

CREDIT MUTUEL HOME LOAN SFH

**SPECIAL AUDITOR'S CERTIFICATION
OF THE VALUATION METHODS AND RESULTS AND
PERIODIC REVIEWING METHODS
OF THE VALUE OF REAL ESTATE ASSETS AT DECEMBER 31, 2025**

**CAILLIAU DEDOUIT ET ASSOCIES
19, RUE CLEMENT MAROT
75008 PARIS**

CREDIT MUTUEL HOME LOAN SFH

6, avenue de Provence

75009 Paris

STATEMENT BY THE SPECIAL AUDITOR ON THE VALUATION METHODS AND RESULTS AND PERIODIC REVIEWING METHODS OF THE VALUE OF REAL ESTATE ASSETS AT DECEMBER 31, 2025

To the Board of Directors of Crédit Mutuel Home Loan SFH,

In our capacity as Special Auditor of Crédit Mutuel Home Loan SFH and in accordance with the provisions of Article 5 of Regulation 99-10 of the French Banking and Financial Regulation Committee (CRBF), we have verified the validity, with regard to the regulations in force, of the methods and results of the valuation of real estate underlying the loans and the methods for periodically reviewing their value, as published concurrently with the annual financial statements for the year ended December 31, 2025 and appended to this statement.

The methods and results of the valuation of real estate assets and the methods for periodically reviewing their value have been defined and implemented under the responsibility of your company's management.

It is our responsibility to decide on their validity in light of the rules in force at December 31, 2025.

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. Our work consisted of verifying the compliance of:

- valuation procedures, methods and results as well as periodic review methods, in their design and determination, in accordance with the regulations in force at December 31, 2025;
- the information published along with the annual financial statements with, on the one hand, the valuation and review system actually applied and, on the other hand, the results of the application of the valuation system.

CREDIT MUTUEL HOME LOAN SFH

Statement by the Special Auditor on the valuation methods and results and periodic reviewing methods relating to the value of real estate assets at December 31, 2025

The work carried out by us leads us to make the following comments and observations:

- The methods and results of the valuation of real estate assets and the methods for periodically reviewing their value, published concurrently with the annual financial statements for the year ended December 31, 2025, generally comply with Articles 2 to 4 of CRBF Regulation 99-10.
- However, it should be noted that, based on the tests performed by us, it appears that the operational application of the procedure for determining the initial value of real estate assets could be improved.

Signed in Paris on April 2, 2026

The Special Auditor

CAILLIAU DEDOUIT ET ASSOCIES

Laurent Brun



REPORT ON THE VALUATION
OF REAL ESTATE ASSETS

DECEMBER 31, 2025

Report on the valuation of real estate assets

Crédit Mutuel Home Loan SFH is a home loan financing company governed by Articles L. 513-28 et seq. of the French Monetary and Financial Code, whose main purpose is to contribute to the medium- and long-term refinancing of home loans issued by **Crédit Mutuel Alliance Fédérale**.

This report on the valuation of real estate assets is prepared in accordance with the provisions of Article 5 of Regulation No. 99-10 of the French Banking and Financial Regulations Committee related to mortgage companies and home loan financing companies.

This report is drawn up on the basis of the data available at **December 31, 2025**.

I. **Reminder of the regulations: valuation and revaluation methods**

The valuation of real estate assets financed or offered as collateral within the meaning of Articles L. 513-3 and L. 513-29 of the French Monetary and Financial Code is governed by Articles 1 to 5 of Chapter 1 of Regulation No. 99-10 of July 9, 1999 on mortgage companies and home loan financing companies, as amended by the order of July 7, 2021, which came into force on July 8, 2022.

1. **Valuation of real estate assets**

Article 1. – “Real estate assets financed or offered as collateral within the meaning of Articles L. 513-3 and L. 513-29 of the French Monetary and Financial Code” are subject to a prudent valuation that excludes any speculative element.

Prudent valuation means a valuation equal to or similar to the initial value of the property financed or provided as collateral, exclusive of fees and expenses, at the time the security interest in the property was created or at the time the loans were initially acquired by the mortgage company or the home loan financing company or provided as collateral, and revalued periodically in accordance with Article 3.”

Article 2. – “The prudent valuation is based on the asset’s long-term and permanent characteristics, usual and local market conditions, the current use of the asset and other uses that it may have.

This value is determined by an independent and qualified appraiser, in writing in an impartial, clear, transparent and objective manner. At the time of inclusion of the cover asset in the cover pool by the mortgage company or the home loan financing company or at the time of their pledging, the current value cannot be higher than the market value or the mortgage value.

