate entities	**32,779**					**32,779**	**40,056**
Endorsements, security interests, guarantees	*32,779*					*32,779*	*40,056*
Subsidy commitments	**4,423,702**					**4,423,702**	**4,914,842**
Subsidies to Government - National Policies	**4,418,000**					**4,418,000**	**4,827,000**
ANIL-ADIL subsidies	*18,000*					*18,000*	*27,000*
NPNRU subsidies	*4,400,000*					*4,400,000*	*4,800,000*
Commitments given to corporate entities	**5,702**					**5,702**	**87,842**
Miscellaneous corporate entities	*5,702*					*5,702*	*87,842*
TOTAL	**12,396,267**	**11,228,943**	**12,210**	**2,592**		**23,640,012**	**23,225,384**

Credit institution guarantees include €1,890 million in guarantees given to Caisse des Dépôts et Consignation (financial guarantee linked to the PHB 2.0 subsidised equity loan agreement and pledge of receivables in respect of loans included in liabilities), €517 million in guarantees issued to secure loans taken out by landlords with Banque des Territoires to finance the construction of affordable housing, and a €436 million guarantee given to the ONV's lenders.

5.2. COMMITMENTS RECEIVED

(in thousands of euros)	PEEC activity	Guarantees activity	PEAEC activity	PSEEC activity	Other	31 December 2025	31 December 2024
Financing commitments							
Commitments received from credit institutions					**800,000**	**800,000**	**500,000**
Credit lines					*800,000*	*800,000*	*500,000*
Commitments received from corporate entities	**43,704**					**43,704**	**33,504**
Pass-Foncier financing	*22,950*					*22,950*	*24,013*
FGHS guarantees (1) for PTZ Mayotte	*1,442*					*1,442*	
Other	*19,312*					*19,312*	*9,491*
TOTAL	**43,704**				**800,000**	**843,704**	**533,504**

(1) Social Housing Guarantee Fund

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).

6. Other information

6.1. Headcount

ALS's average full-time equivalent headcount breaks down as follows:

	2025	2024
Managerial-grade employees (*cadres*)	939	913
Supervisors and other employees	1,615	1,622
O/w work-study contracts	*82*	*85*
Total	**2,554**	**2,535**

6.2. Remuneration, advances, loans and commitments

Members of the Board of Directors are not remunerated and do not receive attendance fees.

6.3. Statutory Auditors' fees

Fees due to the Statutory Auditors for their statutory audit engagement amount to €762 thousand including VAT (as per 2024).

(in thousands of euros)	Forvis Mazars	Pricewaterhouse Coopers (PwC)
Fees for audit services (*)	225	410
Fees for non-audit services		73
Amount excl. VAT	**225**	**483**
20% VAT	45	97
TOTAL INCL. VAT	**270**	**580**

(*) Including €30 thousand (excl. VAT) for the audit of the consolidated financial statements.

Fees for services other than the certification of financial statements include fees for comfort letters relating to bond issues.

7. SUBSEQUENT EVENTS

7.1. 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.

7.2. 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.