



ANNUAL FINANCIAL REPORT

2023

Crédit  Mutuel
Home Loan SFH

The purpose of this report is to present the Company's activity during 2023, in accordance with the provisions of Article L. 451-1-2 of the French Monetary and Financial Code and Article 222-3 of the General Regulation of the French Financial Markets Authority.

It consists of:

- ♻ The certification of the person responsible for the annual financial report
- ♻ The Board of Directors' management report
- ♻ The Board of Directors' report on corporate governance
- ♻ The annual financial statements for the fiscal year ended December 31, 2023
- ♻ The statutory auditors' report on the financial statements for the period ended December 31, 2023
- ♻ The statutory auditors' special report on regulated agreements and commitments
- ♻ The draft resolutions submitted to the annual ordinary shareholders' meeting

DISSEMINATION OF INFORMATION

Regulatory reports, prospectuses and issue documentation are available on **Crédit Mutuel Home Loan SFH's** website:

<https://www.creditmutuel-homeloansfh.eu/en/index.html>

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Home Loan SFH

Public limited company (*société anonyme*) with share capital of €220,000,000
Registered office: 6 avenue de Provence, 75452 Paris Cedex 9
Paris Trade and Companies Register No. 480 618 800

Person responsible for the annual financial report
Eric Cuzzucoli - Chief Executive Officer

Certification of the person responsible for the annual financial report

After taking all reasonable measures to this effect, I certify that, to the best of my knowledge, the information contained in the annual financial statements for the year ended December 31, 2023 is consistent with the facts and does not contain such omissions as may adversely affect its scope.

I certify that, to the best of my knowledge, the financial statements have been prepared in accordance with the applicable accounting standards and give a true and fair view of the assets and liabilities, financial position and results of the Company, and that the attached management report gives a true and fair view of changes in the business, results and financial position of the Company as well as a description of the main risks and uncertainties faced by the Company.

The annual financial statements of the Company as of December 31, 2023 are the subject of a statutory auditors' report with no observations.

Paris, March 27, 2024

Eric Cuzzucoli
Chief Executive Officer

BOARD OF DIRECTORS' MANAGEMENT REPORT

Annual Financial Statements at December 31, 2023

March 2024

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I. COMPANY STATUS AND ACTIVITIES

Crédit Mutuel Home Loan SFH was created after being authorized by the ACPR to opt for the status of “home loan financing company” (Société de Financement de l’Habitat - SFH) at its meeting on March 28, 2011. The company’s sole purpose is to contribute to the refinancing of Crédit Mutuel Alliance Fédérale.

1. KEY EVENTS DURING THE YEAR

The year 2023 was marked by the continuation of restrictive monetary policies by the central banks, which raised interest rates to counter inflationary pressures stemming from the post-Covid recovery and the conflict in Ukraine. Interest rates reached a high on September 14, the date of the ECB's last rate hike; in 2023, the ECB's low rate rose from 2% to 4%.

As in 2022, the covered bond market was very active with high volumes. Indeed, European banks decided to replace their TLTRO funding mainly with issues of covered bonds whose relative spread remains attractive.

After significant recourse to covered bonds at the beginning of the year, demand slowed in the second half, particularly for the longest maturities.

Thus, the 2023 SFH program (€5 billion) was partially completed with the following three issues, i.e. €3.5 billion:

- In February, €1.75 billion in 4-year bonds (coupon of 3.125%);
- In February, €750 million in 10-year bonds (coupon of 3.125%);
- In April, €1 billion in 6-year bonds (coupon of 3.25%).

In addition, to partially offset the end of ACCs as eligible collateral for the central bank, we issued €2 billion in SFH covered bonds retained by BFCM:

- €1 billion in 10-year bonds (coupon of 3.35%);
- €1 billion in 12-year bonds (coupon of 3.42%).

The outstanding amount of SFH retained covered bonds is now €6 billion.

2. FUTURE OUTLOOK

The issues maturing in 2024 in the amount of €3.347 billion will, at the very least, be renewed. Crédit Mutuel Home Loan SFH will continue to contribute to the Group’s issuance program, to varying degrees depending on market trends and by preserving the diversification of funding sources.

We reserve the right to increase the amount of retained covered bonds in the future, and if necessary, in order to maintain a sufficient volume of ECB-eligible collateral.

3. KEY EVENTS BETWEEN THE YEAR-END AND THE DATE OF THIS REPORT

After December 31, 2023, Crédit Mutuel Home Loan SFH issued €1.5 billion in 7-year bonds on January 30, 2024 (coupon of 3.00%).

4. BRANCHES

As of December 31, 2023, the company had no branches.

5. SUBSIDIARIES AND ASSOCIATES

In accordance with Article L.233-13 of the French Commercial Code regarding information on control of companies, the company has no subsidiaries.

6. EMPLOYEE SHARE OWNERSHIP

Not applicable.

7. OWNERSHIP

Crédit Mutuel Home Loan SFH is a 99.99%-owned subsidiary of Banque Fédérative du Crédit Mutuel.

Readers are reminded that the company has no employees.

II. RESULTS, FINANCIAL POSITION AND DEBT

1. STATEMENT OF FINANCIAL POSITION

a. ASSETS

ASSETS in € millions	Notes	2023 December 31	2022 December 31
Cash and amounts due from central banks			
Government securities			
Receivables due from credit institutions	2	33,139.0	30,333.4
Customer transactions			
Bonds and other fixed-income securities			
Shares and other variable-income securities			
Investments in subsidiaries and other long-term investments			
Investments in associates			
Lease and similar transactions			
Intangible assets			
Property, plant and equipment			
Subscribed capital unpaid			
Treasury shares			
Other assets	3	3.9	3.0
Accruals	4	86.2	89.4
Total assets		33,229.0	30,425.8

Off-balance sheet items		2023	2022
		December 31	December 31
Commitments received			
Financing commitments			
Commitments received from credit institutions			
Guarantees			
Commitments received from credit institutions	10	43,001.2	35,001.1
Securities commitments			
Optional repurchase agreements			
Other commitments received			

b. LIABILITIES

LIABILITIES	Notes	2023	2022
in € millions		December 31	December 31
Due to central banks			
Due to credit institutions			
Customer transactions			
Debt securities	5	29,588.6	27,044.3
Other liabilities	3	3,256.2	3,002.3
Accruals	4	86.6	89.9
Provisions			
Subordinated debt	6	60.8	60.4
Fund for general banking risks (FGBR)			
Shareholders' equity	7	236.8	228.9
- Subscribed capital		220.0	220.0
- Issue premiums			
- Reserves		2.7	2.3
- Revaluation reserve			
- Untaxed provisions			
- Retained earnings		0.1	0.1
- Profit/(loss) for the period		14.1	6.6
Total liabilities and shareholders' equity		33,229.0	30,425.8

Off-balance sheet items		2023	2022
		December 31	December 31
Commitments given			
Financing commitments			
Commitments given to credit institutions			
Commitments given to customers			
Guarantees			
Commitments given on behalf of credit institutions			
Commitments given on behalf of customers			
Securities commitments			
Optional resale agreements			
Other commitments given			

Liabilities mainly consist of securities issued by SFH.

In addition, the “Other liabilities” item represents collateral offered by BFCM to cover regulatory liquidity requirements at 180 days. This item totaled €3.250 billion at December 31, 2023.

Assets correspond to the on-lending of these funds to BFCM.

The off-balance sheet item of €43 billion represents home loans offered as collateral by SFH’s providers of collateral.

c. PROFIT/(LOSS)

in € millions	Notes	2023 December 31	2022 December 31
+ Interest and similar income	13	577.8	330.5
+ Interest and similar expense	13	(557.1)	(320.6)
+ Income from variable-income securities			
+ Commission income			
+ Commission expense			
+/- Gains or losses on trading portfolio transactions		(0.2)	
+/- Gains (losses) on investment portfolio and similar transactions			
+ Other banking income			
+ Other banking expense			
= Net Banking Income		20.5	9.9
+ Employee benefits expense			
+ Other administrative expenses		(1.5)	(1.0)
+ Depreciation and amortization			
= General operating expenses		(1.5)	(1.0)
= Operating income before provisions		19.1	8.9
+ Cost of risk			
= Operating income after provisions		19.1	8.9
+/- Gains or losses on non-current assets			
= Income/(loss) before non-recurring items		19.1	8.9
+/- Non-recurring items			
+ Corporate income tax	14	(4.9)	(2.3)
+/- Movements in fund for general banking risks			
+/- Movements in untaxed provisions			
= Net profit/(loss)		14.1	6.6

The company reported net profit for the year of €14.1 million, an increase compared with 2022.

d. STATEMENT OF NET CASH FLOWS

In € thousands	12/2023	12/2022
Net profit	14,144	6,571
Tax	4,940	2,263
Profit before tax	19,054	8,834
+/- Net depreciation and amortization of property, plant and equipment and intangible assets		
- Impairment of goodwill and other current assets		
+/- Net charges to provisions		
+/- Share of profit/(loss) of equity-consolidated companies		
+/- Net (loss)/gain from investing activities		
+/- Expense from financing activities		
+/- Other movements	(8,944)	(8,862)
= Total non-monetary items included in net profit before tax and other adjustments	(8,944)	(8,862)
+/- Cash flows relating to transactions with credit institutions	(2,745,388)	(3,176,519)
+/- Cash flows relating to customer transactions		
+/- Cash flows relating to other transactions affecting financial assets and liabilities		
+/- Cash flows relating to other transactions affecting non-financial assets or liabilities	251,473	462,253
- Tax paid	(2,893)	(1,803)
= Net decrease in assets and liabilities from operating activities	(2,496,808)	(2,716,069)
TOTAL NET CASH FLOWS FROM OPERATING ACTIVITIES	(2,486,698)	(2,716,097)
+/- Cash flows relating to financial assets and investments		
+/- Cash flows relating to investment property		
+/- Cash flows relating to property, plant and equipment and intangible assets		
TOTAL NET CASH FLOWS RELATING TO INVESTING ACTIVITIES		
+/- Cash flows relating to transactions with shareholders	(6,160)	(4,400)
+/- Other net cash flows relating to financing activities	2,500,000	2,721,466
TOTAL NET CASH FLOWS RELATING TO FINANCING ACTIVITIES	2,493,840	2,717,066
IMPACT OF CHANGES IN EXCHANGE RATES ON CASH AND CASH EQUIVALENTS		
Net increase in cash and cash equivalents	7,314	996
Net cash flows from operating activities	(2,486,526)	5,396
Net cash flows relating to investing activities		
Net cash flows relating to financing activities	2,493,840	(4,400)
Impact of changes in exchange rates on cash and cash equivalents		
Cash and cash equivalents at beginning of period	278,858	277,862
Cash, central banks and postal checking accounts		
Demand loans and accounts at credit institutions	278,858	277,862
Cash and cash equivalents at end of year	286,172	278,858
Cash, central banks and postal checking accounts		
Demand loans and accounts at credit institutions	286,172	278,858
CHANGE IN NET CASH AND CASH EQUIVALENTS	7,314	996

e. COVER POOL

Collateral for secured loans consists of a portfolio of receivables made up entirely of mortgage receivables, totaling €43,001,211,233 at December 31, 2023.