As an exception, for residential properties, the valuation may be based on the total cost of the initial transaction when this cost is less than €600,000 or when all the real estate loans financed by the mortgage company or home loan financing company and secured by the valued asset have a unit principal balance of less than €480,000, determined at the time of the acquisition or pledge of such loans.

The total cost of the transaction is the sum of the amount of the financed project and the personal contribution, after deduction of duties and notary and negotiation fees.”

Article 4. – “The valuation shall be carried out by an appraiser who has the necessary qualifications, capacity and experience; and the appraiser shall be independent of the credit decision-making process, shall not take into account speculative elements in the valuation of the value of the physical assets used as collateral and shall establish the value of the physical asset used as collateral in a clear and transparent manner, as specified in Articles R. 313-17 to R. 313-19, D. 313-20 of the French Consumer Code.”

2. Revaluation of real estate assets

Article 3. – “After their acquisition or contribution as collateral, the valuation of real estate assets is reviewed as part of the risk measurement system to which mortgage companies and home loan financing companies are subject under the Order of November 3, 2014 on the internal control of companies in the banking, payment services and investment services sector subject to the supervision of the *Autorité de Contrôle Prudentiel et de Résolution* (French Prudential Supervisory and Resolution Authority)”:

- a) For residential properties, this review is conducted annually using a statistical method;
- b) For commercial properties for which all the real estate loans belonging to the mortgage company and secured by the valued asset have a unit principal balance of less than 30% of the total amount initially lent or less than €480,000, the review is conducted annually and may be conducted using a statistical method;
- c) For commercial properties whose purchase price or whose last estimated value is less than €600,000 and when all the loans belonging to the mortgage company and secured by the valued asset have a unit principal balance of more than €480,000, this review is conducted individually every three years. Between two individual reviews, the value of these real estate assets is reviewed annually based on a statistical method;
- d) For commercial properties whose purchase price or whose last estimated value is more than €600,000 and when all the loans belonging to the mortgage company and secured by the valued asset have a unit principal balance of more than €480,000, this review is conducted annually and individually.

More frequent monitoring is carried out when market conditions undergo significant changes.

A statistical method may be used. It aims to define a readjustment coefficient that takes into account the real estate market and its evolution based on the indices of changes in real estate prices published by official or similar bodies, such as market data platforms, that are the most appropriate at the time of the revaluation, in terms of content and date. In particular, it may result in the revaluation of a property based on changes, over the period in question, in real estate prices recorded by an index reflecting the relevant real estate transactions. In this case, the method must ensure that the revalued value thus obtained is less than or equal to the market value or the mortgage value at the revaluation date.

The statistical method used must be defined in writing in a clear, transparent, impartial, objective and verifiable manner based on a claim-by-claim audit trail showing the initial value of the real estate assets as defined in Article 2 and the index of changes in real estate prices published by official or similar bodies.”

Article 5. – “The methods and results of valuation of real estate assets as well as the methods of periodic review of their value accompanied by an audit trail, as specified in Article 3, are made available to the special auditor referred to in Article L. 513-23 of the French Monetary and Financial Code, who decides on their validity. They are published at the same time as the annual financial statements along with the assessment of the special auditor. The French Prudential Supervisory and Resolution Authority may require that they be amended.”

II. Method and procedure used by Crédit Mutuel Home Loan SFH

1. Valuation of real estate assets

Financed real estate assets are subject to a prudent initial valuation based on concrete, substantiated information. The valuation excludes any speculative elements and is based on usual and local market conditions and the current use of the asset.

This value is based on the total cost of the transaction or determined by CMH ÉVALUATION.

1.1. Total cost of the transaction

Pursuant to the applicable regulations, for the financing of home loans whose total cost is less than €600,000 or for loans whose outstanding amount is less than €480,000, the valuation is based on the total cost of the initial transaction.

Article 2 of CBRF Regulation 99-10 defines the total cost of the transaction as *“the sum of the amount of the financed project and the personal contribution, after deduction of duties and notary and negotiation fees”*.

In addition, Appendix 2 to Instruction 2022-I-03 specifies that *“For loan repurchase transactions involving residential properties whose valuation may be based on the total cost of the initial transaction, the total cost of the initial transaction may be based on the amount originally retained for the financed project plus the personal contribution, after deduction of duties, notary and negotiation costs, or failing that, on the amount financed at the time of the repurchase.”*

The total cost of the transaction determined for the real estate assets concerned complies with the regulations and corresponds to the value of the property recorded in the deed of sale, excluding duties and expenses.

The number of properties concerned by this method, i.e. 590,194 properties, represents an initial value of €116,316 million, i.e. 93.03% of the total value of the assets assigned to Crédit Mutuel Home Loan SFH.

