

**Action Logement Services**

**Statutory Auditors' report  
on the consolidated financial statements**

**(For the year ended 31 December 2022)**

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**(For the year ended 31 December 2022)**

*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.*

**Action Logement Services**  
21 Quai d'Austerlitz  
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To the Sole Shareholder,

**Opinion**

In compliance with the engagement entrusted to us by your Articles of Association, we have audited the accompanying consolidated financial statements of Action Logement Services for the year ended 31 December 2022.

In our opinion, the consolidated financial statements give a true and fair view of the assets and liabilities and of the financial position of the Group at 31 December 2022 and of the results of its operations for the year then ended in accordance with French accounting principles.

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

**Basis for opinion**

***Audit framework***

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

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

***Independence***

We conducted our audit engagement in compliance with the independence rules provided for in the French Commercial Code (*Code de commerce*) and the French Code of Ethics (*Code de déontologie*) for Statutory Auditors for the period from 1 January 2022 to the date of our report.

### ***Justification of assessments***

In accordance with the requirements of Articles L.823-9 and R.823-7 of the French Commercial Code relating to the justification of our assessments, we inform you of the following assessments that, in our professional judgement, were the most significant in our audit of the consolidated financial statements.

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

#### ***Impairment of loans granted to individuals***

Note 3.7 "Transactions with customers" to the consolidated financial statements describes the accounting principles and methods related to the impairment of loans granted to individuals.

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

#### ***Provision for risks related to the Visale guarantee scheme***

The Group set aside a provision to cover risks relating to the Visale rental guarantee scheme, which has been estimated by an independent actuary as described in in notes 3.14.1. "Guarantee fund provisions" and 5.11 "Provisions" to the consolidated financial statements.

As part of our assessments, we:

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

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

### **Specific verifications**

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

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

We attest that the Group management report includes the consolidated non-financial information statement required under Article L.225-102-1 of the French Commercial Code. However, in accordance with Article L.823-10 of the French Commercial Code, we have not verified the fair presentation and consistency with the consolidated financial statements of the information given in that statement, which will be the subject of a report by an independent third party.

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

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

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

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

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

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

### *Objective and audit approach*

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

As specified in Article L.823-10-1 of the French Commercial Code, our audit does not include assurance on the viability or quality of the Company's management.

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

They also:

- identify and assess the risks of material misstatement in the consolidated financial statements, whether due to fraud or error, design and perform audit procedures in response to those risks, and obtain audit evidence considered to be sufficient and appropriate to provide a basis for their opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of the internal control procedures relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management and the related disclosures in the notes to the consolidated financial statements;
- assess the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going

concern. This assessment is based on the audit evidence obtained up to the date of the audit report. However, future events or conditions may cause the Company to cease to continue as a going concern. If the Statutory Auditors conclude that a material uncertainty exists, they are required to draw attention in the audit report to the related disclosures in the consolidated financial statements or, if such disclosures are not provided or are inadequate, to issue a qualified opinion or a disclaimer of opinion;

- evaluate the overall presentation of the consolidated financial statements and assess whether these statements represent the underlying transactions and events in a manner that achieves fair presentation;
- obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. The Statutory Auditors are responsible for the management, supervision and performance of the audit of the consolidated financial statements and for the opinion expressed thereon.

*Report to the Audit and Accounts Committee*

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

We also provide the Audit and Accounts Committee with the declaration provided for in Article L.823-16 of the French Commercial Code, confirming our independence within the meaning of the rules applicable in France, as defined in particular in Articles L.822-10 to L.822-14 of the French Commercial Code (*Code de commerce*) and in the French Code of Ethics (*Code de déontologie*) for Statutory Auditors. Where appropriate, we discuss any risks to our independence and the related safeguard measures with the Audit and Accounts Committee.

Neuilly-sur-Seine and Paris-La Défense, 23 May 2023

The Statutory Auditors

PricewaterhouseCoopers Audit

KPMG SA

Jérôme-Eric Gras

Erik Boulois



# **2022 Consolidated financial statements**

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# CONSOLIDATED BALANCE SHEET

## ASSETS

In thousands of euros	Notes	Gross	Depreciation, amortisation and impairment	31 December 2022	31 December 2021
Amounts due from credit and similar institutions	5.1	3,161,806	(283)	3,161,523	2,758,759
Transactions with customers	5.2	16,925,129	(246,429)	16,678,700	16,087,579
Amounts due on loans to individuals		3,926,050	(191,235)	3,734,815	3,690,316
Amounts due on loans to corporate entities		12,999,079	(55,194)	12,943,885	12,397,263
Bonds and other fixed income securities	5.3	100,000	-	100,000	600
Shares and other variable income securities		-	-	-	-
Equity interests and other long-term securities	5.4	3,256	(1,853)	1,403	350
Shares in affiliated companies		-	-	-	-
Intangible assets	5.5	47,512	(29,040)	18,472	16,041
Property, plant and equipment	5.5	593,634	(66,295)	527,339	555,045
Other assets	5.6	1,056,541	(231,930)	824,611	679,679
<b>Total assets</b>		<b>21,887,878</b>	<b>(575,830)</b>	<b>21,312,048</b>	<b>20,098,053</b>

## LIABILITIES AND EQUITY

In thousands of euros	Notes	31 December 2022	31 December 2021
Amounts due to credit and similar institutions	5.7	1,222,656	1,271,200
Transactions with customers	5.8	7,578,281	7,300,416
Government, local authorities and Government agencies		-	216,000
Amounts due to individuals		306,438	569,401
Amounts due to corporate entities		7,271,843	6,515,015
Debt securities	5.9	5,023,663	3,005,178
Other liabilities	5.10	200,958	213,351
Accruals		-	-
Provisions	5.11	287,622	228,074
Shareholders' equity (Group share)		6,998,848	8,079,810
Subscribed capital		20,000	20,000
Additional paid-in capital		-	-
Reserves		8,059,811	12,013,735
Regulated provisions and subsidies		-	-
Net income/(loss) for the period		(1,080,963)	(3,953,926)
Non-controlling interests		20	24
<b>Total liabilities and equity</b>		<b>21,312,048</b>	<b>20,098,053</b>

## CONSOLIDATED INCOME STATEMENT

In thousands of euros	Notes	2022	2021
Employers' contribution	6.1	1,385,836	1,303,747
+ Subsidies received	6.1.1	341,735	330,671
Subsidies received from another fund		329,057	319,339
Other subsidies		12,678	11,332
- Subsidies paid	6.1.2	(2,496,178)	(5,348,017)
Subsidies to Government agencies and local authorities		(693,000)	(1,759,000)
Subsidies to corporate entities		(1,005,336)	(1,813,895)
Subsidies to individuals		(456,143)	(1,444,520)
Subsidies to another fund		(329,057)	(319,339)
Other subsidies		(12,642)	(11,263)
<b>Net non-banking income/(loss)</b>		<b>(768,607)</b>	<b>(3,713,599)</b>
+ Interest receivable and similar income	6.2.1	138,082	135,166
- Interest payable and similar expenses	6.2.2	(60,033)	(30,556)
+ Income from variable income securities		-	(142)
Gains or losses on investment portfolio transactions		3,878	7,128
+ Other banking income		2,600	3,073
- Other banking expenses		-	(1,329)
<b>Net banking income</b>		<b>84,527</b>	<b>113,340</b>
Other operating income	6.3	96,056	68,225
General operating expenses	6.4	(373,062)	(346,137)
Depreciation/amortisation and impairment of property, plant and equipment and intangible assets		(20,902)	(18,511)
<b>Gross operating income/(loss)</b>		<b>(981,988)</b>	<b>(3,896,682)</b>
Cost of risk	6.5	(97,769)	(56,680)
<b>Operating income/(loss) before depreciation/amortisation and impairment of goodwill</b>		<b>(1,079,757)</b>	<b>(3,953,362)</b>
Depreciation/amortisation and impairment of goodwill		-	-
<b>Operating income/(loss) after depreciation/amortisation and impairment of goodwill</b>		<b>(1,079,757)</b>	<b>(3,953,362)</b>
Gains and losses on other assets	6.6	184	933
<b>Recurring net income/(loss) before tax</b>		<b>(1,079,573)</b>	<b>(3,952,429)</b>
Non-recurring net income/(loss)		36	(35)
Income tax	6.7	(1,430)	(1,466)
<b>Net income/(loss) from consolidated companies</b>		<b>(1,080,967)</b>	<b>(3,953,930)</b>
Non-controlling interests		4	4
<b>Net income/(loss) (Group share)</b>		<b>(1,080,963)</b>	<b>(3,953,926)</b>

## CHANGES IN EQUITY

In thousands of euros	Subscribed capital	Consolidated reserves	Net income/(loss) for the period	Shareholders' equity (Group share)	Non-controlling interests	Total equity
<b>31 December 2020</b>	<b>20,000</b>	<b>13,920,012</b>	<b>(1,906,276)</b>	<b>12,033,736</b>	<b>29</b>	<b>12,033,765</b>
Appropriation of Y-1 net income/(loss)	-	(1,906,276)	1,906,276	-	-	-
Net income/(loss) for the period	-	-	(3,953,926)	(3,953,926)	(5)	(3,953,931)
<b>31 December 2021</b>	<b>20,000</b>	<b>12,013,736</b>	<b>(3,953,926)</b>	<b>8,079,810</b>	<b>24</b>	<b>8,079,834</b>
Appropriation of Y-1 net income/(loss)	-	(3,953,926)	3,953,926	0	-	0
Net income/(loss) for the period	-	-	(1,080,963)	(1,080,963)	(4)	(1,080,967)
<b>31 December 2022</b>	<b>20,000</b>	<b>8,059,810</b>	<b>(1,080,963)</b>	<b>6,998,847</b>	<b>20</b>	<b>6,998,867</b>

# NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

## 1. GENERAL INFORMATION

### 1.1. HISTORY OF THE GROUP: ACTION LOGEMENT REFORM

Order No. 2016-1408 of 20 October 2016 (hereinafter “the Order”) relating to the restructuring of the collection of the employers’ contribution to building and construction work (hereinafter “PEEC”) led to an in-depth restructuring of the Action Logement network to simplify and streamline the collection of the PEEC and the way in which the contributions are used.

