cdc habitat | GROUPE Caisse desDépôts

CDC HABITAT GROUP Consolidated financial statements for the year ended 31 December 2018

This is a free translation into English of the consolidated financial statements of CDC Habitat Group prepared in the French language and is provided solely for the convenience of English-speaking readers.

The translation reflects the most recent developments in IFRSs.

These consolidated financial statements and the notes thereto should be read in conjunction with, and construed in accordance with French law and professional accounting standards applicable in France.

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A French *Société Anonyme d'Economie Mixte à Directoire et Conseil de surveillance* (semi-public limited company with a Supervisory Board and a Management Board) with share capital of €893,449,600.
Registered in the Paris Trade and Companies Register (RCS) under no. 470 801 168

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CONSOLIDATED INCOME STATEMENT

CONSOLIDATED INCOME STATEMENT	Notes	2018	2017
Gross rental income		525.6	521.9
Income from recoverable rental charges		73.0	74.5
Recoverable rental charges		-79.9	-82.0
Net rental income		**518.7**	**514.4**
Income from property development		4.9	13.2
Cost of inventory		-4.0	-12.1
Property development margin		**0.9**	**1.2**
Income from other activities		22.1	18.7
Purchases consumed		-1.9	-2.0
Maintenance		-54.0	-52.7
External services		-57.2	-53.3
Taxes other than income taxes		-49.6	-44.6
Personnel expenses, discretionary and non-discretionary profit-sharing		-86.8	-78.6
Other operating income	6.22	13.0	12.4
Other operating expense	6.23	-17.5	-19.5
RECURRING OPERATING INCOME		**287.6**	**296.0**
Disposal gains on investment property		78.0	106.9
GROSS OPERATING INCOME		**365.7**	**402.9**
Depreciation and amortisation net of government grants and subsidies		-164.7	-161.6
Net (additions to) reversals of provisions		6.3	0.0
Net disposal gains (losses)		0.0	0.0
OPERATING INCOME		**207.3**	**241.3**
Share in net income of associates	6.27	12.8	13.4
OPERATING INCOME AFTER SHARE IN NET INCOME OF ASSOCIATES		**220.2**	**254.7**
Cost of gross debt	6.24	-120.5	-126.3
Income from cash and cash equivalents	6.25	11.5	17.3
Fair value adjustments to derivatives		1.3	5.9
Cost of net debt		***-107.6***	***-103.1***
Fair value adjustments to non-consolidated investments		9.7	0.0
PROFIT BEFORE TAX		**122.2**	**151.5**
Income tax expense	6.26	-32.0	-32.9
NET PROFIT		**90.2**	**118.7**
Non-controlling interests			
NET PROFIT ATTRIBUTABLE TO OWNERS		**90.2**	**118.7**
Earnings per share (€)		10.09 €	13.28 €
Diluted earnings per share (€)		10.09 €	13.28 €

Statement of comprehensive income	Notes	2018	2017
Net income reported in the income statement		**90.2**	**118.7**
Items that may be recycled subsequently to profit or loss			
Available-for-sale financial assets		0.0	0.0
Cash flow hedges		**8.4**	**71.6**
Fair value adjustments recognised directly in equity		*10.8*	*74.0*
Instruments not qualifying for hedge accounting transferred to profit or loss		*-2.4*	*-2.4*
Tax on items that may be recycled to profit or loss		**-2.1**	**-44.9**
Items that will not be recycled subsequently to profit or loss			
Actuarial gains and losses on employee benefits		0.8	-0.6
Tax on items that will not be recycled to profit or loss		-0.2	0.2
Total comprehensive income (loss) recognised in equity		**7.0**	**26.2**
o/w recycled to profit or loss		2.4	2.4
Total comprehensive income (loss) for the period		**97.2**	**144.9**
Attributable to non-controlling interests		0.0	0.0
Attributable to owners		97.2	144.9