The specificities are limited to the financing of works only and the purchase of homes through a balancing payment, for which we use the overall value of the financed property if the information is available (total market value of the property). If this is not the case, we use the amount of the loan granted.

1.2. Valuation by CMH ÉVALUATION

For the financing of home loans exceeding the thresholds of €480,000 in respect of the principal balance and €600,000 in respect of the cost of the transaction (and for some financing that does not exceed the above thresholds), the property is valued through an appraisal carried out by an independent expert not involved in the loan origination process. This valuation is carried out by CMH ÉVALUATION, the specialized department created by CMH (*Cautionnement Mutuel de l’Habitat*). It is independent and has many years of experience in real estate valuation.

The number of properties concerned by this method, i.e. 9,712 properties, represents an initial value of €8,713 million, or 6.97% of the total value of the assets assigned to Crédit Mutuel Home Loan SFH.

2. Revaluation of real estate assets

The value of real estate assets offered as collateral is reviewed monthly using the most recent quarterly indices available and based on a statistical method in accordance with Article 3 of Regulation No. 99-10 of the French Banking and Financial Regulations Committee related to mortgage companies and home loan financing companies.

The value of real estate assets is updated based on price indices for existing homes in and outside the Paris region.

2.1. Indices

2.1.1. Sources of price indices for existing homes

- The price indices for existing homes in the Paris region are calculated by Paris Notaires Services (PNS) and INSEE based on the real estate transaction data found in the BIEN (*Base d'Informations Économiques Notariales* - notarial economic database) database. This database is owned and managed by PNS and contains information provided by notaries in the Paris region.
- The price indices for existing homes outside the Paris region are calculated by ADNOV and INSEE based on the real estate transaction data found in the Perval database, which contains information provided by notaries outside the Paris region.
- The price indices for existing homes throughout mainland France are calculated by ADNOV and INSEE based on the real estate transaction data found in the databases managed by ADNOV and PNS.

2.1.2. Definition and calculation of price indices for existing homes

The Notaires-INSEE price indices for existing homes provide a measurement of price changes for existing homes of consistent quality. The price used is the net selling price, excluding transfer fees, notary fees and agency commissions.

The indices apply only to houses and apartments considered existing for tax purposes, i.e. which are more than five years old or are being transferred for a second time. To avoid atypical transactions, non-standard properties such as rooms, lofts, studios or chateaux and purchases made by real estate professionals are excluded from the calculations. Moreover, assets are included only if they are:

- unoccupied at the time of the sale (or occupied by the seller);
- purchased in full ownership through a private sale;
- intended for residential use only.

The Notaires-INSEE indices changed in September 2018 and a new base of 100 was defined as the average of the quarters in 2015.

2.1.3. Receipt of indices

Updates to the final price indices by level are received quarterly from Paris Notaire Service and ADNOV.

Gross indices are provided at the "House", "Apartment" and "Dwelling" level (in cases where the type of dwelling cannot be determined) and at the municipality or administrative district level based on the location of the property:

- Paris Notaire Service files:
 - o For the city of Paris (department 75), indices at the administrative district level (IRIS code) and at the arrondissement and department levels (in cases where the IRIS code cannot be determined).
 - o For the Paris region (excluding department 75), indices at the municipality level (INSEE code) and at the department level (in cases where the municipality cannot be determined).
- ADNOV files:
 - o Indices at the municipality level (INSEE code) and at the department level (in cases where the municipality cannot be determined).
 - o For French overseas departments and territories, indices are at the Province level.

2.2. Revaluation process

The revaluation process is carried out in five successive steps:

- Step 1: weighting of the value entered on release of the loans;
- Step 2: application of the PERVAL/BIEN indices;
- Step 3: application of the prudent value;
- Step 4: weighting by EPD;
- Step 5: weighting by physical risks.

2.2.1. Weighting of the value entered on release of the loans

A management rule was defined in 2009 for the calculation of the estimated property value to take into account the level of progress of a construction and/or works. A valuation proportional to the loan release and a discount to incorporate a safety margin are applied when the financed asset is the collateral asset.

2.2.2. Application of the PERVAL/BIEN indices

Updating occurs by comparing the index's value at the time of financing to its most recent value.

Moreover, as a precaution, a reduction is applied in case of an increase in the index (80% of the increase is taken into account) and, since February 2012, an increase is applied in case of a decrease in the index (106% of the decrease).

The statistical revaluation of the value of residential properties at December 31, 2025 was carried out on November 30 using the final indices known and available for the first quarter of 2025, corresponding to the sales made during the same quarter.