This reform, implemented as from 2016, resulted in the disappearance of the various interprofessional housing committees (*Comités Interprofessionnels du Logement* – CIL), as well as the Social Economy Union for Housing (hereinafter “UESL”), and in the centralised collection of the PEEC with a single collector, while also strengthening its regional presence and reaffirming the priority focus on local action by our social housing companies (ESH) in support of policies implemented by local communities.

Action Logement is now organised around three main structures with joint governance:

- the **Action Logement Group** (hereinafter “ALG”), an umbrella structure responsible for managing the group, relations with the State and corporate communication. Action Logement Group in turn holds the entire capital of:
  - o **Action Logement Services SASU** (hereinafter “ALS”), a single structure that collects the PEEC and provides corporate support and services;
  - o **Action Logement Immobilier SASU** (hereinafter “ALI”), which holds interests in all the Group’s real estate subsidiaries. This holding company’s role is to support and ensure the management of Action Logement Group’s subsidiaries and holdings.

Pursuant to the Order of 20 October 2016, the associations AFL (*Association Foncière Logement* [Residential Land Association]) and APAGL (*Association Pour l’Accès aux Garanties Locatives* [Association for Access to Rental Guarantees]) are also part of the Action Logement Group.

### 1.2. DESCRIPTION OF THE ACTION LOGEMENT SERVICES GROUP

Action Logement Services and its subsidiaries together constitute the “ALS Group”.

ALS, a subsidiary of the Action Logement Group, is managed by the employer organisations and employee unions, and is primarily responsible for:

- collecting and managing the PEEC;
- delivering financial support and services for employees and companies;
- helping to finance the production and rehabilitation of housing, along with national housing policies.

## 2. SIGNIFICANT EVENTS OF THE PERIOD

### 2.1. THE CONFLICT IN UKRAINE

2022 was shaped by the war in Ukraine and a deterioration in the economic outlook, particularly in the second half of the year, leading to increasing inflationary pressures and a widespread impact on the markets (financial, commodities, energy, goods and services). All of these factors were taken into account in the judgements and estimates made by Management in preparing the financial statements for the year ended 31 December 2022.

This environment did not have a material impact on the Group's operations or financial statements for the year ended 31 December 2022. However, it did affect market interest rates (see Note 2.2 on the two new bond issues by Action Logement Services).

### 2.2. REVIEW OF OPERATIONS

#### **Implementation of the five-year agreement and voluntary investment plan (VIP)**

On 25 April 2019, the French Government and Action Logement signed an agreement relating to the voluntary investment plan (VIP), valid as an amendment to the 2018-2022 five-year agreement dated 16 January 2018. This amendment mobilises €9 billion for employee housing and is a response to the different needs of each region.

The recovery plan amendment to the 2018-2022 five-year agreement and to the voluntary investment plan was signed on 15 February 2021. This amendment modifies, adjusts and clarifies the conditions of use for the PEEC and VIP as defined in the previous agreements signed on 16 January 2018 and 25 April 2019.

The assistance and measures taken continued in 2022.

2022 marked the expiry of the five-year agreement and the voluntary investment plan. Discussions between the Group and the French Government regarding the 2023-2027 five-year agreement began in the second half of 2022. At the end of 2022, these had not resulted in any contracts being signed.

#### **Two new bond issues completed by Action Logement Services**

In order to implement the voluntary investment plan, Action Logement leveraged its financial capacity for the benefit of society by further mobilising its capital and using effectively managed and sustainable debt.

Action Logement Services decided to put in place a €6.2 billion 100% sustainable debt issuance programme as set out in the information brochure prepared for its inaugural bond issue in 2019 and updated in June 2022.

This brought its total issues to €5 billion at 31 December 2022 (see Note 5.9).

In 2022, Action Logement Services completed two new bond issues with the following characteristics:

- €1.250 billion issued on 13 April 2022 for a term of 10 years, bearing annual interest at 1.441% (1.375% coupon);

- €750 million issued on 28 September 2022 for a term of 15 years, bearing annual interest at 3.198% (3.125% coupon).

## Credit ratings and investor relations

Action Logement Services' first credit rating published in September 2019 and aligned with the French Government's rating was confirmed in 2020, 2021 and 2022 by the two credit rating agencies used by the Group:

- In December 2021, Moody's confirmed the long-term rating for ALG, ALS and ALI at Aa2 with a stable outlook, a rating they have held since February 2020, following the change from a positive to a stable outlook for Aa2-rated French Government bonds.
- Based on its credit ratings approach for Government-related entities, in January 2022 Fitch confirmed its AA rating for ALG, ALS and ALI, which has been accompanied by a negative outlook since May 2020 following the downgrade of the outlook for France from stable to negative at the same date.

	Moody's Investors Service	Fitch Ratings
Long-term senior unsecured debt rating	Aa2	AA
Short-term rating		F1+
Outlook	Stable	Negative
Date of latest report	16/12/2021	18/01/2022

## Capital increase at *guichets uniques* subsidiaries

Action Logement Services was the sole subscriber to the €820,000 capital increase at Martinique Habitat approved by the Extraordinary General Meeting of 3 November 2022<sup>1</sup>.

Action Logement Services was also the sole subscriber to Atriom's €1,100,000 capital increase following the Combined General Meeting of 28 October 2022<sup>2</sup>.

## Ongoing implementation of the external voluntary mobility support agreement (CMVE)

The entities of the Action Logement economic and employee unit (UES) signed an external voluntary mobility support agreement on 30 January 2019. This agreement was rounded out by an amendment dated September 2019.

The purpose of the agreement was to help secure business transitions, allowing employees who so wish to benefit from supportive measures to secure their career development outside the Action Logement Group, prepare their external business project, or adjust to their retirement through mobility leave. A provision was set aside for the cost of the agreement (€52 million) as from 2019, which was written back in line with the departures.

From 2019 to the end of 2022, the CMVE agreement provided for 368 departures over the past four years.

In 2022, there were 54 departures, resulting in €6.1 million in severance payments covered by a provision reversal for the same amount.

<sup>1</sup> The initial capital of €38,000 was reduced to zero prior to the €820,000 capital increase.

<sup>2</sup> Atriom's capital was reduced to zero during the year prior to the €1,100,000 capital increase, which involved a €500,000 offset against the shareholder advance and a cash contribution of €600,000.

## **Classification of Action Logement Services as a Government agency (APU)**

In summer 2022, INSEE reclassified Action Logement Services as a Government agency by changing its APE activity code.

One of the impacts of this reclassification concerns the general ban on central administrative bodies (*Organismes de l'administration centrale* – ODAC) taking out loans for a term of more than 12 months. Consequently, it calls into questions the uses and sources of funds ratio applicable to the next five-year agreement (2023-2027).

The decree classifying Action Logement Services as a Government agency has not yet been published.

### **2023 Finance Act**

The 2023 Finance Act published in France's *Journal Officiel* on 30 December 2022 provides for the payment by Action Logement Services for 2023 of a €300 million contribution to the FNAP housing support fund by 30 June at the latest <sup>3</sup> (see Note 7.2 "Commitments received").

### **Three-way agreement between Action Logement, the French Government and ANRU**

Within the scope of the recovery plan, a first amendment to the three-way agreement between the French Government, the French National Agency for Urban Regeneration (ANRU) and Action Logement was signed on 10 July 2021. This amendment consolidated the partnership entered into by the three parties in a bid to regenerate dysfunctional neighbourhoods identified as priority districts by urban policies.

The aim of the amended agreement is to (i) define the basis for extending NPNRU urban regeneration funding from €10 billion to €12 billion in subsidy equivalents, and (ii) reflect the impact of the regulatory changes introduced by the "ELAN" housing, urban planning and digital reform law, particularly Article 90, which provides for the ANRU's transition to an industrial and business accounting system. Under the amended agreement, €1.4 billion in additional subsidies are to be provided to ANRU by Action Logement Services, while ensuring the sustainability of Action Logement's business and financial model and its continued role as collector of employers' contributions to construction work ("PEEC").

Its PNRU commitments were terminated on 31 December 2021. Some unused funds from the PNRU were transferred to the NPNRU.

Subsidies earmarked by Action Logement Services for urban regeneration programmes are as follows (in millions of euros):

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<sup>3</sup> Article 118.