The main characteristics of the home loan portfolio recognized at December 31, 2023, based on the capital outstanding at November 30, 2023, were as follows:

Capital outstanding	€43,001,211,233
Average principal amount outstanding	€103,735
Number of loans	414,530
Number of borrowers	365,693

Average age of loans (months)	66
Average residual maturity (months)	184

Proportion of fixed-rate loans	98.81%
Average interest rate on fixed-rate receivables	1.58%
Average interest rate on variable-rate receivables	3.14%

Breakdown by type of security		
Type of security	Total principal amount outstanding	Proportion by type of security
Crédit Logement guarantee	€12,663,234,388	29%
First-rate mortgage or lender's priority lien	€30,337,976,845	71%
TOTAL	€43,001,211,233	100%

Breakdown by type of loan		
Type of loan	Total principal amount outstanding	Number of loans
Standard	€39,067,047,912	368,075
Home savings plans/accounts	€4,504,843	1,222
Interest-free loans	€0	-
Low-income housing loans	€2,693,187,530	33,209
Regulated loans	€1,236,470,948	12,024
TOTAL	€43,001,211,233	414,530

Breakdown by number of loans in arrears		
Number of monthly repayments missed	Total principal amount outstanding	Number of loans
0	€43,001,211,233	414,530
> 0	-	-
TOTAL	€43,001,211,233	414,530

These loans are taken out by customers of CIC's regional banks and Crédit Mutuel's local banks and offered as collateral by BFCM.

2. FINANCIAL POSITION AND PRUDENTIAL RATIOS

At the request of Crédit Mutuel Home Loan SFH, on June 19, 2014 the General Secretariat of the ACPR (SGACPR) agreed to allow the company to be exempt from the application on an individual basis of prudential requirements related to solvency ratios, the leverage ratio and major risks, as well as from application of the 75% ceiling on cash receipts for calculating liquidity coverage.

The company is subject to the LCR on an individual basis but benefits from an exemption from application of the 75% ceiling on cash receipts, granted to it by the Supervisory College of the ACPR in a letter dated August 1, 2014. Accordingly, given the company's operating model (issues of securities on-lent to BFCM with the same characteristics), this ratio is always observed.

3. DEBT

Readers are reminded that the company's borrowing capacity is limited by its articles of association: it may only take on debt in the form of housing finance bonds (obligations de financement à l'habitat) and subordinated debt.

In accordance with the company's corporate purpose, issues of housing finance bonds are intended to refinance personal home loans granted by the Crédit Mutuel Alliance Fédérale banks, full ownership of which is transferred as collateral by Banque Fédérative du Crédit Mutuel. As principal and interest repayments become due, BFCM repays the corresponding amounts in respect of the loans granted to it.

Furthermore, Crédit Mutuel Home Loan SFH's borrowing capacity is dependent upon its compliance with prudential ratios laid down in applicable regulations.

Articles L.441-6-1 and D.441-4 of the French Commercial Code require companies to provide specific information on the maturity dates of amounts due to suppliers. In the case of Crédit Mutuel Home Loan SFH, these amounts are negligible.

III. DESCRIPTION OF KEY RISKS AND UNCERTAINTIES AND RISK MANAGEMENT SYSTEM

The sole corporate purpose of Crédit Mutuel Home Loan SFH is to contribute to the refinancing of Crédit Mutuel Alliance Fédérale by issuing covered bonds based on a home loan portfolio pledged as collateral on the basis of Article L.211-36, paragraph II and Articles L.211-38 to L.211-40 of the French Monetary and Financial Code.

1. CREDIT AND COUNTERPARTY RISK

Due to its limited corporate purpose, Crédit Mutuel Home Loan SFH's credit risk is strictly regulated. Funds may only be used as follows:

- On-lending of funds raised by issuing securities: these funds may only be lent to BFCM. This lending is itself secured by collateral in the form of home loans granted by Crédit Mutuel Alliance Fédérale, on the basis of Article L.211-36, paragraph II and Articles L.211-38 to L.211-40 of the French Monetary and Financial Code. The overall amount of lending and compliance with loan eligibility criteria are checked monthly and documented in an "Asset Cover Test" report.

- On-lending of capital is governed by the following limits:
 - o Regulatory limits: Articles L.513-7 and R.513-6 set minimum credit quality levels for these investments.
 - o Contractual limits: rating agencies have set minimum credit ratings that vary according to the term of the investments.

Duration/Minimum rating	S&P	Fitch	Moody's
< 30 days	A-1 or A	F1 and A	P-1
30 to 60 days	A-1	F1+ and/or AA-	P-1
60 days to 3 months	A-1+ or AA-	F1+ and/or AA-	P-1
1 year or less	A-1+ or AA-	F1+ and/or AA-	P-1

- Should BFCM default, the company would become the owner of the home loans offered as collateral. An analysis of this collateral by internal rating demonstrates the portfolio's high credit quality and is presented in the table below.

Rating	Outstandings (€m) ⁽¹⁾	Percentage	Aggregate percentage
A	26,337	61.0%	61.0%
B	11,613	27.0%	88.0%
C	3,592	8.4%	96.4%
D+	872	2.0%	98.4%
D-	474	1.1%	99.5%
E+	113	0.5%	100.0%
E-	0	0.0%	100.0%
E=	0	0.0%	100.0%
F	0	0.0%	100.0%
TOTAL	43,001	100%	-

⁽¹⁾ Outstandings at 11/30/2023 shown as guarantee commitments received in SFH's financial statements at 12/31/2023

There are no non-performing or overdue loans in the portfolio offered as collateral.

The breakdown of these home loans by type of security is as follows:

Type of security	Outstandings (€m) ⁽¹⁾
Home mortgage guarantees	30,338
Guarantees provided by a credit institution	12,663
TOTAL	43,001

⁽¹⁾ Outstandings at 11/30/2023 shown as guarantee commitments received in SFH's financial statements at 12/31/2023

Guaranteed loans are secured by Crédit Logement.

The present LTV (ratio of the principal amount outstanding to the present value of the assets) of these loans is 58% on average.

2. INTEREST RATE, FOREIGN EXCHANGE AND MARKET RISK

Interest rate risk

Crédit Mutuel Home Loan SFH is required to operate in such a way that it is not exposed to interest rate risk.

- Funds collected by issuing securities must be lent to BFCM at the same interest rates and for the same terms (plus 10% of the margin generated relative to an unsecured issue, with a minimum of 2bp). This means that assets and liabilities are perfectly matched by term and interest rate.
- The only way the company could be exposed to interest rate risk would be if BFCM were to default. The company would then need to enforce its security and would become the owner of the home loans.

In accordance with the update to the issue program in July 2015 and with the approval of the rating agencies, this potential interest rate risk using a look-through approach is covered by a natural matching of assets and liabilities and by overcollateralization.

In fact, the vast majority (approximately 99%) of the cover pool assets are fixed-rate loans, and these assets are matched to liabilities by fixed-rate issues in the same proportion. The average interest rate of the cover pool (1.60% at 11/30/2023) and the average interest rate of bonds issued (1.62% at 11/30/2023) are monitored monthly. The overcollateralization rate resulting from the Asset Cover Test calculation negotiated with the rating agencies is always more than 74.9% (= Asset Percentage). The company is committed to maintaining this level of overcollateralization to meet the rating targets and regulatory requirements.

In addition, an ex-ante analysis of the potential interest rate risk using a look-through approach was carried out. It entails monitoring changes in the loans in the pool and issues within the Group's asset-liability management tool. This highlights the interest-rate sensitivity (plus or minus 200bp) of these two large volumes. SFH can easily bear this impact given its equity and overcollateralization.

Currency risk

The program allows Crédit Mutuel Home Loan SFH to carry out issues in foreign currencies. In such cases, the loan to BFCM is also made in the issue currency.

- At the reporting date, Crédit Mutuel Home Loan SFH's issues in foreign currencies were limited to:

Nominal amount in foreign currency	Foreign currency	Equivalent nominal amount in euros	Issue date	Maturity date
750,000,000	NOK	96,961,862	10/07/2011	10/07/2024

This issue was on-lent to BFCM under the same conditions.

- The only way the company could be exposed to foreign exchange risk would be if BFCM were to default. The company would then need to enforce its security and would become the owner of the home loans, all of which are denominated in euros, while having to make repayments in foreign currencies. The issue program documentation requires Crédit Mutuel Home Loan SFH to enter into specific foreign currency swaps with counterparties that must meet detailed rating criteria in order to hedge this risk as soon as BFCM's rating is downgraded.
- Since a first-level rating criterion has been met, hedging swaps have been set up. BFCM has the necessary rating level and so is the counterparty to these swaps. It meets the following ratings-based eligibility criteria provided for in the issue program documentation: A-1 (short-term) and A+ (long-term) from

Standard & Poor's, P-1 (short-term) and Aa3 (long-term) from Moody's and F1+ (short-term)/AA- (long-term) from Fitch.

Furthermore, since no collateral has been transferred, the company does not need these swaps to hedge its risk. They have therefore been neutralized with BFCM.

Market risk

In accordance with its limited corporate purpose, Crédit Mutuel Home Loan SFH is not involved in any capital market activity other than issuing covered bonds and on-lending the funds raised in this way to BFCM under the same terms.

An adverse change in market conditions would only affect Crédit Mutuel Home Loan SFH's ability to raise funds in the bond market.

3. LIQUIDITY RISK

Crédit Mutuel Home Loan SFH operates in such a way that it is not exposed to liquidity risk. Since its sources and uses of funds are perfectly matched by term, Crédit Mutuel Home Loan SFH does not engage in maturity transformation.

- The only way the company could be exposed to liquidity risk would be if BFCM were to default. As indicated above, the company would then need to enforce its security and would become the owner of the home loans. The issue program documentation provides for a pre-maturity test to address this risk.
- The pre-maturity test requires BFCM to set aside a cash security deposit in the 180 business days before a covered bond issue matures. This deposit must be sufficient to cover the principal repayments falling due during the period in question. Failure to meet this obligation would represent default by BFCM.
- This pre-maturity test was triggered after Fitch Ratings downgraded BFCM's short-term credit rating to F1 on July 17, 2013. As a result, collateral was put in place to cover issues due to mature within 180 business days, and the funds thus obtained were deposited in term accounts maturing in less than 30 days.
- Fitch Ratings upgraded BFCM's short-term rating from F1 to F1+ on March 30, 2020. The use of the pre-maturity test is therefore no longer contractually required, but the decision was made to maintain the cash collateral for the 180-day regulatory liquidity requirement. The amount of this collateral was €3.250 billion at 12/31/2023.