Properties financed after the first quarter of 2025 are not revalued; the reassessed value therefore corresponds to the initial value of the asset, as defined above.

The number of properties whose housing type cannot be determined (in which case, the "Housing" index is applied) is 49,796, representing an initial value of €10,294 million, i.e. 8.23% of the total value of the properties assigned to Crédit Mutuel Home Loan SFH.

2.2.3. Application of the prudent value

Article 229 of Regulation (EU) No 575/2013 states in point 1. e) that “where the property is revalued, the property value does not exceed the average value measured for that property, or for a comparable property over the last six years for residential property or eight years for commercial immovable property or the value at origination, whichever is higher”.

This requirement has been applicable since January 1, 2025.

The IT developments went into production on June 30, 2025. Since that date, a new estimated value, known as “CRR 229”, has been calculated by applying the following rule:

$$\text{Valeur CRR 229} = \text{Min (Valeur actualisée via indices notariés, Max (Valeur d'origine, Moyenne à 6 ans))}$$

The “6-year average” value is determined by comparing the value of the index at the time the financing is arranged and its average value calculated based on the 24 most recent quarterly indices.

The EPD and climate risk are then applied to this new value.

2.2.4. Taking the EPD into account

Since June 30, 2024, the Energy Performance Diagnostic (EPD) of the property has been taken into account when calculating the reviewed value of properties.

The principle is to apply a discount/premium (= impact rate included in the formula below) based on the EPDs known in our information system.

The Crédit Mutuel group has used the Notaires-INSEE “green value” as an index to discount the value of its real estate collateral based on the EPD. The “green value” data is taken from the Notaires-INSEE databases and indicates the change in value, per year, resulting from a better or worse energy and environmental performance of a property. The price difference attributable to the change in the energy label is calculated relative to a property with a D energy label. This index is purchased from ADNOV and PNS.

It has been available since 2017 and is broken down along two lines:

- Geographic region: 11 administrative regions (not available in the French overseas departments and Corsica is grouped with the PACA region) and Paris Region (Paris / inner suburbs / outer suburbs);
- Category: Mixed “apartments and houses” indices, “apartment” indices and “house” indices.

The index is calculated annually and published approximately five months after the end of the year used as the basis for this calculation. For EPDs collected in year Y, the following indices therefore apply: indices Y-2 for EPDs collected between January and June of year Y, and indices Y-1 for EPDs collected between July and December of year Y.

The calculation is automatic and applies to the property value calculated after applying the index defined above with the same frequency.

The formula applied is as follows:

$$\begin{aligned} & \text{Discounted value of the asset including current EPD impact} \\ & = \text{Value of the asset after application of price indices} \times \frac{(1 + \text{rate of current EPD impact})}{(1 + \text{rate of initial EPD impact})} \end{aligned}$$

The EPD is collected when the purchase or construction of the property is financed. When financing does not concern the purchase or construction of the property (mandatory EPD), the EPD is collected when possible.

Properties financed after the first quarter of 2025 do not take into account the EPD.

2.2.5. Consideration of physical risks

Since June 30, 2024, physical risks have been taken into account when calculating the reviewed value of properties.

In 2022, a physical risk scoring methodology was developed by the Crédit Mutuel group to assign a physical risk exposure score (acute risk and chronic risk) by postal code for mainland France (data is not available for the French overseas departments and territories).

Acute risk is assessed based on the following six climate hazards:

- Flooding (source: GASPAR – list of natural disaster orders);
- Drought (source: GASPAR – list of natural disaster orders);
- Storm/hail/snow (source: ONRN – Georisks);
- Cold waves;
- Frost waves;
- Heat waves.

Chronic risk is assessed based on the following six climate hazards:

- Change in temperature (source: DRIAS – projection between 2021 and 2050);
- Change in precipitation (source: DRIAS – projection between 2021 and 2050);
- Sea level rise (source: PREP DATA – RCP 8.5 scenario by 2050);
- Erosion of the coastline;
- Change in wind trends;
- Water stress.

In terms of model output, each postal code is assigned a score from 0 (no risk) to 4 (high risk) for each of the two risks, by combining exposure to the six hazards listed above.

To take physical risks into account in the valuation of collateral, a discount is applied to the reviewed value of the property based on exposure to physical risk as determined by the national methodology. Its level is defined annually.

A 2% discount is thus applied to the reviewed value of the assets if one of the scores (acute risk or chronic risk) is equal to 4.

The formula applied is as follows:

$$\begin{aligned} & \text{Discounted value of the asset (including current EPD impact and climate risk)} \\ & = \text{Value of the asset after application of price indices and current EPD impact} \times (1 - 0.02) \end{aligned}$$

Assets financed after the first quarter of 2025 take physical risks into account.