	2018	2019	2020	2021	2022	Total
Annual commitment in the form of subsidies payable	476	475	445	390	324	2,110
Total amount paid for the year	460	450	450	390	540	2,290
Amount paid by ALS from the annual subsidy budget	280	450	450	390	540	2,110
Amount paid by ALS from the 2017 subsidy budget	180					180
Amount payable at 31 December	196	221	216	216	0	

Off-balance sheet commitments to ANRU at 31 December 2022 represent €5,5 billion for 2023-2032. (See note 7.1)

### Action Logement Services equity loans

Action Logement Services signed the following agreements with Caisse des Dépôts et Consignations (CDC) 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, Action Logement Services agreed to finance €2 billion in subsidised equity loans<sup>4</sup> under the following conditions:

- the subsidies 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 subsidies are paid over to CDC. These payments are guaranteed by the French Government and are counter-guaranteed by Action Logement Services.

The Group's off-balance sheet commitments relating to these subsidised equity loans total €755.3 million and consisted of amounts paid to CDC totalling €30.4 million in 2022.

- **Financial guarantee**

This stand-alone guarantee covers any unpaid amounts due by Action Logement Services to CDC in respect of the subsidies through to 2045. The guarantee is for a maximum cumulative amount of €1.2 billion.

At 31 December 2022, the financial guarantee representing amounts receivable on loans granted to social landlords is shown within off-balance sheet commitments given for €890.1 million, or 118% of the outstanding subsidy payable to CDC.

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<sup>4</sup> The subsidy represents the difference between the market interest rate and the interest rate offered to social housing bodies by CDC.



## 3. ACCOUNTING PRINCIPLES AND METHODS

### 3.1. GENERAL PRINCIPLES

These consolidated financial statements were prepared at 31 December 2022, and cover a period of 12 months.

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

- accounting principles generally accepted in France, in accordance with the provisions of CRC Regulation No. 2020-01 applicable to any legal entities required to prepare consolidated or combined financial statements;
- Regulation No. 2017-02 of 5 July 2017 on the individual and consolidated financial statements of the Action Logement Group.

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

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

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

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

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

### 3.2. OVERVIEW OF SEPARATELY IDENTIFIABLE OPERATIONS

The financial statements for the ALS subsidiaries, which have the status of commercial companies, are prepared in accordance with ANC Regulations No. 2014-03 and 2016-07.

The following factors are taken into account:

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

### 3.3. CONSOLIDATION METHODS

The consolidation methods used are as follows:

- subsidiaries over which the Group exercises exclusive control, directly or indirectly, are consolidated according to the full consolidation method;
- interests in which the Group exercises joint control with a limited number of other shareholders, are consolidated according to the proportional consolidation method;

- interests not controlled by the Group but over which the Group has a significant influence are consolidated by the equity method;
- intragroup transactions and balances are eliminated. Potential gains and losses on asset disposals below €7.5 million are not neutralised to limit the complexity of monitoring them over time.

Three ALS service subsidiaries whose main financial aggregates are not material are not consolidated (see Note 5.4).

The scope of consolidation is shown in note 10.

### 3.4. CONVERSION OF FOREIGN CURRENCY TRANSACTIONS

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

### 3.5. GOODWILL

#### 3.5.1. FIRST-TIME CONSOLIDATION OF THE ACTION LOGEMENT GROUP

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

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

#### 3.5.2. GENERAL PRINCIPLES

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

The difference between the acquisition cost of the securities and the share of the acquiring entity in the total assets and liabilities identified at the acquisition date is recorded as goodwill.

When positive, goodwill is recorded in fixed assets under the heading "Goodwill".

When there is no foreseeable limit to the length of time the goodwill will provide economic benefits to the group, it is not amortised. In this case, an impairment test is performed at least once per year, regardless of whether there is any indication of impairment. Recorded impairment is never reversed.

When there is a foreseeable limit to its period of use, the goodwill is amortised on a straight line basis over that period, or, if it cannot be determined reliably, over 10 years.

When negative, goodwill is recorded in liabilities on the consolidated balance sheet under provisions for risks and expenses and is taken to income over a period that must reflect, as far as is reasonably practicable, the assumptions used and the objectives set at the time of acquisition.

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

### 3.6. AMOUNTS DUE FROM CREDIT AND SIMILAR INSTITUTIONS

This item includes cash along with demand and term deposits (CAT, DAT, Passbooks).

Marketable securities are valued at their purchase or subscription cost, including costs directly attributable to the acquisition (transfer tax, fees or commissions, legal fees).

Where necessary, they are impaired. Impairment is calculated for each line of securities of the same type, to write down their value to the average market price during the last month (or, for non-listed securities, to their likely realisable value).

### 3.7. TRANSACTIONS WITH CUSTOMERS

Loans are recorded in assets on the balance sheet when funds are disbursed to third parties, pursuant to contractual provisions according to which the entity undertakes to transmit to individuals or corporate entities the use of payment facilities for more than one year.

The signing of the contract therefore does not result in an entry being recorded in assets. It creates a financial commitment, however, to be recorded in off-balance sheet commitments.

Pursuant to Article 121-4 of ANC Regulation No. 2017-02, loans granted by ALS which are classified as doubtful loans (within the meaning of Article 2211-1 of ANC Regulation No. 2014-07) follow the specific impairment rules below:

Loans to individuals: Loans that are more than six months overdue are written down in full, excluding loans with guarantees that can actually be implemented.

Loans to corporate entities: Loans that are more than one year overdue are written down as follows:

- 100% of overdue receivables;
- 100% of the capital remaining payable in less than five years.

Corporate loans that are more than six months and less than one year overdue are written down as follows:

- 50% of overdue receivables;
- 50% of the capital remaining payable in less than five years.

As these represent the minimum requirements, additional write-downs are recognised for items more than six months overdue to take account of credit risk.

Since 2021, the Group has applied the mechanism provided for in regulations<sup>5</sup> for reclassifying loans and receivables as non-performing/bad debts and identifying forbore exposures in its financial statements.

Loans subject to litigation or court proceedings, or identified as “at risk”, are written down based on a risk assessment. Amounts receivable from landlords rated “P” (subject to insolvency proceedings) by Banque de France are written down in full.

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<sup>5</sup>EBA guidance on the application of the definition of default in Article 178 of EU Regulation 575/2013 of 18 January 2017 and EU Regulation 2019/630 of the European Parliament and of the Council of 17 April 2019 amending Regulation 575/2013.

## 3.8. INTANGIBLE ASSETS

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

### - Software and websites

Software licenses are recorded in assets based on costs incurred to acquire and commission the software in question.

The costs of creating a website that participates in the information systems or business systems are recorded in expenses or in fixed assets depending on the development phase of the website.

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

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

## 3.9. PROPERTY, PLANT AND EQUIPMENT

### 3.9.1. GENERAL PRINCIPLES

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

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

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

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

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

The depreciable amount of an asset corresponds to its gross value from which is deducted, if applicable, its residual value, the residual value representing the market value of the asset at the end of its use, less exit costs.

The net book value of an asset is immediately written down to its present value when the net book value of the asset is significantly higher than its estimated present value.

The project to create a “flex office” on the Grand Seine site discussed in section 3.20 prompted a review of the depreciation schedules for fixed assets (partitions, floors and the staff canteen), with depreciation now being charged through to the end of 2023.

### 3.10. IMPAIRMENT OF INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

Assets with an indefinite useful life, such as land and brands, are not depreciated/amortised and are subject to impairment testing when there is an indication of a loss of value at the reporting date.

Depreciated/amortised assets are subject to impairment testing when, due to special events or circumstances, the recoverability of their net book value is compromised.

The potential reversal of the impairment is reviewed at each closing date.

### 3.11. EQUITY INTERESTS AND OTHER LONG-TERM SECURITIES

Equity interests and other long-term securities are recorded at their acquisition cost including, where applicable, costs directly attributable to the acquisition (transfer tax, fees or commissions, legal fees). If acquisition fees are recorded in the individual financial statements, these expenses must be adjusted in the consolidated financial statements to be incorporated into the cost of acquiring the securities.

An impairment loss is recorded when the book value of the securities falls below their acquisition cost. This book value is assessed based on different criteria, such as net assets at the year-end of the relevant companies, their profitability, their prospects for the future, and their value for the Group.

### 3.12. DEBT ISSUE COSTS

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

### 3.13. PENSION COMMITMENTS AND SIMILAR BENEFITS

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

#### 3.13.1. PENSION COMMITMENTS

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

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

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

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

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

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

The Company did not change the method used to calculate the benefit obligation in 2022 in light of the ANC's November 2021 recommendation on the basis for measuring and recognising pension obligations, under which companies can choose between the method in force up to that date (i.e., benefits attributed on a straight-line basis over the entire period during which the employee is employed by the Group) and a new method consisting of attributing benefits over the period immediately preceding retirement age such that the maximum amount of benefits is attributed.

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

### 3.13.2. OTHER LONG-TERM BENEFITS

Other long-term benefits that can be granted by the ALS Group are mainly long service awards, which are valued based on actuarial assumptions.

The actuarial cost is recorded in income over the active life of the employees in question.