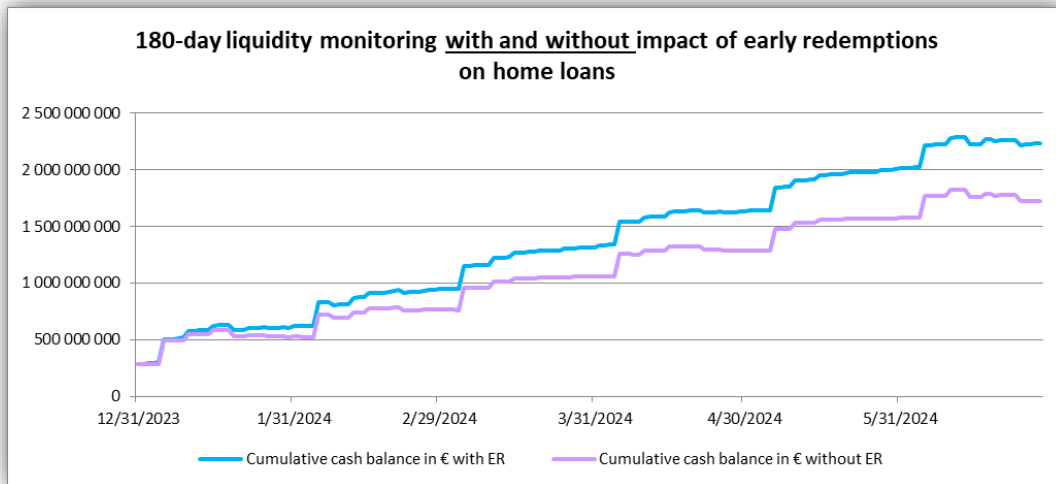
These mechanisms are considered compliant with the requirements of Article R.513-7 of the French Monetary and Financial Code.

Crédit Mutuel Home Loan SFH does not have a cash shortfall within 180 days of 12/31/2023.

Total cash inflows in €	5,569,957,150
Total cash outflows in €	- 3,621,790,737
Cash balance in € ¹	2,234,338,003

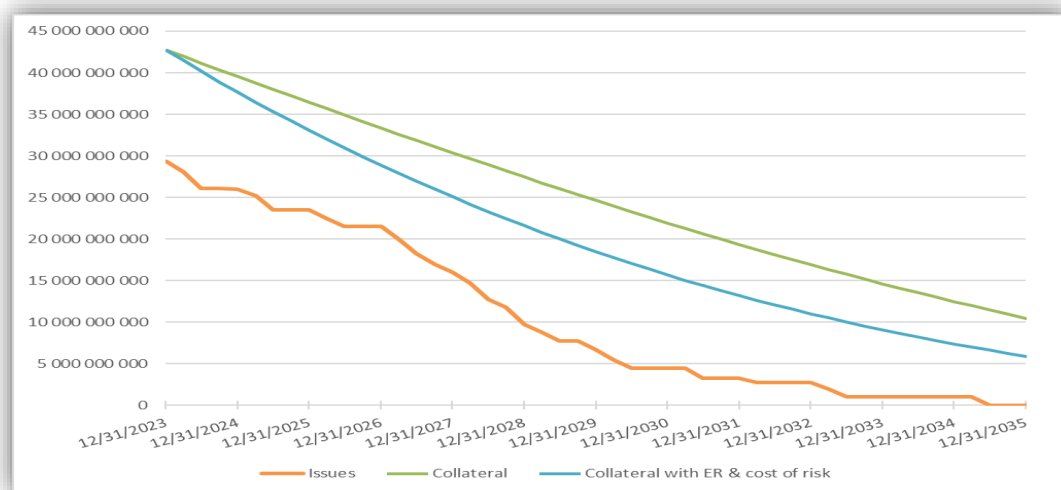
¹ The cash balance at D+180 takes into account the initial balance of the current account of €286,171,590.

The graph below shows the projected liquidity situation with and without the impact of early repayments. In both cases, these situations do not give rise to a cash shortfall. Requirements at 180 days are covered. The amount corresponding to repayments of principal and interest on home loans before application of the early repayment rate and the cost of risk is €1,807,150,909. The impact of early repayments is €509,066,990.



- Should BFCM default, the company would become the owner of the home loans offered as collateral.

The graph below shows the amortization profile of this portfolio compared to the amortization of the issues.



This simulation shows that at any given time the collateral is sufficient to cover issue maturities, including taking into account early repayments and the cost of risk.

- The company is subject to the LCR on an individual basis but benefits from an exemption from application of the 75% ceiling on cash receipts, granted to it by the Supervisory College of the ACPR in a letter dated August 1, 2014. Accordingly, given the company's operating model (issues of securities on-lent to BFCM with the same characteristics), this ratio is always observed.

4. OPERATIONAL RISK

In line with its articles of association, Crédit Mutuel Home Loan SFH has no resources of its own. All tasks are subcontracted to BFCM, CIC and Caisse Fédérale de Crédit Mutuel under various agreements. Internal control of outsourced activities is organized in accordance with the process defined by Group Compliance.

The company's operational risk policy is in line with the global policy implemented by Crédit Mutuel Alliance Fédérale, particularly in terms of the Emergency and Business Continuity Plan.

5. LEGAL RISK

Legal risk has been analyzed in detail by the rating agencies, which have assigned their top rating (AAA) to Crédit Mutuel Home Loan SFH's program.

To help it achieve its corporate purpose, Crédit Mutuel Home Loan SFH is advised by external legal advisers, including law firms.

More broadly, under the above-mentioned agreements, Crédit Mutuel Home Loan SFH receives assistance from Crédit Mutuel Alliance Fédérale for all its activities.

IV. RESEARCH AND DEVELOPMENT ACTIVITIES

In light of Article L. 232-1 of the French Commercial Code, readers are informed that the company has not engaged in any research and development activity during the year under review.

V. SOCIAL AND ENVIRONMENTAL IMPACTS AND COMMITMENTS TO SUSTAINABLE DEVELOPMENT – NON-FINANCIAL PERFORMANCE STATEMENT

Article 225 of the Grenelle II Act of July 12, 2010 and its implementing decree of April 24, 2012 extend the requirements, particularly for companies that issue securities on a regulated market, to publish information in their management report on the "employment and environmental impacts of their business and on their social commitments to sustainable development."

However, Crédit Mutuel Home Loan SFH has no employees. It is therefore unable to provide any employment information. Moreover, since the company has no buildings of its own, it has no direct environmental footprint. The environmental and social impact of its activities is covered by the policies defined by Crédit Mutuel Alliance

Fédérale and presented in the management report of Caisse Fédérale de Crédit Mutuel, which is the parent company as defined in Article L.233-3 of the French Commercial Code.

The financial risks related to the impacts of climate change are analyzed in the section entitled Risks and capital adequacy - Pillar 3 of the BFCM/Crédit Mutuel Alliance Fédérale Universal Registration Document.

VI. INFORMATION ON PAYMENT TERMS FOR CUSTOMERS AND SUPPLIERS

Articles L.441-14 and D.441-6 of the French Commercial Code require companies whose financial statements are certified by an auditor to disclose specific information pertaining to payment terms for suppliers and customers.

We are of the opinion that the scope of information disclosed regarding the payment terms mentioned in Article D. 441-6 of the French Commercial Code does not include banking and related operations.

- **Invoices received and issued not paid at the closing date of the year which are overdue**

The sums in question are zero for Crédit Mutuel Home Loan SFH.

- **Invoices received and issued for which payment was late during the year (Article D. 441-4 § II)**

There were no invoices for which payment was late in 2023.

VII. DIVIDENDS PAID IN THE LAST THREE FISCAL YEARS

For fiscal year:	2020	2021	2022
Amount in euros	0.165	0.200	0.280
Dividend eligible for the deduction provided for in Article 158 of the French Tax Code (Code général des impôts – CGI)	Yes	Yes	Yes

APPENDICES

REPORT ON INTERNAL CONTROL SUMMARY OF RESULTS FOR THE PAST FIVE FISCAL YEARS

REPORT on INTERNAL CONTROL

Credit institutions, financing companies and investment firms

Report prepared pursuant to Articles 258 to 266 of the Order of November 3, 2014, amended by the Order of February 25, 2021 and the Order of July 28, 2021, on internal control of banking sector, payment services and investment services companies subject to ACPR supervision

Fiscal year 2023

March 2024

This report, pursuant to Articles 258 to 266 of the Order of November 3, 2014 (amended by the Order of February 25, 2021 and the Order of July 28, 2021) on internal control of banking sector, payment services and investment services companies subject to ACPR supervision, was presented to the Board of Directors on March 22, 2024.

1. Presentation of the activities carried out

As a reminder, Crédit Mutuel Home Loan SFH was created after being authorized by the ACPR to opt for the status of “home loan financing company” (Société de Financement de l’Habitat - SFH) at its meeting on March 28, 2011.

The sole corporate purpose of Crédit Mutuel Home Loan SFH is to contribute to the refinancing of Crédit Mutuel Alliance Fédérale by issuing covered bonds based on a home loan portfolio pledged as collateral on the basis of Article L.211-36, paragraph II and Articles L.211-38 to L.211-40 of the French Monetary and Financial Code.

The company has an international EMTN program and a US 144A program enabling it to reach a wide range of international investors.

The company’s activities in 2023 were fully in line with this corporate purpose, without the development of new activities, and consisted of the following operations:

- 5 issues for a total of €5.5 billion:

Series	Nominal amount	Foreign currency	Issue date	Maturity date
53	1,750,000,000	EUR	2/22/2023	6/22/2028
54	750,000,000	EUR	2/22/2023	2/22/2034
55	1,000,000,000	EUR	4/20/2023	4/20/2030
56	1,000,000,000	EUR	6/14/2023	6/14/2034
57	1,000,000,000	EUR	6/14/2023	6/10/2036

- On-lending of funds raised through these issues to BFCM.

In addition, the company’s capital is deposited with BFCM.

2. Overview of the internal control system

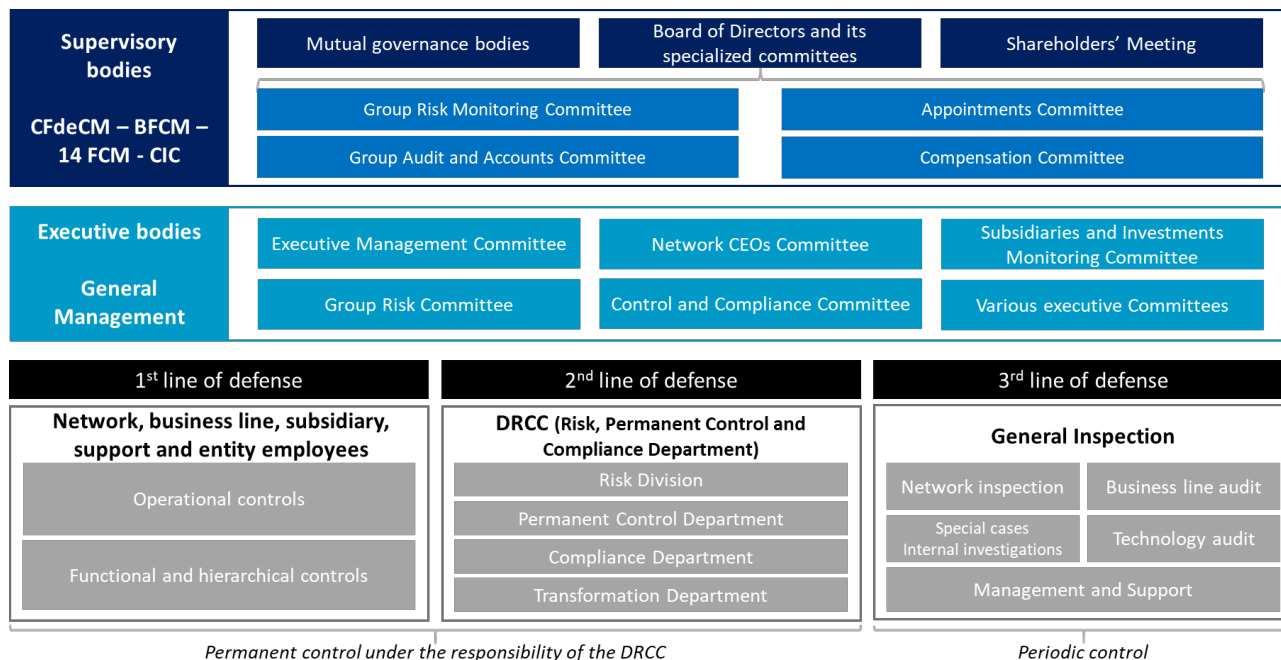
2.1. Organization at the Crédit Mutuel Alliance Fédérale level

The internal control system constitutes a cohesive set of procedures tailored to the needs and organization of Crédit Mutuel Alliance Fédérale.