CONSOLIDATED BALANCE SHEET

ASSETS	Notes	2018	2017
Intangible assets	6.1	5.6	5.4
Owner-occupied property and equipment	6.1	24.3	12.3
Investment property	6.1	4,950.7	4,864.7
Investments in associates	6.2	399.9	389.3
Non-current financial assets	6.3	422.8	149.4
Derivatives	6.18	463.4	461.6
Other non-current financial assets	6.4	65.4	82.4
Deferred tax assets	6.5	8.2	13.0
NON-CURRENT ASSETS		**6,340.2**	**5,978.0**
Inventories and work in progress	6.6	19.6	22.3
Trade receivables	6.7	168.9	169.3
Current tax assets	6.8	12.4	4.5
Sundry receivables	6.9	245.4	343.4
Current financial assets	6.10	107.8	106.3
Other current financial assets	6.11	0.2	0.2
Cash and cash equivalents	6.12	598.4	734.8
CURRENT ASSETS		**1,152.7**	**1,380.8**
Assets held for sale	6.13	30.9	2.7
TOTAL ASSETS		**7,523.8**	**7,361.5**

EQUITY AND LIABILITIES	Notes	2018	2017
Share capital		893.4	893.4
Additional paid-in capital		52.1	52.1
Consolidated reserves		1,444.4	1,325.1
Revaluation reserve		-190.1	-196.5
Attributable net profit		90.2	118.7
EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT	**6.14**	**2,290.0**	**2,192.8**
Non-controlling interests			
TOTAL EQUITY	**6.14**	**2,290.0**	**2,192.8**
Non-current provisions	6.15	28.9	29.8
Non-current borrowings	6.16	3,512.3	3,484.1
Other non-current financial liabilities	6.17	210.7	241.8
Derivatives	6.18	739.5	751.7
Deferred tax liabilities	6.5	0.0	0.0
NON-CURRENT LIABILITIES		**4,491.5**	**4,507.6**
Current provisions	6.15	18.1	19.4
Current borrowings	6.16	491.7	430.8
Trade accounts payable	6.19	49.8	41.4
Current tax liabilities	6.20	0.1	0.0
Sundry payables	6.21	169.9	167.2
CURRENT LIABILITIES		**729.6**	**658.7**
Liabilities related to assets held for sale	6.13	12.6	2.4
TOTAL EQUITY AND LIABILITIES		**7,523.8**	**7,361.5**

CONSOLIDATED STATEMENT OF CASH FLOWS

	2018	2017
NET PROFIT FOR THE PERIOD	**90.2**	**118.7**
Net depreciation, amortisation and impairment expense	153.2	162.8
Impact of fair value adjustments and effective interest rate	-5.3	1.3
Other non-cash income and expenses	3.7	-4.1
Disposal gains or losses	-82.6	-111.6
Interest income or expense on sales of consolidated investments		
Share in net income of associates	-12.8	-13.4
Dividends received	-0.7	-1.4
Receivables written off and bad debts	2.4	2.9
Gross cash flow from operating activities after cost of debt and tax	**148.1**	**155.3**
Cost of net debt	107.9	109.0
Current and deferred tax expense	32.0	32.9
Gross cash flow from operating activities before cost of debt and tax	**288.0**	**297.2**
Cost of debt net of interest income and expense	-3.5	-3.1
Net change in trade accounts receivable and payable	26.6	-7.9
Employee benefit obligation	2.6	0.1
Tax expense	-36.7	-66.8
NET CASH FLOW GENERATED FROM OPERATING ACTIVITIES (a)	**277.0**	**219.5**
Expenditure on acquisitions of investment property	-349.9	-313.8
Proceeds from disposals of investment property	126.4	181.6
Expenditure on acquisitions of equity investments	-294.9	-76.5
Proceeds from disposals of equity investments	0.0	0.0
Impact of changes in scope of consolidation - Acquisitions	0.0	0.0
Impact of changes in scope of consolidation - Disposals	0.0	0.0
Proceeds and expenses related to disposals	0.0	0.0
Dividends received	1.5	1.8
Interest income received	8.6	13.5
Expenditure on/proceeds from other securities held for long-term investment	-0.8	-93.8
Cash in or out for financial claims	16.9	20.1
NET CASH FLOW USED IN INVESTING ACTIVITIES (b)	**-492.2**	**-267.2**
Share capital subscriptions received from shareholders	100.0	100.0
o/w paid up by the parent	*100.0*	*100.0*
o/w paid up by non-controlling interests		
New borrowings and debt	311.8	284.3
Repayment of borrowings and debt	-184.4	-249.3
Change in other financial liabilities	0.0	-0.6
Gross interest paid	-107.6	-113.0
Change in sundry receivables and payables	2.2	0.3
Dividends paid		
NET CASH FLOW GENERATED FROM FINANCING ACTIVITIES (c)	**122.0**	**21.7**
Reclassification of accrued interest on term deposits to cash and cash equivalents (d)		17.4
Reclassification from current account to non-consolidated equity investments (e)	-0.5	
Change in cash and cash equivalents (I) = (a) + (b) + (c) + (d) + (e)	**-93.7**	**-8.7**
Net cash and cash equivalents at start of year (A)	542.7	551.4
Net cash and cash equivalents at end of year (B)	449.0	542.7
Change in cash and cash equivalents (1) (II) = (B) - (A)	**-93.7**	**-8.7**