The impact of changes in assumptions is taken into account in the income statement for the financial year during which the changes occur.

## 3.14. OTHER PROVISIONS

### 3.14.1. GUARANTEE FUND PROVISIONS

The various guarantees offered by ALS (VISALE, Sécurisation Accédants PASS fund) are subject to provisions at the end of the financial year based on loss exposure and management fees, assessed as follows by an independent actuary (member of an association of actuaries recognised by the French Prudential Supervisory Authority [ACPR]):

- VISALE: provisions for late claims are calculated using a “frequency x appropriate cost” method (guarantee implementation rate x implementation period x rent).
  - o Frequency: The guarantee implementation rate reflects the frequency of claims made under rental contracts eligible for the VISALE scheme. The frequency was determined prospectively, in relation to the characteristics of the VISALE scheme.
  - o Implementation period: This is the maximum period during which unpaid rent is guaranteed. The implementation period corresponds to the business plan for the VISALE scheme for each category of tenant.
  - o Rent: The amount of rent paid by a tenant under the VISALE scheme includes monthly maintenance fees.

Provisions for claims payable are estimated using a flat-rate method (equal to 13 months' rent) based on past experience under the PASS-GRL guarantee scheme. Projected settlements are estimated taking into account the rates observed for the different populations.

- Sécurisation Accédants PASS (home ownership support) fund: SGFGAS (which manages financing and promotes access to home ownership) is responsible for the operational management of the Sécurisation Accédants PASS fund and the yearly calculation of the adjustment to the provision. The corresponding information is provided to ALS on a yearly basis.

In the income statement, additions to and write-backs of provisions are grouped under “Cost of risk”. For balance sheet provisions, see Note 5.11.

### 3.15. DETERMINATION OF INCOME

Income is recorded in the income statement for the financial year if it is:

- realised, i.e., the principle and amount are certain;
- earned in the financial year.

The main income indicators are:

- Net Non-Banking Income (PNNB): consists of the employers' contribution (collection) net of subsidies paid;
- Net Banking Income (PNB): made up of net interest margin on customer loans;
- Other operating income includes previous operating income, transfers of operating expenses and other income not taken into account to determine Net Non-Banking Income or Net Banking Income.

### 3.16. "CAPITAL INJECTION" COMMITMENTS UNDER THE FIVE-YEAR AGREEMENTS AND THE VOLUNTARY INVESTMENT PLAN

The Action Logement Group guidelines dated 12 June 2020 were applied when accounting for injections of capital into Action Logement Group entities by reference to Article L.313-18-1 II of the French Construction and Housing Code (CCH), the agreement referred to in paragraph 13 of Article L.313-3 of said Code, and the agreement relating to the voluntary investment plan amending the former.

The guidelines set out the rules determining the trigger for commitments and disbursements within the Action Logement Group.

This applies to the commitment for annual capital injections initially set down in the 2018-2022 five-year agreement and to the multi-year commitments stipulated in the voluntary investment plan agreement as amended by the recovery plan signed in February 2021, representing – for Action Logement Services – subsidies paid or payable to Action Logement Immobilier.

Further to a decision of its Board of Directors, the Action Logement Group defines the annual subsidies to be paid by Action Logement Services to Action Logement Immobilier based on Action Logement Immobilier's financing requests as substantiated by forecast production commitments under the five-year agreement and voluntary investment plan.

Pursuant to the decisions of its sole shareholder, Action Logement Services allocates and pays the subsidies to Action Logement Immobilier following a call for funds and approval of its governing bodies.

These principles also apply to subsidies paid or payable to Association Foncière Logement (AFL).

- Subsidies granted to Action Logement Immobilier and to Association Foncière Logement (AFL) in respect of capital injections made pursuant to the five-year agreement

Annual subsidies granted by Action Logement Services to Action Logement Immobilier, pursuant to the 2018-2022 five-year agreement in order to enable Action Logement Immobilier to purchase or subscribe to equity interests in companies referred to in paragraphs 1 and 2 of Article L. 313-20-1 of the French Construction and Housing Code (CCH), are expensed as incurred within non-banking expenses for the amount of the annual subsidy for the period concerned. The residual amount in respect of future periods as defined in said agreement is included within off-balance sheet items as a commitment given.

The funds are intended equally for social rented housing and for intermediate housing.



The related amounts are shown as an expense for the period in an amount of €140 million.

The same principle is applied to allocations of subsidies to AFL provided for in the 2018-2022 five-year agreement (annual budget per each year concerned), as amended in February 2021.

The related amounts are shown as an expense for the period in an amount of €80 million (€25 million in respect of the five-year agreement and €55 million in respect of the recovery plan).

As the five-year agreement has expired, there are no longer any off-balance sheet commitments.

- Subsidies granted to Action Logement Immobilier and to Association Foncière Logement under the voluntary investment plan

As part of the multi-annual capital commitments set out in the voluntary investment plan, the trigger for recognising an off-balance sheet commitment is the decision by the Board of Directors of the sole shareholder (ALG), which defines the amount of subsidies payable by Action Logement Services to Action Logement Immobilier and to Association Foncière Logement.

Following the decision of the Action Logement Group's Board of Directors setting the annual amount, allocated subsidies are recognised as non-banking operating expenses in the period in which ALS receives the call for funds from Action Logement Immobilier and Association Foncière Logement. The uncalled amounts of the earmarked funds are included within off-balance sheet commitments given at the reporting date.

The related amounts are shown as an expense for the period in an amount of €259 million (€209 million in favour of ALI and €50 million in favour of AFL). There are no off-balance sheet commitments given.

### 3.17. COMMITMENTS IN SUPPORT OF NATIONAL POLICIES

The reporting period in which these subsidies are to be booked is determined based on an analysis of continuing-performance contracts, as illustrated in the note accompanying ANC Regulation 2017-02 issued by the French accounting standards-setter on the individual and consolidated financial statements of the Action Logement Group.

The sums allocated by Action Logement Services in a given year in support of national housing policies, as set out in the agreements between Action Logement, the French Government and a third-party organisation (in the form of an annual predefined budget) represent non-banking operating expenses to be expensed as incurred. The remaining amount allocated to subsequent years is recognised in the financial statements within off-balance sheet items, as a commitment given.

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

The related amounts are shown as an expense for the period and represent €350 million for FNAP, €9 million for ANIL-ADIL and €10 million for FNAVDL.

As the five-year agreement expired at the end of 2022, there are no longer any off-balance sheet commitments at the reporting date other than those relating to the ANRU.



### 3.18. DEFERRED TAXES

According to the terms of the tax ruling specific to ALS and based on activities defined to date in the 2018-2022 five-year agreement, ALS is expected to generate tax losses in the coming years, as it has each year since 2017. As such, no losses are capitalised and no deferred tax recognised.

### 3.19. LEASES

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

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

### 3.20. CRITICAL ACCOUNTING ESTIMATES

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

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

The planned redevelopment of part of the Grand Seine site into a “flex office”, which has a significant impact on the use of fixed assets (floors, partitions and the staff canteen), has led to the Group to prospectively revise the depreciation schedules for these assets. The depreciation booked for floors, partitions and company canteens following this revision amounted to €1,504 million for 2022. Had the depreciation schedules not been revised, the depreciation would have been €512 million, representing a €992 million impact for 2022.

## 4. SEGMENT INFORMATION

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

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

## 5. NOTES TO THE BALANCE SHEET

### 5.1. AMOUNTS DUE FROM CREDIT AND SIMILAR INSTITUTIONS

This item breaks down as follows:

	31 December 2022 Gross	Amortisation, depreciation and impairment	31 December 2022	31 December 2021
Bank current accounts	700,286	-	700,286	556,283
Banking investments	2,461,520	(283)	2,461,237	2,202,516
<i>Passbook accounts</i>	214,172	0	214,172	195,652
<i>Remunerated accounts</i>	878,079	0	878,079	880,923
<i>Term accounts</i>	1,342,750	0	1,342,750	1,101,755
<i>Other investments</i>	26,518	(283)	26,235	24,186
<b>Total amounts due from credit and similar institutions</b>	<b>3,161,806</b>	<b>(283)</b>	<b>3,161,523</b>	<b>2,758,759</b>

"Banking investments" by maturity:

In thousands of euros	Less than 3 months	3 months to 1 year	1 year to 5 years	31 December 2022
<b>Total banking investments</b>	<b>1,372,324</b>	<b>629,150</b>	<b>460,047</b>	<b>2,461,520</b>
<b>Percentage of total balance</b>	<b>56%</b>	<b>26%</b>	<b>19%</b>	<b>100%</b>

### 5.2. TRANSACTIONS WITH CUSTOMERS

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

In thousands of euros	31 December 2021	Change	Increases	Decreases	Losses on bad debts	Other changes	31 December 2022
Loans to individuals	3,890,626	-	609,078	(537,537)	(37,665)	(1,682)	3,922,820
Loans to corporate entities	12,413,621	-	1,123,751	(572,645)	(672)	(2,818)	12,961,237
Accrued interest on loans to individuals and corporate entities	35,108	5,964	-	-	-	-	41,072
<b>Total transactions with customers</b>	<b>16,339,355</b>	<b>5,964</b>	<b>1,732,829</b>	<b>(1,110,182)</b>	<b>(38,337)</b>	<b>(4,500)</b>	<b>16,925,129</b>