In order to meet regulatory and prudential requirements and adhere to the operating principles that Crédit Mutuel Alliance Fédérale has established through its governing bodies, in the spirit of cooperation that has

always guided its strategy, the internal control system brings together all Group functions involved in risk management and control.

Organizational chart of Crédit Mutuel Alliance Fédérale’s risk management and control system:



In accordance with the Order of November 3, 2014 (amended by the Order of February 25, 2021) on internal control, the system consists of three functions:

- Periodic Control,
- Permanent Control,
- Compliance.

The last two functions, which are part of a common Risk, Permanent Control and Compliance Department (see above), are subject to control by the first function.

The organization and responsibilities of Crédit Mutuel Alliance Fédérale’s Periodic Control function are governed by General Confederal Decision No. 1-2017 on the internal control system at the Crédit Mutuel group.

The organization and responsibilities of Crédit Mutuel Alliance Fédérale’s Compliance function are also part of a more general system coordinated by Confédération Nationale du Crédit Mutuel (CNCM) on the basis of General Confederal Decision No. 2-2017 on the compliance system at the Crédit Mutuel group.

The consistency of the overall system is ensured by the Control and Compliance Committee (CCC), which is chaired by an effective manager. This committee reports to the Group Auditing and Accounting Committee (CACG), which represents Crédit Mutuel Alliance Fédérale’s supervisory bodies.

To perform their functions, the heads of the control departments in principle have permanent and unrestricted access to individuals, premises, equipment, software and information of any kind throughout Crédit Mutuel Alliance Fédérale. They may delegate any or all of their rights to their employees as needed for specific assignments.

2.2. Crédit Mutuel Home Loan SFH's internal control system

Crédit Mutuel Home Loan SFH's internal control system is in line with that of Crédit Mutuel Alliance Fédérale.

The company has implemented a permanent control and compliance system, with the Group's assistance, that reflects its limited corporate purpose and lack of own resources.

The units responsible for executing transactions are segregated from those responsible for transaction validation and settlement and for risk monitoring.

First-level controls are performed by all employees acting on the company's behalf as part of the management of accounting, administrative, regulatory and data processing transactions. Some of these controls are pre-integrated into the IT processes (e.g., access rights, limit checks and permission levels).

The control system implemented on behalf of the company is also based on the following principles:

- *First-level control*: this is performed by all the operational teams involved in Crédit Mutuel Home Loan SFH's operation, particularly the Collateral Management and Front Office functions, on the one hand, and the Back Office and Middle Office functions, on the other. Issues related to the company's management are the responsibility of the Group's funding structure teams and those related to operations and risk control are handled by the CIC Marchés teams under the responsibility of the head of post-market activities.
- *Second-level control*: a capital markets activities team, which acts exclusively as an auditor, is responsible for monitoring risk and the controls performed. This team reports to the Business Line Permanent Control department.
- *Compliance controls*: these are also performed by the CIC Marchés teams and by the Group Compliance department, particularly for regulatory watch and ethics matters.
- *Periodic control*: this is performed by Group Audit, which works with a specialized team of inspectors. The Network Periodic Control teams are also involved, particularly as regards home loans offered to the company as collateral.

In addition, given the company's status of "home loan financing company" (Société de Financement de l'Habitat – SFH), a special auditor is responsible for verifying compliance with all the obligations it assumes under this scheme with respect to its legal mandate.

3. Governance

The company's Executive Management regularly informs Crédit Mutuel Home Loan SFH's Board of Directors about the organization, activity and results of internal control.

In particular, any operational risk incident considered significant, as provided by the applicable regulations (see Articles 98 and 245 of the Order of November 3, 2014), is reported based on the specific terms and procedures of Crédit Mutuel Alliance Fédérale.

In 2023, no significant incidents were identified.

Crédit Mutuel Home Loan SFH has no resources of its own. It depends fully on the Group's entities for all of its operations. This organization is reflected in several agreements, the most important of which are:

- An "outsourcing and resource provision agreement" signed on July 6, 2007 and amended on June 10, 2011 between Crédit Mutuel Home Loan SFH and BFCM, CIC and CFdeCM, which covers legal and fiscal secretarial services and all tasks enabling compliance with contractual, legal and regulatory obligations;
- An "administrative agreement" signed on July 6, 2007 and amended on May 23, 2019 between Crédit Mutuel Home Loan SFH and BFCM, which covers the tasks required to achieve the company's corporate purpose and, more specifically, to fulfill the duties of issuer calculation agent, comply with the issue program clauses and manage collateral and cash.

4. Results of periodic controls performed during the period under review

An audit of receivables management was conducted by CNCM's Internal Audit department, together with Crédit Mutuel Alliance Fédérale's Internal Audit department, in the last quarter of 2023.

The main objectives of this audit were to assess the receivables management system. It focused on an analysis of 510 receivables assigned by the networks to SFH and CRH and the quality of the data in the information system. Generally speaking, the findings of these audits were favorable. The general audit conclusion was as follows:

"The organization of the receivables management system is of high quality. Regulatory criteria are included in the procedures that determine the method of selecting receivables to be assigned. The computer settings take these criteria into account."

However, a few weaknesses were detected and resulted in five recommendations.

5. Identification of transactions with key executives, members of the supervisory body and principal shareholders

Not applicable, in terms of commitments likely to be deducted from equity.

6. Internal capital adequacy assessment process

- Due to the nature of its corporate purpose, Crédit Mutuel Home Loan SFH’s use of funds is strictly regulated. It consists, with the exception of the on-lending of capital, exclusively of collateralized loans granted to BFCM.
- The collateral portfolio currently stands at €43 billion and equity totals €280 million.
- At the request of Crédit Mutuel Home Loan SFH, on June 19, 2014 the General Secretariat of the ACPR (SGACPR) agreed to allow the company to be exempt from the application on an individual basis of prudential requirements related to solvency ratios, the leverage ratio and major risks, as well as from application of the 75% ceiling on cash receipts for calculating liquidity coverage.

7. Compliance risk

See a discussion of this risk in Crédit Mutuel Alliance Fédérale’s consolidated report.

8. Credit and counterparty risk

Due to its limited corporate purpose, Crédit Mutuel Home Loan SFH’s credit risk is strictly regulated. Funds may only be used as follows:

- On-lending of funds raised by issuing securities: these funds may only be lent to BFCM. This lending is itself secured by collateral in the form of home loans granted by Crédit Mutuel Alliance Fédérale, on the basis of Article L.211-36, paragraph II and Articles L.211-38 to L.211-40 of the French Monetary and Financial Code. The overall amount of lending and compliance with loan eligibility criteria are checked monthly and documented in an “Asset Cover Test” report.
- On-lending of capital is governed by the following limits:
 - o Regulatory limits: Articles L.513-7 and R.515-6 set minimum credit quality levels for these investments.
 - o Contractual limits: rating agencies have set minimum credit ratings that vary according to the term of the investments.

Duration/Minimum rating	S&P	Fitch	Moody’s
< 30 days	A-1 or A	F1 and A	P-1
30 to 60 days	A-1	F1+ and/or AA-	P-1
60 days to 3 months	A-1+ or AA-	F1+ and/or AA-	P-1
1 year or less	A-1+ or AA-	F1+ and/or AA-	P-1

- Should BFCM default, the company would become the owner of the home loans offered as collateral.

An analysis of this collateral by internal rating demonstrates the portfolio's high credit quality and is presented in the table below.

Rating	Outstandings (€m) ⁽¹⁾	Percentage	Aggregate percentage
A	26,337	61.0%	61.0%
B	11,613	27.0%	88.0%
C	3,592	8.4%	96.4%
D+	872	2.0%	98.4%
D-	474	1.1%	99.5%
E+	113	0.5%	100.0%
E-	0	0.0%	100.0%
E=	0	0.0%	100.0%
F	0	0.0%	100.0%
TOTAL	43,001	100%	-

⁽¹⁾ Outstandings at 11/30/2023 shown as guarantee commitments received in SFH's financial statements at 12/31/2023

There are no non-performing or overdue loans in the portfolio offered as collateral. The breakdown of these home loans by type of security is as follows:

Type of security	Outstandings (€m) ⁽¹⁾
Home mortgage guarantees	30,338
Guarantees provided by a credit institution	12,663
TOTAL	43,001

⁽¹⁾ Outstandings at 11/30/2023 shown as guarantee commitments received in SFH's financial statements at 12/31/2023

Guaranteed loans are secured by Crédit Logement.

The present LTV (ratio of the principal amount outstanding to the present value of the assets) of these loans is 58% on average.

9. Operational risk

In line with its articles of association, Crédit Mutuel Home Loan SFH has no resources of its own. All tasks are subcontracted to BFCM, CIC and Caisse Fédérale de Crédit Mutuel under various agreements. Internal control of outsourced activities is organized in accordance with the process defined by Group Compliance. The company's operational risk policy is in line with the global policy implemented by Crédit Mutuel Alliance Fédérale, particularly in terms of the Emergency and Business Continuity Plan.

10. Legal risk

Legal risk has been analyzed in detail by the rating agencies, which have assigned their top rating (AAA) to Crédit Mutuel Home Loan SFH's program.

To help it achieve its corporate purpose, Crédit Mutuel Home Loan SFH is advised by external legal advisers, including law firms.

More broadly, under the above-mentioned agreements, Crédit Mutuel Home Loan SFH receives assistance from Crédit Mutuel Alliance Fédérale for all its activities.

11. Interest rate risk

Crédit Mutuel Home Loan SFH is required to operate in such a way that it is not exposed to interest rate risk.

- Funds collected by issuing securities must be lent to BFCM at the same interest rates and for the same terms (plus 10% of the margin generated relative to an unsecured issue, with a minimum of 2bp). This means that assets and liabilities are perfectly matched by term and interest rate.
- The only way the company could be exposed to interest rate risk would be if BFCM were to default. The company would then need to enforce its security and would become the owner of the home loans.

In accordance with the update to the issue program in July 2015 and with the approval of the rating agencies, this potential interest rate risk using a look-through approach is covered by a natural matching of assets and liabilities and by overcollateralization.