(1) cash and cash equivalents are stated net of short-term bank loans and overdrafts (note 6.12)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Number of shares	Share capital	Consolidated reserves	Equity attributable to owners	Non-controlling interests	Total equity
At 31 December 2016	**4,934,494**	**493.4**	**1,154.6**	**1,648.0**	**0.0**	**1,648.0**
Capital increase (1)	**4,000,000**	**400.0**		**400.0**		**400.0**
Fair value adjustments to derivatives (2)			28.3	28.3		28.3
Restructured derivatives recycled to profit or loss			-1.6	-1.6		-1.6
Actuarial gains and losses on post-employment benefits			-0.6	-0.6		-0.6
Total amount of adjustments recognised directly in reserves			**26.1**	**26.1**		**26.1**
Net profit for the year ended 31 December 2017			**118.7**	**118.7**		**118.7**
Total comprehensive income for the year ended 31 December 2017			**144.8**	**144.8**		**144.8**
Dividends paid						0.0
At 31 December 2017	**8,934,494**	**893.4**	**1,299.4**	**2,192.8**	**0.0**	**2,192.8**
Fair value adjustments to derivatives (2)			7.9	7.9		7.9
Restructured derivatives recycled to profit or loss			-1.6	-1.6		-1.6
Actuarial gains and losses on post-employment benefits			0.6	0.6		0.6
Fair value adjustments to non-consolidated investments			0.1	0.1		0.1
Total amount of adjustments recognised directly in reserves			**7.0**	**7.0**		**7.0**
Net profit for the year ended 31 December 2018			**90.2**	**90.2**		**90.2**
Total comprehensive income for the year ended 31 December 2018			**97.2**	**97.2**		**97.2**
Dividends paid						0.0
At 31 December 2018	**8,934,494**	**893.4**	**1,396.6**	**2,290.0**	**0.0**	**2,290.0**

(1) Capital increase fully subscribed by Caisse des Dépôts et Consignations in 2017, €100 million of which was paid up in 2018 (outstanding balance of €200 million)
(2) Recognition in equity of the effective portion of fair value adjustments to derivatives

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

CDC Habitat is a French *société anonyme d'économie mixte* (semi-public limited company) with a Supervisory Board and a Management Board. It is 99.99% owned by Caisse des Dépôts et Consignations (CDC). CDC Habitat is registered in the Paris Trade and Companies Register (RCS) under no. 470 801 168 and its head office is located at 33 avenue Pierre Mendès France-75013 Paris – France (see section 2 Significant events of the year).

The CDC Habitat Group is France's biggest landlord and manages a portfolio of more than 495,000 units of housing. This includes:

- over 87,000 units managed by its consolidated entities specialised principally in intermediate housing;
- over 191,000 units of social housing owned through a majority holding in the Group's non-consolidated *ESHs* (social housing companies) which have been merged into CDC Habitat Social;
- almost 79,000 units of emergency accommodation operated by its subsidiary ADOMA;
- just short of 72,000 units managed by six real estate companies in French Overseas Departments (*Sociétés Immobilières d'Outre-Mer*); and
- nearly 65,000 units of housing managed via its subsidiary Maisons & Cités, acquired in 2018.

The consolidated financial statements cover the period from 1 January 2018 to 31 December 2018.
These consolidated financial statements were approved by the Management Board on 6 March 2019.