#### Impairment of loans:

In thousands of euros	31 December 2021	Additions	Write-backs	Other changes	31 December 2022
Loans to individuals	(203,854)	(61,386)	74,326	(321)	(191,235)
Loans to corporate entities	(47,922)	(100,819)	92,986	561	(55,194)
<b>Total impairment of loans</b>	<b>(251,776)</b>	<b>(162,205)</b>	<b>167,312</b>	<b>240</b>	<b>(246,429)</b>

**AI: accrued interest.**

Loan schedule:

In thousands of euros	Gross value at 31 December 2022	Less than 1 year	Between 1 and 5 years	More than 5 years
Loans to individuals	3,926,050	425,337	1,221,520	2,279,193
Loans to corporate entities	12,999,079	499,822	2,112,964	10,386,293
<b>Total loans</b>	<b>16,925,129</b>	<b>925,159</b>	<b>3,334,484</b>	<b>12,665,486</b>

### 5.3. BONDS AND OTHER FIXED-INCOME SECURITIES

In thousands of euros	31 December 2021	Acquisitions	Disposals	Change in scope of consolidation	Other changes	31 December 2022
Equity securities	600	99,400	-	-	-	100,000
<b>Total bonds and other fixed income securities</b>	<b>600</b>	<b>99,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100,000</b>

The budgeted €100 million in equity securities allocated to 15 public housing offices, as provided for in the voluntary investment plan (VIP) to "support the restructuring of social landlords", had been paid out in full by the end of 2022.

### 5.4. EQUITY INTERESTS AND OTHER LONG-TERM SECURITIES

In thousands of euros	31 December 2021	31 December 2022	Share of capital held	Amount of capital	Income/(loss)	Equity
Non-consolidated equity interests	1,336	3,256				
Atriom	698	1,798	100%	1,100	(467)	629
Réunion Habitat SAS	600	600	100%	600	(388)	719
Martinique Habitat	38	858	100%	820	(282)	4
<b>Total equity interests and other long-term securities - Gross value</b>	<b>1,336</b>	<b>3,256</b>				

This item corresponds to investments in ALS subsidiaries that are not consolidated because they are not material.

The shares in Atriom and Martinique Habitat were written down in an amount of €1.2 million and €665,000, respectively.

## 5.5. INTANGIBLE ASSETS AND PROPERTY, PLANT AND EQUIPMENT

Gross value:

In thousands of euros	31 December 2021	Increases	Decreases	Other changes	31 December 2022
<b>Intangible assets</b>	<b>39,896</b>	<b>8,129</b>	<b>(550)</b>	<b>37</b>	<b>47,512</b>
Leasehold rights	169	-	(108)	-	61
Software	39,161	4,611	(289)	1,836	45,319
Advances and downpayments on intangible assets	530	-	(36)	(494)	-
Intangible assets in progress	-	3,518	(117)	(1,305)	2,096
Other intangible assets	36	-	-	-	36
<b>Property, plant and equipment</b>	<b>613,966</b>	<b>9,548</b>	<b>(29,843)</b>	<b>(37)</b>	<b>593,634</b>
Land	335,256	-	(17,293)	-	317,963
Buildings	217,554	120	(4,083)	-	213,591
Other property, plant and equipment	60,501	8,830	(8,467)	617	61,481
Property, plant and equipment in progress	655	598	-	(654)	599
<b>Intangible assets and property, plant and equipment - Gross value</b>	<b>653,862</b>	<b>17,677</b>	<b>(30,393)</b>	<b>-</b>	<b>641,146</b>

The revision to depreciation schedules in connection with the change in estimates referred to in section 3.2 led to the retirement of 59 fixed assets at their gross value and to the creation of five fixed assets at a value corresponding to the net carrying amount of the 59 fixed assets retired.

The assets concerned are shown within "General installations".

Amortisation, depreciation and impairment:

In thousands of euros	31 December 2021	Additions	Write-backs/ Disposals	Other changes	31 December 2022
<b>Intangible assets</b>	<b>(23,855)</b>	<b>(5,474)</b>	<b>289</b>	<b>-</b>	<b>(29,040)</b>
<b>Property, plant and equipment</b>	<b>(58,921)</b>	<b>(14,834)</b>	<b>7,460</b>	<b>-</b>	<b>(66,295)</b>
<b>Total amortisation, depreciation and impairment</b>	<b>(82,776)</b>	<b>(20,308)</b>	<b>7,749</b>	<b>-</b>	<b>(95,335)</b>

## 5.6. OTHER ASSETS

Other assets are broken down as follows:

In thousands of euros	31 December 2022	31 December 2021	Change	%
Housing stock	706,313	575,396	130,917	23%
Receivables due from tenants	4,386	3,282	1,104	34%
Cash pledges, deposits and guarantees	230,414	244,860	(14,446)	-6%
Bond premiums	39,947	28,734	11,213	39%
Other receivables due from individuals and corporate ent	12,443	15,197	(2,754)	-18%
Loans granted (Pass Foncier indexing)	25,599	25,435	164	1%
Other receivables	37,439	31,609	5,830	18%
<b>Total other assets - gross value</b>	<b>1,056,541</b>	<b>924,513</b>	<b>132,028</b>	<b>14%</b>

Other assets mainly include:

- housing purchased from social landlords by the National Sales Operator (ONV) at the end of 2022 for €706.3 million within the scope of its social housing sales activity;
- cash collateral for €228.3 million (fully written down).

The cash collateral within assets has been fully written down since inception. This collateral is used to subsidise the loans granted by the CDC to social housing bodies. As the subsidies are called (€15 million in 2022), the debt is written off and a reversal of the provision is recorded for the same amount.

#### Impairment of other assets:

In thousands of euros	31 December 2021	Additions	Write-backs	Other changes	31 December 2022
Cash pledges	(243,312)	-	15,000	-	(228,312)
Other assets	(1,522)	(2,145)	282	-233	(3,618)
<b>Total impairment of other assets</b>	<b>(244,834)</b>	<b>(2,145)</b>	<b>15,282</b>		<b>(231,930)</b>

The write-back of impairment on the cash collateral corresponds to the gross amount written off.

## 5.7. AMOUNTS DUE TO CREDIT INSTITUTIONS

In thousands of euros	31 December 2021	Change	Increases	Decreases	31 December 2022
CDC loans	1,122,655		17,269	(58,620)	1,081,304
Accrued interest on CDC loans	-	39			39
Loans from credit institutions	147,874		-	(7,410)	140,464
Accrued interest on loans from credit institutions	671	178			849
<b>Loans to credit institutions</b>	<b>1,271,200</b>	<b>217</b>	<b>17,269</b>	<b>(66,030)</b>	<b>1,222,656</b>

“CDC loans” primarily relates to two loan agreements signed with Caisse des Dépôts et Consignations (CDC) and the former UESL in 2013 and 2015 for €1,700 million in order to support the level of construction, restoration and acquisition of social housing, or investment in the equity of landlords. Eight drawdowns were made for a total of €1,477 million. Action Logement Services repaid €55.6 million during the period, bringing the principal outstanding to €1,047 million at the reporting date.

Loans from credit institutions correspond to the outstanding bank loans taken out by Solendi Expansion to finance office buildings held by the Group.

Maturity of amounts due to credit institutions:

In thousands of euros	31 December 2022	Less than 1 year	From 1 to 5 years	More than 5 years
CDC loans	1,081,304	52,082	222,921	806,301
Accrued interest on CDC loans	39	39		
Loans from credit institutions	140,464	7,496	30,856	102,112
Accrued interest on loans from credit institutions	849	729	20	100
<b>Loans from credit institutions</b>	<b>1,222,656</b>	<b>60,346</b>	<b>253,797</b>	<b>908,513</b>

## 5.8. AMOUNTS DUE TO CUSTOMERS

In thousands of euros	31 December 2021	Increases	Decreases	Other changes	31 December 2022
Amounts due to the Government, local authorities and Government agencies	216,000	674,000	(890,000)	-	-
Amounts due to individuals	569,401	473,926	(736,889)	-	306,438
Funds received in the form of loans (due and outstanding)	5,768,503	382,537	(199,254)	(32,558)	5,919,228
Third-party beneficiaries of subsidies to corporate entities	746,512	1,543,075	(936,972)	-	1,352,615
<b>Total amounts due to customers</b>	<b>7,300,416</b>	<b>3,073,538</b>	<b>(2,763,115)</b>	<b>(32,558)</b>	<b>7,578,281</b>

Amounts due to the Government, local authorities and Government agencies corresponded to ANRU-PNRU funding.

Amounts due to individuals are mainly related to the following:

- mobility aid for €128.4 million;
- energy retrofit work in the private sector for €72.1 million;
- new purchase bonuses for €72.5 million;
- adapted housing for ageing and dependent populations for €17.7 million;
- Cœur de Ville project for €8.7 million.