In fact, the vast majority (approximately 99%) of the cover pool assets are fixed-rate loans, and these assets are matched to liabilities by fixed-rate issues in the same proportion. The average interest rate of the cover pool (1.60% at 11/30/2023) and the average interest rate of bonds issued (1.62% at 11/30/2023) are monitored monthly. The overcollateralization rate resulting from the Asset Cover Test calculation negotiated with the rating agencies is always more than 74.9% (= Asset Percentage). The company is committed to maintaining this level of overcollateralization to meet the rating targets and regulatory requirements.

In addition, an ex-ante analysis of the potential interest rate risk using a look-through approach was carried out. It entails monitoring changes in the loans in the pool and issues within the Group’s asset-liability management tool. This highlights the interest-rate sensitivity (plus or minus 200bp) of these two large volumes. SFH can easily bear this impact given its equity and overcollateralization.

12. Currency risk

The program allows Crédit Mutuel Home Loan SFH to carry out issues in foreign currencies. In such cases, the loan to BFCM is also made in the issue currency.

- At the reporting date, Crédit Mutuel Home Loan SFH’s issues in foreign currencies were limited to:

Nominal amount in foreign currency	Foreign currency	Equivalent nominal amount in euros	Issue date	Maturity date
750,000,000	NOK	96,961,862	10/07/2011	10/07/2024

This issue was on-lent to BFCM under the same conditions.

- The only way the company could be exposed to foreign exchange risk would be if BFCM were to default. The company would then need to enforce its security and would become the owner of the home loans, all of which are denominated in euros, while having to make repayments in foreign currencies. The issue program documentation requires Crédit Mutuel Home Loan SFH to enter into specific foreign currency swaps with counterparties that must meet detailed rating criteria in order to hedge this risk as soon as BFCM's rating is downgraded.
- Since a first-level rating criterion has been met, hedging swaps have been set up. BFCM has the necessary rating level and so is the counterparty to these swaps. It meets the following ratings-based eligibility criteria provided for in the issue program documentation: A-1 (short-term) and A+ (long-term) from Standard & Poor's, P-1 (short-term) and Aa3 (long-term) from Moody's and F1+ (short-term)/AA- (long-term) from Fitch.
Furthermore, since no collateral has been transferred, the company does not need these swaps to hedge its risk. They have therefore been neutralized with BFCM.

13. Liquidity risk

Crédit Mutuel Home Loan SFH operates in such a way that it is not exposed to liquidity risk. Since its sources and uses of funds are perfectly matched by term, Crédit Mutuel Home Loan SFH does not engage in maturity transformation.

- The only way the company could be exposed to liquidity risk would be if BFCM were to default. As indicated above, the company would then need to enforce its security and would become the owner of the home loans. The issue program documentation provides for a pre-maturity test to address this risk.
- The pre-maturity test requires BFCM to set aside a cash security deposit in the 180 business days before a covered bond issue matures. This deposit must be sufficient to cover the principal repayments falling due during the period in question. Failure to meet this obligation would represent default by BFCM.
- This pre-maturity test was triggered after Fitch Ratings downgraded BFCM's short-term credit rating to F1 on July 17, 2013. As a result, collateral was put in place to cover issues due to mature within 180 business days, and the funds thus obtained were deposited in term accounts maturing in less than 30 days.
- Fitch Ratings upgraded BFCM's short-term rating from F1 to F1+ on March 30, 2020. The use of the pre-maturity test is therefore no longer contractually required, but the decision was made to maintain the cash collateral for the 180-day regulatory liquidity requirement. The amount of this collateral was €3.250 billion at 12/31/2023.

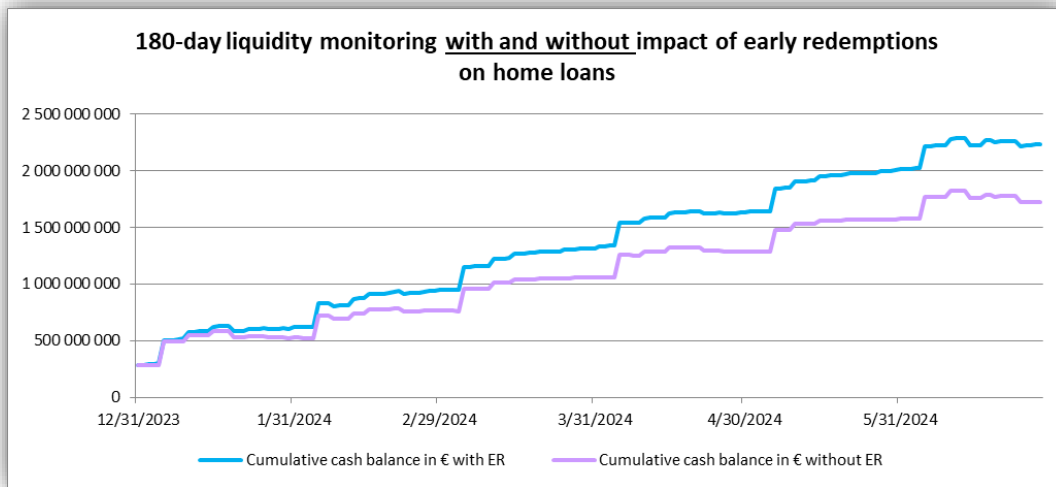
These mechanisms are considered compliant with the requirements of Article R.513-7 of the French Monetary and Financial Code.

Crédit Mutuel Home Loan SFH does not have a cash shortfall within 180 days of 12/31/2023.

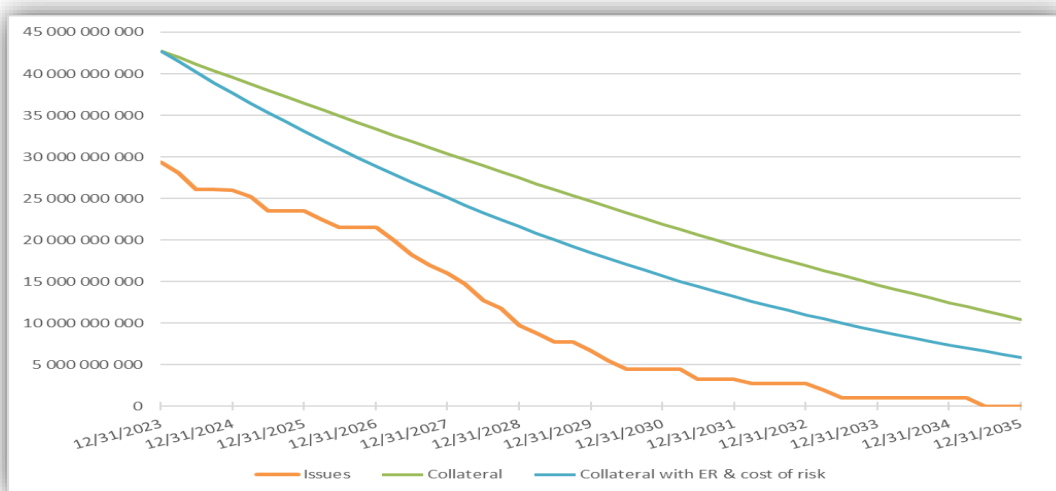
Total cash inflows in €	5,569,957,150
Total cash outflows in €	- 3,621,790,737
Cash balance in € ¹	2,234,338,003

¹ The cash balance at D+180 takes into account the initial balance of the current account of €286,171,590.

The graph below shows the projected liquidity situation with and without the impact of early repayments. In both cases, these situations do not give rise to a cash shortfall. Requirements at 180 days are covered. The amount corresponding to repayments of principal and interest on home loans before application of the early repayment rate is €1,807,150 909. The impact of early repayments is €509,066,990.



- Should BFCM default, the company would become the owner of the home loans offered as collateral. The graph below shows the amortization profile of this portfolio compared to the amortization of the issues.



This simulation shows that at any given time the collateral is sufficient to cover issue maturities, including taking into account early repayments and the cost of risk.

- The company is subject to the LCR on an individual basis but benefits from an exemption from application of the 75% ceiling on cash receipts, granted to it by the Supervisory College of the ACPR in a letter dated August 1, 2014. Accordingly, given the company's operating model (issues of securities on-lent to BFCM with the same characteristics), this ratio is always observed.

Five-year financial summary (in €)

Type of information	2019	2020	2021	2022	2023
1. Fiscal year financial position					
Share capital	220,000,000	220,000,000	220,000,000	220,000,000	220,000,000
Total number of shares issued	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000
"A" shares or common shares	22,000,000	22,000,000	22,000,000	22,000,000	22,000,000
2. Total income from operations					
Banking income	446,986,428	405,633,115	310,105,868	330,463,531	577,800,716
Earnings before tax, profit-sharing, depreciation, amortization, provisions and non-recurring items	4,711,360	5,621,975	6,336,874	8,834,003	19,054,113
Income tax	1,571,428	1,763,482	1,778,687	2,263,179	4,940,130
Profit-sharing					
Profit	3,139,932	3,858,493	4,558,187	6,570,824	14,113,983
Profits distributed	2,970,000	3,630,000	4,400,000	6,160,000	13,420,000
3. Earnings per share					
Income after tax and employee profit-sharing, but before depreciation, amortization and provisions	0.14	0.18	0.21	0.30	0.64
Net profit/(loss)	0.14	0.18	0.21	0.30	0.64
Dividend per "A" share	0.135	0.165	0.200	0.280	0.610
4. Personnel					
Number of employees (average workforce FTE)	-	-	-	-	-
Amount of payroll expense	-	-	-	-	-
Total benefits (social security, other employee benefits, etc.)	-	-	-	-	-

BOARD OF DIRECTORS' REPORT ON CORPORATE GOVERNANCE

Year Ended December 31, 2023

Pursuant to Article L. 225-37 of the French Commercial Code

BOARD OF DIRECTORS' REPORT ON CORPORATE GOVERNANCE
YEAR ENDED DECEMBER 31, 2023

(Pursuant to Article L. 225-37 of the French Commercial Code)

Dear Shareholders,

This report on corporate governance has been prepared by your Board of Directors in accordance with the provisions of Article L. 225-37 of the French Commercial Code, which specify that the Board of Directors must present to the Shareholders' Meeting referred to in Article L. 225-100 a report on corporate governance.

I) Governance

At December 31, 2023, the Board of Directors of Crédit Mutuel Home Loan SFH (the "Company") was composed of:

- Alexandre Saada, Chairman,
- Eric Cuzzucoli, director,
- Banque Fédérative du Crédit Mutuel (BFCM), director, represented by Sandy Faure,
- Eric Platiau, independent director.

Eric Cuzzucoli, the first effective manager, is responsible for executive management duties.

Denis Reinsbach, the Chief Financial Officer, serves as second effective manager.

In accordance with Article L. 225-37-4, paragraph 1 of the French Commercial Code, a list of offices and positions held at any company by each corporate officer during the period under review can be found in Appendix 1.

II) Regulated agreements

No agreement falling within the scope of Article L. 225-38 of the French Commercial Code was entered into during the past fiscal year.