3. Back-testing of the value of financed assets

The regulatory back-testing requirement, set out in Article 3 of CRBF 99-10, consists of ensuring that the revalued value is less than or equal to the market value of the assets on the revaluation date.

A sample of 300 properties, selected from receivables audited by the Special Auditor as part of its 2025 Data Audit, was back-tested at the beginning of 2026 using the JESTIM tool, a specialized assessment tool developed by Euro-Information, the IT subsidiary of the Crédit Mutuel Alliance Fédérale group.

The JESTIM tool, still under qualification, provides an estimated value based on the characteristics of the property (house/apartment, new/existing, surface area of the property, number of rooms, etc.), the condition of the property, the EPD, specific factors and the prices per m² acquired from notaries.

These 300 properties have an initial value of €106 million and a value at 12/31/2025 of €104 million in our information system. Using the JESTIM tool, these assets have a value of €110 million, i.e. a difference of +5.22%. This difference is not deemed material and remains prudent since the value calculated in our information system is lower than the value given by the JESTIM tool.

Based on the results of these tests, we can therefore state that “our revalued value is less than or equal to the market value or the mortgage value at the revaluation date”, in accordance with Article 3 of CRBF Regulation 99-10.

III. Results

Information on the asset pool at the end of December 2025:

Valuation of financed real estate assets offered as collateral			
Geographic location of the asset (department number)	Number of assets	Initial value (€ millions)	Reviewed value (statistical) ⁽¹⁾ (€ millions)
01	9,241	2,271	2,517
02	3,135	444	437
03	1,291	182	190
04	1,120	195	214
05	1,619	308	335
06	11,591	2,834	3,057
07	3,807	684	741
08	2,881	384	394
09	1,041	144	156
10	2,579	387	399
11	2,840	447	489
12	1,029	162	178
13	20,801	4,793	5,293
14	8,896	1,749	1,989
15	431	64	68
16	1,437	234	265
17	4,060	955	1,094
18	1,740	224	226
19	853	124	130
20	2,457	565	629
21	6,581	1,152	1,258
22	2,032	390	461
23	408	43	43
24	1,477	244	268
25	6,602	1,179	1,262
26	5,880	1,143	1,244
27	5,589	989	1,051
28	5,408	905	936
29	3,772	715	866
30	5,683	1,165	1,282
31	9,650	1,998	2,200
32	932	167	182
33	10,407	2,636	2,987
34	10,303	2,122	2,362
35	4,222	907	1,069
36	1,255	147	152
37	4,624	883	964
38	12,722	2,679	2,910
39	2,972	477	503
40	2,884	616	719
41	3,985	619	650
42	8,946	1,498	1,630
43	2,789	450	476
44	21,446	4,290	5,004
45	7,808	1,346	1,389
46	498	82	89
47	1,208	183	204
48	453	66	72

49	11,103	1,903	2,198
50	2,427	438	501
51	4,870	853	902
52	2,261	270	269
53	718	114	126
54	12,133	2,017	2,164
55	2,294	299	311
56	3,471	770	930
57	21,157	3,731	4,109
58	913	109	107
59	30,423	5,695	6,150
60	5,673	1,148	1,162
61	1,523	215	239
62	14,325	2,388	2,578
63	2,300	401	422
64	5,107	1,141	1,351
65	1,115	173	187
66	3,940	675	741
67	27,302	5,714	6,389
68	18,832	3,875	4,250
69	21,534	5,508	5,959
70	3,180	451	480
71	5,254	760	814
72	2,470	391	437
73	4,735	1,059	1,203
74	9,168	2,570	2,869
75	11,172	4,566	4,588
76	11,166	2,022	2,187
77	18,553	4,256	4,293
78	9,125	2,724	2,733
79	1,977	285	314
80	3,846	611	631
81	1,668	281	313
82	1,406	240	265
83	12,481	3,099	3,382
84	4,563	976	1,065
85	4,117	818	960
86	3,674	554	620
87	1,892	268	285
88	5,199	735	778
89	2,124	295	291
90	2,470	411	439
91	9,191	2,184	2,190
92	8,889	3,340	3,343
93	11,069	2,496	2,555
94	9,486	2,719	2,764
95	9,293	2,269	2,295
97	4,932	971	1,098
TOTAL	599,906	125,029	135,269

⁽¹⁾ Value declared to the ACPR in the report entitled "Basis of calculation of the coverage ratio and limit controls" referred to in ACPR Instruction No. 2022-I-03.

Signed in Paris on April 2, 2026

Eric Cuzzucoli
Chief Executive Officer