### Schedule of amounts due to customers:

In thousands of euros	31 December 2022	Less than 1 year	From 1 to 5 years	More than 5 years
Amounts due to the Government, local authorities and Government agencies	-	-	-	-
Amounts due to individuals	306,438	306,438	-	-
Funds received in the form of loans (due and outstanding)	5,919,228	390,950	856,186	4,672,092
Third-party beneficiaries of subsidies to corporate entities	1,352,615	1,352,615	-	-
<b>Total amounts due to customers</b>	<b>7,578,281</b>	<b>2,050,003</b>	<b>856,186</b>	<b>4,672,092</b>

## 5.9. DEBT SECURITIES

In thousands of euros	31 December 2021	Increases	Decreases	Change in scope of consolidation	31 December 2022
Debt securities	3,000,000	2,000,000	-	-	5,000,000
Accrued interest on debt securities	5,178	18,485	-	-	23,663
<b>Total debt securities</b>	<b>3,005,178</b>	<b>2,018,485</b>	<b>-</b>	<b>-</b>	<b>5,023,663</b>

In 2022, Action Logement Services completed two bond issues as part of its €6.2 billion 100% sustainable debt issuance programme set out in the information brochure prepared for its inaugural bond issue in 2019 and updated in June 2022. This brought its total issues to €5 billion:

- €1,250 million issued on 13 April 2022 for a term of 10 years, bearing annual interest at 1.441% (1.375% coupon);
- €750 million issued on 28 September 2022 for a term of 15 years, bearing annual interest at 3.198% (3.125% coupon).

Maturity of debt securities:

In thousands of euros	31 December 2022	Less than 1 year	From 1 to 5 years	More than 5 years
Debt securities	5,000,000	-	-	5,000,000
Accrued interest on debt securities	23,663	23,663	-	-
<b>Total debt securities</b>	<b>5,023,663</b>	<b>23,663</b>	<b>-</b>	<b>5,000,000</b>

## 5.10. OTHER LIABILITIES

Other liabilities include:

In thousands of euros	31 December 2022	31 December 2021	Change	%
Other employee-related payables	41,385	40,576	809	2%
Other taxes	9,501	9,883	-382	-4%
Other trade payables	34,937	32,918	2,019	6%
Pass Foncier advances (low-interest loans to promote home ownership)	79,234	85,975	-6,741	-8%
Other payables	35,901	43,999	-8,098	-18%
<b>Total other liabilities</b>	<b>200,958</b>	<b>213,351</b>	<b>-12,393</b>	<b>-6%</b>

## 5.11. PROVISIONS

Provisions are broken down as follows:

In thousands of euros	31 December 2021	Additions	Write-backs	Other changes	31 December 2022
Provisions for risks	4,912	2,980	(1,455)	-	6,437
Provisions for guarantees	142,411	65,434	(963)	(1)	206,881
Provisions for pensions and retirement	52,566	5,373	(8,084)	-	49,855
Other provisions for expenses	28,185	7,706	(11,121)	(321)	24,449
<b>Total provisions</b>	<b>228,074</b>	<b>81,493</b>	<b>(21,623)</b>	<b>(322)</b>	<b>287,622</b>

Risk provisions mostly comprise provisions for employee-related disputes and similar litigation.

Provisions for guarantees relate to the ALS guarantee fund and can be analysed as follows:

- €205.9 million for VISALE claims and management fees, net of settlements;
- €0.9 million on the Sécurisation Accédants PASS fund.

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

Assumptions common to all subsidiaries	
Discount rate	3.68%
Mortality table	INSEE H/F 2018-2020
Assumptions specific to each subsidiary	
Annual salary increase	4.10%
Staff turnover rate	Staff turnover tables decreasing based on age, and using values varying between 5% and 0%.
Retirement age	From 63 to 65 years old
Payroll tax rate by job category	From 50% to 60.50%

Other provisions for expenses mainly include:

- a provision for IT expenses at ALS for €13.6 million;
- a provision for legal expenses for €2.66 million;
- a provision for long-service awards for €3.6 million;
- a provision for major overhauls at Solendi Expansion for €2.26 million.



## 6. NOTES TO THE INCOME STATEMENT

### 6.1. NET NON-BANKING INCOME

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

#### 6.1.1. FUNDS RECEIVED IN THE FORM OF SUBSIDIES

In thousands of euros	2022	2021	Change	%
<b>Employers' contribution</b>	<b>1,385,836</b>	<b>1,303,747</b>	<b>82,089</b>	<b>6%</b>
Funds received in the form of subsidies	1,353,278	1,300,487	52,791	4%
Irrecoverable matured funds	31,334	2,353	28,981	1232%
Transformation into subsidies of funds received as loans	1,224	907	317	35%
<b>Subsidies received from another fund</b>	<b>329,057</b>	<b>319,339</b>	<b>9,718</b>	<b>3%</b>
<b>Funds received</b>	<b>12,678</b>	<b>11,332</b>	<b>1,346</b>	<b>12%</b>
Write-backs of subsidies	12,642	11,263	1,379	12%
Other	36	69	-33	-48%
<b>Total funds received in the form of subsidies</b>	<b>1,727,571</b>	<b>1,634,418</b>	<b>93,153</b>	<b>6%</b>

Subsidies received from another fund correspond to transfers of subsidies from different funds (PEEC and PEAEC in particular) to the operating fund (see note 6.1.2 on subsidies paid below).

#### 6.1.2. SUBSIDIES PAID

In thousands of euros	2022	2021	Change	%
Funding of national policies	(693,000)	(1,759,000)	1,066,000	-61%
Subsidies to corporate entities	(1,005,336)	(1,813,895)	808,559	-45%
Subsidies to individuals	(456,143)	(1,444,520)	988,377	-68%
Subsidies paid to another fund	(329,057)	(319,339)	-9,718	3%
Other subsidies	(12,642)	(11,263)	-1,379	12%
<b>Total subsidies paid</b>	<b>(2,496,178)</b>	<b>(5,348,017)</b>	<b>2,851,839</b>	<b>-53%</b>

National policy funding represented an outlay of €693 million and can be analysed as follows:

- ANIL-ADIL funding: €9 million;
- ANRU-PNRU funding: €324 million;
- FNAP funding: €350 million;
- FNAVDL funding: €10 million.

Subsidies to corporate entities represent €1,005.3 million and include subsidies paid to Action Logement Group subsidiaries (see Note 8.2 on transactions with related parties):

- subsidies to the Action Logement Group: of €677.7 million;
- subsidies to other legal entities: €327.6 million.

Subsidies paid to individuals amounted to €456 million in 2022, compared with €1,445 million in 2022, a decrease of €988 million due to the decline in volumes resulting from the discontinuation of the voluntary investment plan (subsidies for adapting homes and energy retrofits were discontinued in 2021).

## 6.2. NET BANKING INCOME

Net Banking Income (PNB) is the net interest margin on customer loans.

### 6.2.1. INTEREST RECEIVABLE AND SIMILAR INCOME

In thousands of euros	2022	2021	Change	%
Transactions with credit institutions	12,556	9,046	3,510	39%
Transactions with individuals	44,095	48,630	-4,535	-9%
Transactions with corporate entities	80,185	77,490	2,695	3%
Other interest and similar income	1,246	-	1,246	
<b>Total interest receivable and similar income</b>	<b>138,082</b>	<b>135,166</b>	<b>2,916</b>	<b>2%</b>

### 6.2.2. INTEREST PAYABLE AND SIMILAR EXPENSES

In thousands of euros	2022	2021	Change	%
Transactions with credit institutions	(15,558)	(16,276)	718	-4%
Transactions with customers	(3,486)	(2,700)	-786	29%
Bonds and other fixed income securities	(34,934)	(9,414)	-25,520	271%
Other interest payable and similar expenses	(6,055)	(2,166)	-3,889	180%
<b>Total interest payable and similar expenses</b>	<b>(60,033)</b>	<b>(30,556)</b>	<b>-29,477</b>	<b>96%</b>

The increase in expenses relating to bonds and other fixed-income securities concerns only ALS, and relates to interest on bond issues.

"Other interest payable and similar expenses" correspond mainly to:

- EMTN (European Medium Term Notes) fees of €3.68 million;
- interest on loans taken out by Solendi Expansion amounting to €1.66 million.

## 6.3. OTHER OPERATING INCOME

In thousands of euros	2022	2021	Change	%
Rents and rental expenses collected	33,189	23,672	9,517	40%
Other income from ancillary activities	48,907	29,605	19,302	65%
Sale of services	10,269	11,761	-1,492	-13%
Rebilled provision of staff	3,691	3,187	504	16%
<b>Total other operating income</b>	<b>96,056</b>	<b>68,225</b>	<b>27,831</b>	<b>41%</b>

"Rents and rental expenses collected" primarily concerns the activity of the National Sales Operator for HLM Social Housing (ONV).

"Other income from ancillary activities" mainly relates to sales of housing units by the ONV to individuals, amounting to €39 million.

"Sale of services" relates to Ma Nouvelle Ville mobility services.