III) Delegations of authority concerning increases in the Company's share capital

The shareholders' meeting has not granted the Board of Directors any delegations of authority and/or of power concerning capital increases.

IV) Organization and operation of the Board of Directors

The operating rules and powers of the Board of Directors (in particular with regard to issues) are set out in Articles 13 to 17 of the articles of association.

Crédit Mutuel Home Loan SFH complies with current corporate governance regulations. The Company does not adhere to the AFEP-MEDEF code on this same subject, as the code is not suited to the Company's situation given that 99.9% of its shares are held by Banque Fédérative du Crédit Mutuel.

The Board of Directors meets at least four times a year and as often as the interests of the Company so require, at the invitation of its Chairman.

The Board of Directors sets the Company's business strategy and oversees its implementation. Subject to the powers expressly granted to shareholders' meetings and within the limit of the corporate purpose, it considers all issues relating to the Company's operation and makes decisions on matters affecting it.

The Rules of Procedure define certain rules on the use of videoconferencing and telecommunications for meetings of the Board of Directors.

Individually, directors have a duty of discretion and confidentiality on all matters related to the Company's purpose.

The Board is chaired by Alexandre Saada. As such, he organizes and directs the Board of Directors' work and ensures that directors are able to perform their duties.

When determining the composition of the Board of Directors, several principles are applied:

1) Incompatibilities and prohibitions: at the time of their appointment, directors sign a statement certifying that they are not subject to the banking prohibitions set out in Article L. 500-1 of the French Monetary and Financial Code.

2) Age limit: the age limit of members of the Board of Directors is set at 70. Offices held at this age expire at the time of the Shareholders' Meeting following the member's birthday. This provision also applies to permanent representatives of legal entities.

3) Combination with an employment contract: no director has an employment contract with the Company or its controlled subsidiaries (except for directors representing employees, to whom the rules regarding concurrent directorships and employment contracts do not apply).

4) Application of the principle of balanced representation of men and women on the Board of Directors: the Copé-Zimmermann Law No. 2011-103 of January 27, 2011, amended in 2014 and in force as of January 1, 2017, applies to Crédit Mutuel Home Loan SFH, which does not, at this stage, meet the thresholds for balanced representation of men and women on boards of directors. In 2018, the Company replaced Marc Bauer, permanent representative of BFCM, with Annie Gain, who was in turn replaced by Sandy Faure in 2022.

5) Director competence and training: Crédit Mutuel Home Loan SFH places a great deal of importance on the competence of its directors. A specific training module for directors was introduced at the initiative of the interfederal elected member training commission aimed at reinforcing the knowledge and skills of Crédit Mutuel Home Loan SFH's directors in light of the regulatory competencies required since the transposition of CRD IV in France.

Specific skill-building training modules are also offered to members of the regulatory committees to help them complete the work of these committees.

6) Composition of the Board of Directors and independent directors: The Board of Directors of Crédit Mutuel Home Loan SFH consists of four members, including one independent director, who are appointed by the shareholders' meeting for six years, pursuant to Article 13 of the articles of association, and receive directors' fees.

VI- Executive management structure and limits placed on the powers of the Chief Executive Officer by the Board of Directors

Pursuant to Article L. 225-51-1 of the French Commercial Code, the Board has opted for a dual executive management structure. The roles of Chairman of the Board of Directors and Chief Executive Officer are therefore separated.

Subject to the powers granted by law to shareholders' meetings and the Board of Directors, and within the limit of the corporate purpose, the Chief Executive Officer enjoys the broadest powers to act in all circumstances on the Company's behalf and represents the Company in its dealings with third parties. The Board of Directors has placed no other limits on the powers of the Chief Executive Officer.

In accordance with the provisions of Article L. 228-40 of the French Commercial Code and the articles of association, the Board of Directors may decide on and authorize bond issues. It may delegate to any person of its choice the powers needed to carry out the issues, within a one-year period, and may set the terms and conditions thereof.

VII- Shareholder participation in shareholders' meetings

In accordance with the Company's articles of association, all shareholders, regardless of the number of shares they own, have the right to attend shareholders' meetings and to participate in the discussions in person or by proxy or to vote by mail under the legal and regulatory conditions.

The operating rules and powers of the shareholders' meeting are set out in Articles 24 *et seq.* of the articles of association.

The rules for amending the articles of association are specified in these same articles.

APPENDIX 1

LIST OF ALL OFFICES AND POSITIONS HELD AT ANY COMPANY BY EACH CORPORATE OFFICER AT DECEMBER 31, 2023

Alexandre Saada, Chairman of the Board of Directors

Position title	Company name of the entity
Deputy Chief Executive Officer – effective manager	Banque Fédérative du Crédit Mutuel
Chairman of the Board of Directors	Crédit Mutuel Home Loan SFH
Vice-Chairman of the Supervisory Board	Cofidis Group
Vice-Chairman of the Supervisory Board	Cofidis
Member of the Supervisory Board	Targobank AG
Member of the Supervisory Board	Tardgodeutschland GmbH
Permanent representative of BFCM, Member of the Board of Directors	Banque de Tunisie
Permanent representative of BFCM, Member of the Board of Directors	ACM IARD SA

Eric Cuzzucoli, director

Position title	Company name of the entity
Chief Executive Officer - effective manager	Crédit Mutuel Home Loan SFH
Member of the Board of Directors	Crédit Mutuel Home Loan SFH
Permanent representative of BFCM, Member of the Board of Directors	Caisse de Refinancement de l'Habitat - CRH

Sandy Faure, permanent representative of BFCM, director

Position title	Company name of the entity
Permanent representative of BFCM, Member of the Board of Directors	Crédit Mutuel Home Loan SFH

Eric Platiau, independent director

Position title	Company name of the entity
Member of the Board of Directors	Crédit Mutuel Home Loan SFH
Member of the Supervisory Board	Oney Bank, Polish branch

Denis Reinsbach, effective manager

Position title	Company name of the entity
Chief Administrative Officer - effective manager	Crédit Mutuel Home Loan SFH
Chairman of the Supervisory Board	Crédit Mutuel Caution Habitat

CREDIT MUTUEL HOME LOAN SFH

Statutory financial statements

at DECEMBER 31, 2023

- Balance sheet
- Income statement
- Notes

STATUTORY FINANCIAL STATEMENTS

STATEMENT OF FINANCIAL POSITION

ASSETS (€ millions)	Notes	2023 December 31	2022 December 31
Cash and amounts due from central banks			
Government and similar securities			
Receivables due from credit institutions	2	33,139.0	30,333.4
Customer transactions			
Bonds and other fixed-income securities			
Shares and other variable-income securities			
Investments in subsidiaries and other long-term investments			
Investments in associates			
Lease and similar transactions			
Intangible assets			
Property, plant and equipment			
Subscribed capital unpaid			
Treasury shares			
Other assets	3	3.9	3.0
Accruals	4	86.2	89.4
Total assets		33,229.0	30,425.8
Off-balance sheet items			
		2023	2022
		December 31	December 31
Commitments received			
Financing commitments			
Commitments received from credit institutions			
Guarantee commitments			
Commitments received from credit institutions	10	43,001.2	35,001.1
Securities commitments			
Optional repurchase agreements			
Other commitments received			

STATEMENT OF FINANCIAL POSITION

LIABILITIES (€ millions)	Notes	2023 December 31	2022 December 31
Central banks			
Due to credit institutions			
Customer transactions			
Debt securities	5	29,588.6	27,044.3
Other liabilities	3	3,256.2	3,002.3
Accruals	4	86.6	89.9
Provisions			
Subordinated debt	6	60.8	60.4
Fund for general banking risks (FGBR)			
Shareholders' equity	7	236.8	228.9
- Subscribed capital		220.0	220.0
- Issue premiums			
- Reserves		2.7	2.3
- Revaluation reserve			
- Untaxed provisions			
- Retained earnings		0.1	0.1
- Net profit or loss for the year		14.1	6.6
Total liabilities and shareholders' equity		33,229.0	30,425.8

Off-balance sheet items

2023 December 31	2022 December 31
---------------------	---------------------

Commitments given

Financing commitments

Commitments given to credit institutions

Commitments given to customers

Guarantee commitments

Commitments given on behalf of credit institutions

Commitments given on behalf of customers

Securities commitments

Optional resale agreements

Other commitments given

INCOME STATEMENT

(€ millions)	Notes	2023 December 31	2022 December 31
+ Interest and similar income	13	577.8	330.5
- Interest and similar expenses	13	(557.1)	(320.6)
+ Income from variable-income securities			
+ Fee and commission income			
+ Fee and commission expenses			
+/- Gains or losses on trading portfolio transactions		(0.2)	
+/- Gains (losses) on investment portfolio and similar transactions			
+ Other banking income			
+ Other banking expenses			
= Net Banking Income		20.5	9.9
+ Employee benefits expense			
+ Other administrative expenses		(1.5)	(1.0)
+ Depreciation and amortization			
= Operating expenses		(1.5)	(1.0)
= Gross operating income		19.1	8.9
+ Cost of risk			
= Operating income		19.1	8.9
+/- Gains or losses on non-current assets			
= Income/(loss) before non-recurring items		19.1	8.9
+/- Non-recurring items			
+ Corporate income tax	14	(4.9)	(2.3)
+/- Movements in fund for general banking risks			
+/- Movements in untaxed provisions			
= Net profit/(loss)		14.1	6.6

INFORMATION ON BALANCE SHEET, OFF-BALANCE SHEET AND INCOME STATEMENT ITEMS

The notes are presented in millions of euros.

Significant events during the period under review

In fiscal year 2023, Credit Mutuel Home Loan SFH issued €5.5 billion in EMTN bonds.

Taking into account issues that had reached maturity, total issues recorded on the balance sheet amounted to €29.3 billion at December 31, 2023.

Crédit Mutuel Home Loan SFH is a 99.99%-owned subsidiary of Banque Fédérative du Crédit Mutuel.

NOTE 1: Accounting policies, valuation methods and presentation

The statutory financial statements are prepared in accordance with ANC Regulation 2014-07 on the financial statements of banking sector companies and included in the compendium of French accounting standards for the banking sector.

Loans

Loans are recorded on the balance sheet at their nominal value.

Assets and liabilities denominated in foreign currencies

Assets and liabilities denominated in a currency other than the local currency are translated at the official rate on the reporting date. Unrealized foreign exchange gains or losses resulting from these translations are recognized on the income statement with the foreign exchange gains or losses realized or incurred on transactions carried out during the period.

Interest and commission income and expense

Interest is recognized on the income statement on a pro rata temporis basis. Commissions are recorded based on the cash receipt criterion, with the exception of commissions relating to financial transactions, which are recorded at the close of the issue or when invoiced.

NOTE 2 - Receivables due from credit institutions

	December 31, 2023		December 31, 2022	
	Demand	Term	Demand	Term
Current accounts	286.2		278.9	
Loans, securities received under repurchase agreements (*)		32,566.7		29,821.3
Securities received under repurchase agreements				
Related receivables		286.1		233.2
Non-performing loans				
Impairment				
Total	286.2	32,852.8	278.9	30,054.5
Total receivables due from credit institutions		33,139.0		30,333.4

(*) BFCM is the only counterparty to the loans granted.