## 6.4. GENERAL OPERATING EXPENSES

In thousands of euros	2022	2021	Change	%
<b>Staff expenses</b>	<b>(178,890)</b>	<b>(184,645)</b>	<b>5,755</b>	<b>-3%</b>
Staff remuneration	(128,303)	(132,932)	4,629	-3%
Social security and health insurance expenses	(44,854)	(45,344)	490	-1%
Other staff charges	(5,733)	(6,369)	636	-10%
<b>Other administrative expenses</b>	<b>(194,172)</b>	<b>(161,492)</b>	<b>-32,680</b>	<b>20%</b>
Sub-contracting	(25,914)	(43,316)	17,402	-40%
Rents and rental expenses	(14,635)	(13,744)	-891	6%
Recoverable rental expenses	(6,749)	(3,971)	-2,778	70%
Intermediaries, agent and external fees	(26,162)	(29,663)	3,501	-12%
Additions to operating provisions	2,759	17,460	-14,701	-84%
Maintenance and repairs	(13,144)	(11,622)	-1,522	13%
Miscellaneous taxes	(25,676)	(25,241)	-435	2%
ANCOLS/ACPR/Other contributions	(7,402)	(7,248)	-154	2%
Post and telecommunications fees	(2,699)	(3,492)	793	-23%
Travel and entertainment	(3,209)	(2,218)	-991	45%
Insurance	(1,056)	(857)	-199	23%
Other administrative expenses	(70,285)	(37,580)	-32,705	87%
<b>Total general operating expenses</b>	<b>(373,062)</b>	<b>(346,137)</b>	<b>-26,925</b>	<b>8%</b>

The "Sub-contracting" line mainly concerns ALS, with a decrease of €23 million in 2022 (compared with €41 million in 2021).

"Rents and rental expenses" only concerns the National Sales Operator (ONV), with the increase linked to growth in the property portfolio.

"Additions to operating provisions" includes a €2.71 million net write-back of the pension provision (see Note 5.11).

The "Travel and entertainment" line mainly concerns ALS:

- This item increased by €2.9 million in 2022 (compared with €1.9 million in 2021).

"Other administrative expenses":

- the "Change in inventories" and "Purchases of goods" lines showed a net increase of €19.7 million. These expenses are directly linked to the increase in the ONV's property portfolio;
- "Other external expenses" mainly concern ALS, and increased by €3.99 million in 2022 (compared with €1.08 million in 2021);
- the "Royalties, patents, licences, etc." line mainly concerns ALS, and increased by €23.9 million in 2022 (compared with €14.3 million in 2021).

## 6.5. COST OF RISK

In thousands of euros	2022	2021	Change	%
<b>Corporate entities</b>	<b>(8,573)</b>	<b>(2,152)</b>	<b>-6,421</b>	<b>298%</b>
Additions to impairment - loans to corporate entities	(100,819)	(29,068)	-71,751	247%
Write-backs of impairment - loans to corporate entities	92,986	27,083	65,903	243%
Losses on bad debts - loans to corporate entities	(740)	(167)	-573	343%
<b>Individuals</b>	<b>(89,196)</b>	<b>(54,529)</b>	<b>-34,667</b>	<b>64%</b>
Additions to impairment - loans to individuals	(126,820)	(144,688)	17,868	-12%
Write-backs of impairment - loans to individuals	75,289	127,169	-51,880	-41%
Losses on bad debts - loans to individuals	(37,665)	(37,009)	-656	2%
<b>Cash pledges</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Losses on other bad debts (cost of risk)	(15,000)	(15,000)		
Write-backs of impairment on other receivables (cost of risk)	15,000	15,000		
<b>Total cost of risk</b>	<b>(97,769)</b>	<b>(56,680)</b>		

Losses on unrecoverable debts notably include an expense of €15 million relating to the cash collateral used to subsidise loans granted by CDC to social landlords. This expense is offset by the write-back of a provision for the same amount, shown under write-backs of impairment – loans to individuals/corporate entities; the cash pledge has been written down in full.

## 6.6. GAINS AND LOSSES ON OTHER ASSETS

Gains and losses on other assets notably include €0.184 million in gross capital gains realised.

## 6.7. INCOME TAX

Income tax concerns Solendi Expansion. The amount recognised for 2022 (€1.4 million) solely concerns capital gains tax on property sales.

## 7. OFF-BALANCE SHEET COMMITMENTS

### 7.1. COMMITMENTS GIVEN

In thousands of euros	31 December 2022	31 December 2021
Mortgages and collateral given	150,675	150,775
LOCA-PASS and VISALE guarantees given	9,081,622	7,796,702
Endorsements, security interests, guarantees given	2,845,085	2,925,510
<b>Sub-total guarantees given</b>	<b>12,077,382</b>	<b>10,872,987</b>
National policies (subsidies payable)	5,824,000	6,217,000
Loans to other corporate entities	5,491,948	4,372,196
Loans to individuals	371,487	248,998
Capitalisation commitments given	-	99,400
Property lease	-	-
Payables on signed contracts - Rental transactions	-	-
Payables relating to forecast production costs - Transactions not settled	-	-
Preliminary sale agreement	7,431	21,712
Finished and sold homes for which ownership has not been transferred	-	-
Other commitments given	24,665	237,881
<b>Commitments given</b>	<b>23,796,913</b>	<b>22,070,174</b>

"Mortgages and collateral given" amounted to €150.7 million and mainly includes guarantees of loans taken out by Solendi Expansion with La Banque Postale.

The increase in commitments given confirms the growth in VISALE business, with:

- VISALE guarantees of €8,853 million;
- VISALE non-performing guarantees of €228 million.

"Endorsements, security interests, guarantees given" amounted to €2,845 million, breaking down as follows:

- endorsements, security interests and guarantees relating to Foncière Logement for €658 million;
- bank guarantees of €2,147 million;
- commitments to corporate entities representing €40 million.

The "National policies (subsidies payable)" item amounts to €5,824 million and breaks down as follows:

- ANRU-PNRU-NPNRU subsidies totalling €5,524 million;
- FNAP subsidies totalling €300 million.

"Loans to other corporate entities" amounts to €5,492 million and breaks down as follows:

- €755 million in subsidies due to CDC;
- €564 million for the Cœurs de Ville initiative;
- €338 million for energy performance improvements;
- €2,308 million for social housing;
- €497 million in NPNRU loans;
- other financing for €522 million.

"Loans to individuals" amounts to €371 million and breaks down as follows:

- €312 million in homebuyer loans;
- €21 million in renovation loans;
- €15 million in advances and LOCA-PASS guarantee deposits.

"Other commitments given" mainly include work commitments by the National Sales Operator (ONV) amounting to €23.9 million.

## 7.2. COMMITMENTS RECEIVED

In thousands of euros	31 December 2022	31 December 2021
Endorsements, security interests, guarantees received	54,404	60,710
Mortgages and collateral received	-	-
<b>Sub-total guarantees received</b>	<b>54,404</b>	<b>60,710</b>
Capitalisation commitments received	-	-
Loan from CDC	-	-
Other loans received	300,000	-
Preliminary property sale agreements (sale to tenants)	-	-
Reservations with no blocked funds - First-time leases	-	-
Blocked security deposits - First-time leases	-	-
Finance leases	-	-
Other commitments received	8,296	15,774
<b>Commitments received</b>	<b>362,700</b>	<b>76,484</b>

"Endorsements, security interests, guarantees received" amounts to €54.4 million, breaking down as follows:

- €1.6 million in financing for homebuyer loans;
- €0.1 million in financing for works loans;
- €26.5 million in financing for PASS-FONCIER loans;
- €2 million in cash collateral from landlords;
- €24.1 million in other financing.

Commitments shown under "Other loans received" for €300 million relate solely to credit lines.

"Other commitments received" for €8.3 million relates to sale commitments received by the National Sales Operator (ONV).

## 8. OTHER INFORMATION

### 8.1. HEADCOUNT

The average headcount breaks down as follows:

	2022	2021
Executives including directors	1,047	991
Non-executive employees	1,757	1,906
<b>Average headcount (FTE)</b>	<b>2,804</b>	<b>2,897</b>

	2022	2021
Executives including directors	1,039	981
Non-executive employees	1,668	1,899
<b>Headcount at 31 December (FTE)</b>	<b>2,707</b>	<b>2,880</b>

## 8.2. TRANSACTIONS WITH RELATED PARTIES

In thousands of euros		31 December 2022						
		Balance sheet			Income statement		Off-balance sheet commitments	Off-balance sheet commitments
ANCOLS No.	Company name	Gross amount of loans granted	Impairment	Net amount of loans granted	Interest receivable and similar income	Subsidies paid	Loan commitments given	Other commitments given
7500100034	AFL	1,648,000	-	1,648,000	7,037	(130,000)	-	-
7500050216	IMMOBILIERE 3F	894,749	(303)	894,446	5,548	(21,073)	232,724	-
7500530018	IN'LI	204,511	-	204,511	2,037	-	400	-
7500050273	SEQENS	566,275	(1,587)	564,688	3,428	(21,401)	235,157	-
7500050547	SEQENS SOLIDARITE	22,171	(154)	22,017	57	(1,065)	8,077	-
7500051033	3F RESIDENCES	275,420	(43)	275,377	1	(9,423)	67,069	-
6900050040	ALLIADE HABITAT	146,886	-	146,886	901	(7,570)	37,980	-
1300050013	UNICIL	117,253	-	117,253	748	(11,931)	58,314	-
5100050024	PLURIAL NOVILIA	127,204	-	127,204	539	(12,522)	79,874	-
7500050497	ERIGERE	135,669	(758)	134,911	833	(2,702)	39,168	-
9704050053	SHLMR - Patier SA D'HLM DE DE LA REUNION	128,083	-	128,083	1,009	(2,380)	121,437	-
2500050019	NEOLIA	50,430	(43)	50,387	331	(4,489)	25,239	-
0200050016	CLESENCE	137,059	-	137,059	998	(14,248)	109,923	-
3100050052	PROMOLOGIS	75,744	-	75,744	389	(3,409)	30,749	-
3300050019	DOMOFRANCE	68,119	(1)	68,118	615	(3,985)	37,792	-
7500050554	3F SEINE ET MARNE	91,234	(125)	91,109	440	(1,433)	35,799	-
3800050022	SDH	44,212	-	44,212	261	(1,484)	36,167	-
6900050032	IMMOBILIERE RHONE-ALPES	54,079	(59)	54,020	338	(1,353)	13,364	-
7600050033	LOGEO SEINE	56,090	-	56,090	370	(2,370)	15,060	-
6800050041	DOMIAL	42,096	-	42,096	286	(1,025)	16,246	-
7900050022	IMMOB. ATLANTIC AMENAGEMENT	40,846	-	40,846	339	(1,369)	11,483	-
6900530032	IN'LI AURA	60,887	(68)	60,819	630	(260)	82,705	-
3500050041	ESPACIL HABITAT	32,403	-	32,403	205	(1,779)	18,237	-
4400050065	LA NANTAISE D'HABITATIONS	41,890	(7)	41,883	255	(1,331)	10,101	-
7600050025	3F NORMANVIE (formerly IBS)	41,738	(1)	41,738	342	(1,208)	22,991	-
6700050133	3F GRAND EST	30,714	(4)	30,710	277	(231)	6,830	-
0600050012	3F SUD	78,168	(1,021)	77,147	392	(2,568)	26,188	-
9701050012	SIKOA	34,744	-	34,744	286	(924)	71,107	-
4900050045	PODELIHA	38,516	(44)	38,472	277	(712)	10,885	-
0600530012	IN'LI PACA	35,354	-	35,354	190	-	52,524	-
4500050064	3F CENTRE VAL DE LOIRE	21,135	-	21,135	184	(893)	10,134	-
5700050036	VIVEST	38,066	-	38,066	261	(5,608)	33,350	-
4500050015	VALLOIRE HABITAT	22,349	-	22,349	142	(751)	10,075	-
1000050016	MON LOGIS	30,809	-	30,809	161	(249)	9,801	-
3300050068	CLAIRSIENNE	26,045	-	26,045	166	(2,082)	14,050	-
3100530011	IN'LI SUD OUEST	73,973	-	73,973	255	(1,250)	42,838	-
3100050029	LA CITE JARDINS	19,136	-	19,136	134	(1,580)	38,691	-
4200050042	CITE NOUVELLE (merged into ALLIADE in 2021)	-	-	-	68	-	-	-
6300050012	AUVERGNE HABITAT	36,129	-	36,129	200	(6,128)	14,466	-
6700530018	IN'LI GRAND EST	12,420	-	12,420	121	(1,753)	15,120	-
4700050021	CILIOPEE HABITAT (merged into DOMOFRANCE in 2020)	-	-	-	-	-	-	-
2100050013	HABELLIS	31,072	-	31,072	271	(6,199)	27,145	722
5900050224	3F NORD ARTOIS (merged into NOTRE LOGIS in 2020)	-	-	-	-	-	-	-
5400050039	SOCIETE LORRAINE D'HABITAT (merged into VIVEST [formerly LOGIEST] in 2021)	-	-	-	-	-	-	-
8100060018	MAISONS CLAIRES	7,201	-	7,201	50	(62)	353	-
2700050025	LE LOGEMENT FAMILIAL DE L'EURE	14,507	-	14,507	65	(484)	2,148	-
1600050010	NOALIS	28,168	-	28,168	138	(4,010)	11,712	-
8100050010	3F OCCITANIE	29,970	(216)	29,754	115	(1,145)	7,299	-
6400050029	HABITELEM (merged into DOMOFRANCE in 2020)	-	-	-	-	-	-	-
5900050166	3F NOTRE LOGIS	28,079	(14)	28,065	217	(1,161)	13,843	-
8900050020	BRENNUS HABITAT (merged into HABELLIS in 2020)	-	-	-	-	-	-	-
7800530015	IMMOCLIA (business transferred to ALI in 2021)	-	-	-	-	-	-	-
7600050041	SODINEUF (merged into 3F NORMANVIE [formerly IBS])	-	-	-	-	-	-	-
6200050047	FLANDRE OPALE HABITAT	26,272	-	26,272	157	(6,955)	23,749	-
6100050014	LE LOGIS FAMILIAL (merged into SAGIM in 2022)	-	-	-	4	-	-	-
3300050027	ENEAL	3,593	-	3,593	17	-	1,122	-
3500050033	LA RANCE	4,496	(3)	4,493	27	(101)	1,144	-
9702050038	OZANAM	10,031	(12)	10,019	42	(681)	80,024	-
6100050022	LOGISSIA (formerly SAGIM)	5,257	(9)	5,248	57	(25)	3,441	-
9400530015	LOGEO HABITAT	3,117	-	3,117	27	(59)	5,871	-
5300060020	COOP LOGIS (deconsolidated in 2020 - below thresholds)	-	-	-	1	-	-	-
1900060023	COPROD	401	-	401	2	(53)	100	-
1300530039	LOCACIL	204	-	204	3	-	-	-
9200860025	ASTRIA DEVELOPPEMENT (business transferred to ALI in 2022)	-	-	-	-	-	-	-
7500103583	ACTION LOGEMENT IMMOBILIER	2,172	-	2,172	20	(349,170)	-	-
	<b>Financing of rental activity</b>	<b>5,795,147</b>	<b>(4,472)</b>	<b>5,790,675</b>	<b>32,264</b>	<b>(654,644)</b>	<b>1,880,066</b>	<b>722</b>
7500103581	ACTION LOGEMENT GROUP	-	-	-	-	(16,701)	-	-
7500100083	APAGL	-	-	-	-	(4,099)	-	-
	<b>Financing of operating costs</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(20,800)</b>	<b>-</b>	<b>-</b>
	<b>Total</b>	<b>5,795,147</b>	<b>(4,472)</b>	<b>5,790,675</b>	<b>32,264</b>	<b>(675,444)</b>	<b>1,880,066</b>	<b>722</b>



### 8.3. STATUTORY AUDITORS' FEES

In thousands of euros	31 December 2022			31 December 2021		
	Statutory audit, review of individual financial statements	Audit-related services	Total	Statutory audit, review of individual financial statements	Audit-related services	Total
KPMG	721	48	769	735	44	779
PricewaterhouseCoopers (PwC)	564	92	656	587	110	697
<b>Total fees paid to auditors</b>	<b>1,285</b>	<b>140</b>	<b>1,425</b>	<b>1,322</b>	<b>154</b>	<b>1,476</b>

## 9. SUBSEQUENT EVENTS

### Bond issues

The Board of Directors' meeting of ALS on 15 December 2021 and ALG in its capacity as sole shareholder on 3 February 2022, authorised the completion of a bond issue for up to €3.2 billion in 2022, corresponding to the remaining amount under the Company's 100% sustainable EMTN programme (€6.2 billion).

A total of €2 billion was issued in 2022 and €1.2 billion on 15 February 2023, with a 20-year maturity, bringing the inaugural €6.2 billion issue programme to a close.

On 13 March 2023, Moody's confirmed Action Logement Services' Aa2 issuer rating with a stable outlook.

### Ma Nouvelle Ville

At its meeting on 23 March, the Action Logement Group's Board of Directors approved the draft of a plan to wind up Ma Nouvelle Ville (voluntary liquidation), subject to the approval of the Boards of Directors of Action Logement Services and Ma Nouvelle Ville.

### 2023-2027 five-year agreement

Negotiations to establish the terms of the 2023-2027 five-year agreement between Action Logement and the French Government are still ongoing.

Article L.313-3 of the French Construction and Housing Code (CCH) stipulates that *"in the absence of a new agreement, the nature of and rules for using the funds set out in the previous agreement remain applicable, as do the budgets allocated to each use of funds or use category set out in the previous agreement for the last year of its application."*

Pending the signature of the new five-year agreement for 2023-2027, the provisional PEEC budget for 2023 was adopted by the Action Logement Group's Board of Directors on 19 December 2022 and remains in line with 2022.

This budget will be updated once the new agreement has been signed.

Validation of the reclassification of Action Logement Services as a Government agency is a decisive factor in the financial equilibrium of the 2023-2027 agreement.

## 10. LIST OF CONSOLIDATED COMPANIES AT 31 DECEMBER 2022

ANCOLS No.	SIREN	Company name	Legal form	Consolidation method	% control	% interest
7500103582	824541148	ACTION LOGEMENT SERVICES	SASU	Parent company		
7500534459	849167002	NATIONAL SALES OPERATOR	SA	Full	100.00	99.99
9200500245	444222046	ASTRIA FONCIER	SCI	Full	100.00	100.00
9300860024	382373116	SOLENDI EXPANSION	SA	Full	100.00	100.00
3100531427	394003289	MA NOUVELLE VILLE	SA	Full	100.00	99.68