NOTE 3 - Other assets and liabilities

	December 31, 2023		December 31, 2022	
	Assets	Liabilities	Assets	Liabilities
Option premiums				
Guarantee deposits	3.9	3,250.1	3.0	3,000.0
Settlement accounts for security trades				
Debts in respect of borrowed securities				
Deferred tax		6.1		2.3
Miscellaneous receivables and payables				
Accrued interest				
Impairment				
Total	3.9	3,256.2	3.0	3,002.3

NOTE 4 - Accruals

	December 31, 2023		December 31, 2022	
	Assets	Liabilities	Assets	Liabilities
Collection accounts				
Foreign currency adjustment and off-balance sheet accounts	1.1	1.1	1.0	1.0
Other accrual accounts	85.1	85.5	88.4	88.9
Total	86.2	86.6	89.4	89.9

Accruals - Liabilities mainly concern EMTN issue premiums.

Accruals - Assets reflect Accruals - Liabilities at the loan level.

NOTE 5 - Debt securities

	December 31, 2023	December 31, 2022
Retail certificates of deposit		
Interbank certificates and negotiable debt instruments		
Bonds	29,316.7	26,821.3
Other debt securities		
Related debt	271.9	223.0
Total	29,588.6	27,044.3

Borrowings are in EUR and NOK

The unamortized balance corresponding to the difference between the purchase price and the repayment price of debt securities recorded under liabilities is €78,900.

NOTE 6 - Subordinated debt

	December 31, 2022	Issue	Re-payments	Other changes	December 31, 2023
Subordinated debt					
Participating loans					
Perpetual subordinated debt	60.0				60.0
Related debt	0.4			0.4	0.8
Total	60.4			0.4	60.8

The unamortized balance corresponding to the difference between the purchase price and the repayment price of debt securities recorded under liabilities is €78,921,000.

Main subordinated debt issues:

	OUTSTANDINGS	INTEREST RATE	MATURITY
PERPETUAL SUBORDINATED LOAN 2007	60.0	3-month Euribor + 1.41	**
TOTAL	60.0		

This is an "indefinite term" subordinated loan, in euros,

with the possibility of early repayment (without payment conditions) at each interest payment date, subject to ACPR approval.

NOTE 7 - Shareholders' equity and fund for general banking risks (FRBG)

	Capital	Additional paid-in capital	Reserves (1)	Retained earnings	Net profit/(loss) for the period	Total	FRBG
Balance at January 1, 2022	220.0		2.1	0.1	4.6	226.8	
Net profit or loss for the year					6.6	6.6	
Appropriation of earnings from previous year			0.2	4.4	(4.6)		
Dividends paid				(4.4)		(4.4)	
Capital increase							
Impact of revaluations							
Other changes							
Merger impact							
Balance at December 31, 2022	220.0		2.3	0.1	6.6	228.9	
Balance at January 1, 2023	220.0		2.3	0.1	6.6	228.9	
Net profit or loss for the year					14.1	14.1	
Appropriation of earnings from previous year			0.3	6.3	(6.6)		
Dividends paid				(6.2)		(6.2)	
Capital increase							
Impact of revaluations							
Other changes			0.1			0.1	
Merger impact							
Balance at December 31, 2023	220.0		2.7	0.1	14.1	236.9	

(1) The Reserves line item included on 12/31/2023: €1.8 million for the legal reserve and €0.9 million for other reserves.

At December 31, 2023, the share capital comprised 22,000,000 shares with a par value of €10.

BFCM held 99.99% of the capital of Crédit Mutuel Home Loan SFH at December 31, 2023.

As such, it is fully consolidated in the consolidated financial statements of Crédit Mutuel Alliance Fédérale and at the national consolidation level of Crédit Mutuel.

The shareholders' meeting is asked to allocate €14,218,628.35, of which €14,113,982.54 from 2023 profit and €104,645.81 from retained earnings, as follows:

Legal reserve	€705,699.13
Dividends	€13,420,000.00
Retained earnings	€92,929.22
	<u>€14,218,628.35</u>

NOTE 8 – Breakdown of certain assets/liabilities by residual maturity

	<3 months and demand	>3 months <1 year	>1 year <5 years	>5 years	Perpetual	Related debts receivables	Total at December 31, 2023
ASSETS							
Receivables due from credit institutions	4,838.7	2,079.3	16,361.6	9,859.4			33,139.0
Receivables due from customers							
Bonds and other fixed-income securities							
LIABILITIES							
Due to credit institutions							
Customer accounts in credit							
Debt securities							
- Retail certificates of deposit							
- Interbank instruments and negotiable debt securities							
- Bonds	1,299.0	2,078.6	16,355.7	9,855.3			29,588.6
- Other							
Subordinated debt				60.8			60.8

NOTE 9 – Euro equivalent of foreign currency-denominated assets and liabilities

The euro equivalent of foreign currency-denominated assets and liabilities was -€68.4 million and €68.4 million, respectively, at December 31, 2023.

NOTE 10 - Guarantee commitments

The loans granted by Crédit Mutuel Home Loan SFH to BFCM are guaranteed by eligible home loans from the Crédit Mutuel Alliance Fédérale branch network, in accordance with Article L.211-38 of the French Monetary and Financial Code. At December 31, 2023, the amount of this collateral was €43.0012 billion, versus €35.0011 billion at December 31, 2022.

NOTE 11 - Forward financial instruments - Counterparty risk

The counterparty risk related to forward financial instruments is estimated based on the method used for the calculation of prudential ratios.

Credit risk on forward financial instruments	12/31/2023	12/31/2022
GROSS EXPOSURE		
Credit institution risk	30.4	25.3
Company risk		
TOTAL	30.4	25.3

Fair value of forward financial instruments	12/31/2023		12/31/2022	
	Assets	Liabilities	Assets	Liabilities
Fair value of forward financial instruments	1.2	1.2	4.0	4.0

NOTE 12 - Other off-balance sheet commitments

	12/31/2023	12/31/2022
Foreign currency transactions		
- Currencies receivable		
- Currencies payable		
Commitments on forward financial instruments		
Transactions on organized markets and similar		
- Forward foreign exchange transactions		
. Hedging		
. Other transactions		
- Financial foreign exchange swaps		
. Unmatched open position		
. Micro-hedging	163.7	168.3
. Overall interest rate risk		
. Specialized management		

NOTE 13 - Interest income and expense

	December 31, 2023		December 31, 2022	
	Income	Expenses	Income	Expenses
Credit institutions	575.5	(88.9)	327.8	(5.1)
Customers				
Finance leases and operating leases				
Bonds and other fixed-income securities				
Other	2.3	(468.2)	2.7	(315.5)
Total	577.8	(557.1)	330.5	(320.6)
of which subordinated debt expense				

NOTE 14 - Corporate income tax

	December 31, 2023	December 31, 2022
Current tax - Amount for the period	4.9	2.3
Current tax - Prior-period adjustments		
Current tax – Impact of tax consolidation		
Total	4.9	2.3
On ongoing operations	4.9	2.3
On non-recurring items		
Total	4.9	2.3

Effective January 1, 2016, Caisse Fédérale de Crédit Mutuel opted for "mutual tax consolidation" in accordance with the provisions of Article 223 A, paragraph 5 of the French General Tax Code.

This tax consolidation scheme allows companies to pay corporate income tax on the total income obtained by taking the algebraic sum of the positive and negative results of the group's entities.

In fiscal year 2023, the **tax group** whose parent company is **Caisse Fédérale de Crédit Mutuel, SIREN 588505354, included 1,514 entities:**

- CFCM;
- All the Crédit Mutuel local banks (bank code 10278), i.e. 1,468 entities;
- The Crédit Mutuel regional banks, i.e. 13 entities;
- 32 banking and non-banking companies.

By agreement, each member of the tax group must pay CFdeCM, as a share of the payment of the group's corporate income tax and regardless of the actual amount of said tax, a sum equal to the tax that it would have paid on its income if the member were taxed separately, minus therefore all the tax deduction rights that members would have had if they were not consolidated.

The corporate income tax due for the year and additional contributions are determined in accordance with applicable tax regulations. Tax credits related to income from securities are not recognized, but are deducted directly from the tax expense.

"Corporate income tax" includes:

- The amount of corporate income tax and the additional contribution calculated as if the company were taxed separately,
- Any adjustments (back taxes or tax credits) related to prior years,
- The tax expense or income related to tax credits on interest-free and similar loans.

Difference between the tax recognized and the tax that the member is jointly and severally responsible for paying: NONE.

Difference between the tax recognized and the tax that the member would have borne if it were not consolidated: NONE.

Loss carryforwards:

NOTE 15 - Statutory auditors' fees in 2023

	PricewaterhouseCoopers Audit	Ernst & Young et Autres
(€ thousands ex-VAT)		
Certification of the individual financial statements and limited review	26	26

NOTE 16 - Subsequent events

No events occurred between December 31, 2023 and the date on which the financial statements were published that would have had a material impact on the financial statements.

STATEMENT OF CASH FLOWS

(In € thousands)	12/2023	12/2022
Net income	14,114	6,571
Tax	4,940	2,263
Profit before tax	19,054	8,834
+/- Net depreciation and amortization of property, plant and equipment and intangible assets		
- Impairment of goodwill and other fixed assets		
+/- Net charges to provisions		
+/- Share of profit/(loss) of equity-consolidated companies		
+/- Net (loss)/gain from investing activities		
+/- Expense from financing activities		
+/- Other movements	(8,944)	(8,862)
= Total non-monetary items included in net profit/(loss) before tax and other adjustments	(8,944)	(8,862)
+/- Cash flows relating to transactions with credit institutions	(2,745,388)	(3,176,519)
+/- Cash flows relating to customer transactions		
+/- Cash flows relating to other transactions affecting financial assets and liabilities		
+/- Cash flows relating to other transactions affecting non-financial assets or liabilities	251,473	462,253
- Tax paid	(2,893)	(1,803)
= Net decrease in assets and liabilities from operating activities	(2,496,808)	(2,716,069)
TOTAL NET CASH FLOWS FROM OPERATING ACTIVITIES	(2,486,698)	(2,716,097)
+/- Cash flows relating to financial assets and investments		
+/- Cash flows relating to investment property		
+/- Cash flows relating to property, plant and equipment and intangible assets		
TOTAL NET CASH FLOWS RELATING TO INVESTING ACTIVITIES		
+/- Cash flows relating to transactions with shareholders	(6,160)	(4,400)
+/- Other net cash flows relating to financing activities	2,500,000	2,721,466
TOTAL NET CASH FLOWS RELATING TO FINANCING ACTIVITIES	2,493,840	2,717,066
IMPACT OF CHANGES IN EXCHANGE RATES ON CASH AND CASH EQUIVALENTS		
Net increase in cash and cash equivalents	7,314	996
Net cash flows from operating activities	(2,486,526)	5,396
Net cash flows relating to investing activities		
Net cash flows relating to financing activities	2,493,840	(4,400)
Impact of changes in exchange rates on cash and cash equivalents		
<u>Cash and cash equivalents at beginning of period</u>	<u>278,858</u>	<u>277,862</u>
Cash, central banks and postal checking accounts		
Demand loans and accounts at credit institutions	278,858	277,862
<u>Cash and cash equivalents at end of period</u>	<u>286,172</u>	<u>278,858</u>
Cash, central banks and postal checking accounts		
Demand loans and accounts at credit institutions	286,172	278,858
CHANGE IN NET CASH	7,314	996

Crédit Mutuel Home Loan SFH

Year ended December 31, 2023

Statutory auditors' report on the annual financial statements

PricewaterhouseCoopers Audit
63, rue de Villiers
92208 Neuilly-sur-Seine cedex
S.A.S. (French simplified limited company)
with capital of €2,510,460
672 006 483 Trade and Companies Register
Nanterre

Statutory Auditor Member of the Regional
Association of Accountants of Versailles and
Centre

Ernst & Young et Autres
Tour First
TSA 14444
92037 Paris-La Défense cedex
S.A.S. à capital variable (French simplified limited
company with variable capital)
438 476 913 Trade and Companies Register Nanterre

Statutory Auditor Member of the Regional
Association of Accountants of Versailles and
Centre

Crédit Mutuel Home Loan SFH

Year ended December 31, 2023

Statutory auditors' report on the annual financial statements

To the Shareholders Meeting of Crédit Mutuel Home Loan SFH,

Opinion

In accordance with the terms of the engagement entrusted to us at your shareholders' meeting, we have audited the annual financial statements of Crédit Mutuel Home Loan SFH for the year ended December 31, 2023, as appended to this report.

In our opinion, the annual financial statements present a true and fair view of the company's assets, liabilities, financial position and results at the end of the year under review, in accordance with French accounting rules and principles.

Basis of our opinion

■ Auditing standards

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

Our responsibilities pursuant to these standards are indicated in the section of this report entitled "Responsibilities of the statutory auditors regarding the audit of the annual financial statements."

■ Independence

We have conducted our audit in compliance with the rules regarding independence specified in the French Commercial Code and in the code of ethics for statutory auditors, for the period from January 1, 2023 to the date of issuance of our report and, in particular, we have not provided any of the services prohibited by Article 5, paragraph 1 of Regulation (EU) No. 537/2014.

Basis for our assessments – Key points of the audit

Pursuant to the provisions of Articles L. 821-53 and R. 821-180 of the French Commercial Code regarding the basis for our assessments, we must inform you of the key points of the audit related to the risks of material misstatement that, in our professional judgment, were the most significant for the audit of the annual financial statements, as well as our responses to these risks.

We have determined that there were no key points of the audit to inform you of in our report.

Specific verifications

In accordance with the professional standards applicable in France, we also carried out the specific verifications provided for by legal and regulatory requirements.

■ Information provided in the management report and in other documents on the financial position and the annual financial statements sent to shareholders

We have no comments as to the fair presentation of the information set out in the Board of Directors' management report and the other documents on the company's financial position and the annual financial statements sent to shareholders, or its consistency with the annual financial statements, other than the point set out below.

The accuracy and consistency with the annual financial statements of the information relating to the payment terms referred to in Article D. 441-6 of the French Commercial Code lead us to make the following comment: as indicated in the management report, this information does not include banking and related transactions, as your company considers that they do not fall within the scope of the information to be produced.

■ Report on corporate governance

We certify the existence, in the Board of Directors' report on corporate governance, of the information required by Articles L. 225-37-4 and L. 22-10-10 of the French Commercial Code.

Other verifications or information provided for by legal and regulatory requirements

■ Format of presentation of the annual financial statements to be included in the annual financial report

In accordance with the professional standards applicable to the statutory auditor's work as regards the annual and consolidated financial statements presented in the European single electronic reporting format, we have also verified that the presentation of the annual financial statements to be included in the annual financial report referred to in paragraph I of Article L. 451-1-2 of the French Monetary and Financial Code, and prepared under the responsibility of the Chief Executive Officer, complies with this format, as defined in European Delegated Regulation No. 2019/815 of December 17, 2018.

Based on the work we have performed, we conclude that the presentation of the annual financial statements to be included in the annual financial report complies, in all material respects, with the European single electronic reporting format.

It is not our responsibility to verify that the annual financial statements that will ultimately be included by your company in the annual financial report filed with the AMF correspond to those on which we carried out our work.

■ Appointment of the statutory auditors

We were appointed as statutory auditors of Crédit Mutuel Home Loan SFH by your shareholders' meeting on April 16, 2007.

At December 31, 2023, our firms had performed their duties for the 17th consecutive year.

Responsibilities of management and persons charged with corporate governance as regards the annual financial statements

It is the responsibility of management to prepare annual financial statements that give a true and fair view, in accordance with French accounting rules and principles, and to implement such internal control as it deems necessary for the preparation of annual financial statements that contain no material misstatements, whether such misstatements are the result of fraud or errors.

When preparing the annual financial statements, management must assess the company's ability to continue to operate, present in these financial statements, where applicable, the necessary information regarding the company's continued operation and apply the going concern accounting convention, unless there are plans to liquidate the company or discontinue its business.

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

Responsibilities of the statutory auditors pertaining to the audit of annual financial statements

It is our responsibility to prepare a report on the annual financial statements. Our goal is to obtain reasonable assurance that the annual financial statements taken together do not contain any material misstatements. Reasonable assurance is a high level of assurance, yet without guaranteeing that an audit conducted in accordance with generally accepted auditing standards always leads to the detection of all material misstatements. Misstatements may result from fraud or errors and are considered material when there is a reasonable expectation that they can, when taken individually or combined, influence the economic decisions made by users of the financial statements on the basis of these financial statements.

As set out in Article L. 821-55 of the French Commercial Code, our task of certifying the financial statements does not entail guaranteeing the viability or quality of your company's management.

When conducting an audit in accordance with auditing standards applicable in France, the statutory auditor exercises his/her professional judgment throughout the audit. Moreover, he/she:

- ▶ identifies and assesses the risks that the annual financial statements contain material misstatements, whether such misstatements result from fraud or errors, defines and implements audit procedures to address these risks, and collects information that it considers a sufficient and appropriate basis for such opinion. The risk of not detecting a material misstatement resulting from fraud is higher than that for a material misstatement resulting from an error, as fraud may involve collusion, forgery, deliberate omissions, false statements or the circumvention of internal control;
- ▶ reviews internal control relevant to the audit in order to define appropriate audit procedures under the circumstances, and not to express an opinion on the effectiveness of internal control;
- ▶ assesses the appropriateness of the accounting methods used and the reasonableness of the accounting estimates made by management, as well as related information provided in the annual financial statements;
- ▶ assesses the appropriateness of management's application of the going concern accounting convention and, based on the information collected, whether or not significant uncertainty exists regarding events or circumstances likely to call into question the company's ability to continue to operate. This assessment is based on information collected up to the date of its report, it being noted however that subsequent circumstances or events could call into question the company's continued operation. If the statutory auditor concludes that significant uncertainty exists, it brings the information provided in the annual financial statements regarding such uncertainty to the attention of readers of its report or, if such information is not provided or is not relevant, the statutory auditor issues a qualified opinion or a denial of opinion;
- ▶ assesses the overall presentation of the annual financial statements and determines whether they fairly present the underlying transactions and events.

Neuilly-sur-Seine and Paris-La Défense, on March 27, 2024

The Statutory Auditors

PriceWaterhouseCoopers Audit

Ernst & Young et Autres

Laurent Tavernier

Vanessa Jolivald

Crédit Mutuel Home Loan SFH
Year ended December 31, 2023

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Crédit Mutuel Home Loan SFH

**Shareholders' meeting called to approve the financial statements
for the fiscal year ended December 31, 2023**

**Statutory Auditors' Special Report on regulated
agreements**

PricewaterhouseCoopers Audit
63, rue de Villiers
92208 Neuilly-sur-Seine Cedex
S.A.S. (French simplified limited company)
with capital of €2,510,460
672 006 483 Trade and Companies Register
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438 476 913 Trade and Companies Register Nanterre

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Member of the Regional Association of
Accountants of Versailles and Centre

Crédit Mutuel Home Loan SFH

Shareholders' meeting called to approve the financial statements for the fiscal year ended December 31, 2023

Statutory Auditors' Special Report on regulated agreements

To the Shareholders Meeting of Crédit Mutuel Home Loan SFH,

In our capacity as statutory auditors of your company, we hereby report to you on regulated agreements.

It is our duty, based on the information provided to us, to inform you of the basic characteristics and terms and conditions and the basis of the benefits for the company of the agreements of which we have been informed or of which we may have become aware during our audit, without the obligation to express an opinion on their appropriateness and relevance or to determine the existence of other agreements. In accordance with Article R. 225-31 of the French Commercial Code, it is your responsibility, in considering whether to approve these agreements, to determine whether they should have been entered into.

We are also required, where appropriate, to provide you with the information referred to in Article R. 225-31 of the French Commercial Code on the performance during the past fiscal year of agreements already approved at a shareholders' meeting.

We carried out the work we considered necessary in view of the professional standards of the French Statutory Auditors' Association (Compagnie nationale des commissaires aux comptes) relating to this assignment.

Agreements submitted to the shareholders' meeting for approval

We inform you that we have not been advised of any agreement authorized and entered into during the past year that must be submitted to the shareholders' meeting for approval pursuant to the provisions of Article L.225-38 of the French Commercial Code.

Agreements already approved by a shareholders' meeting

We inform you that we have not been advised of any agreement already approved by a shareholders' meeting that remained in force during the past year.

Neuilly-sur-Seine and Paris-La Défense, on March 27, 2024

The Statutory Auditors

PricewaterhouseCoopers Audit

Ernst & Young et Autres

Laurent Tavernier

Vanessa Jolivald

RESOLUTIONS SUBMITTED TO THE ANNUAL ORDINARY SHAREHOLDERS' MEETING OF MAY 17, 2024

FIRST RESOLUTION

In accordance with the quorum and majority conditions required for ordinary shareholders' meetings and after the management report prepared by the Board of Directors, the report on corporate governance and the statutory auditors' reports had been read to them, the shareholders approved the annual financial statements for the fiscal year ended December 31, 2023, as presented to them by the Board of Directors, which show a profit of €14,113,982.54.

The shareholders also approved the transactions entered in these financial statements or summarized in these reports. Accordingly, they granted the directors full and unconditional discharge for their work during said fiscal year.

SECOND RESOLUTION

The shareholders resolve to appropriate the net profit for the year, totaling €14,113,982.54, plus the €104,645.81 in retained earnings, i.e. an available amount of €14,218,628.35, as follows:

- Legal reserve	€705,699.13
- Payment of dividends	€13,420,000.00
<i>i.e. a dividend of €0.610 per share</i>	
- Balance to retained earnings	€92,929.22

In accordance with the relevant legal provisions, we remind you that the following dividends had been paid in respect of previous years:

Fiscal year	2020	2021	2022
Dividend distributed	€0.165 per share	€0.200 per share	€0.280 per share

THIRD RESOLUTION

In accordance with the quorum and majority conditions required for ordinary shareholders' meetings, after having familiarized themselves with the report prepared by the Board of Directors and after the statutory auditors' special report on the agreements referred to in Article L. 225-38 of the French Commercial Code had been read to them, the shareholders approved the findings of said report.