1. Basis of preparation of the consolidated financial statements

Unless indicated otherwise, all amounts are presented in millions of euros and rounded out to one decimal place. The Group does not carry out any transactions denominated in a foreign currency.

1.1 Presentation of the balance sheet

Items are broken out into their current and non-current portions.

Non-current assets have maturities of greater than 12 months and mainly comprise intangible assets, investment property, non-consolidated investments, investments accounted for by the equity method, derivatives, other non-current financial assets and deferred tax assets.

Current assets comprise assets held for sale or for consumption in the course of the Group's business cycle such as inventories and work in progress, trade accounts receivable and cash and cash equivalents.

Non-current liabilities include the portion of bank debt, derivatives and other borrowings with maturities of greater than one year and deferred tax liabilities.

Current liabilities consist of all operating liabilities and the portion of debt that falls due within 12 months of the reporting date. Current liabilities also include bank overdrafts.

1.2 Presentation of the income statement

The income statement is presented by type of income or expense and broken down as follows:

Recurring operating income and Gross operating income

Recurring operating income comprises all income and expenses generated by the Group's main cash-generating units (CGUs) and all of its other businesses before:

- net disposal gains or losses on investment property (*), and
- net depreciation and amortisation expense and government grants related to investment property.

(*) amount net of the related marketing fees and work required.

The Group uses this indicator to calculate financial ratios and to analyse financial data (Recurring operating income/Revenue).

Gross operating income is equal to Recurring operating income plus net disposal gains or losses on investment property.

Operating income

Operating income comprises all income and expenses generated by the Group's main cash-generating units (CGUs) and all of its other businesses that are not related to investing or financing activities.

Operating income after share in net income from associates

In accordance with Recommendation 2013-01 issued by France's accounting standards setter (*Autorité des Normes Comptables*) on 4 April 2013, "Share in net income of associates" is now presented as part of "Operating income".

Cost of net debt

Cost of net debt comprises the sum of the following items for the reporting period:

Cost of gross debt, consisting of:
- all bank borrowings carried in liabilities (both the current and non-current portion, including short-term bank loans and overdrafts);
- all other borrowings (current and non-current portion).

Income from cash and cash equivalents comprises interest income net of interest expense on investments in money market funds, dividends received, share in net income of associates, and net financial income (expense) from the Group's cash pooling agreement.

Cost of net debt is the sum of cost of gross debt, change in fair value of derivatives and income from cash and cash equivalents.

Fair value adjustments to non-consolidated investments

Fair value adjustments to non-consolidated investments correspond to unrealised gains and losses on these assets in light of their fair value recorded following the adoption of IFRS 9.

2. Significant events of the year

Intermediate housing

2018 was another big year for intermediate housing, the key focus of CDC Habitat's development.

The Group intends to oversee the construction of 12,000 units of intermediate housing directly, representing a total investment of €2.2 billion. Intermediate housing also provides the Group with an opportunity to extend the scope of the management services it provides for third parties through the following vehicles:
- Fonds de Logement Intermédiaire (FLI), a private investor fund that is 19.14%-owned by CDC Habitat (directly and indirectly), with an investment capacity of €1.7 billion, corresponding to nearly 10,000 new units of housing. FLI was launched in 2014. It is managed by Ampère Gestion – a wholly-owned subsidiary of CDC Habitat - which contracts asset and property management activities out to CDC Habitat.
- Société de Logement Intermédiaire (SLI), a real estate investment fund (*OPCI*), managed on behalf of the French State with an investment capacity of €2.3 billion, i.e., approximately 13,000 units of housing. This fund was launched in 2015 and Ampère Gestion and CDC Habitat successfully tendered for the related fund and asset management activities. CDC Habitat was also retained to provide property management services following a competitive bidding process;
- the launch of a new fund in 2018 backed by *ERAFP* (French Public services supplementary pension scheme). This fund has an investment capacity of €0.2 billion, representing a target of 380 units of intermediate housing and 350 equivalent units of managed residence to be developed by CDC Habitat;
- Fonds de Logement Intermédiaire 2 (FLI 2), set up in December 2018 – and managed by Ampère Gestion – to finance production of over 11,000 units of housing (80% intermediate housing and 20% student and senior residences). In late 2018, Ampère Gestion raised over €900 million from 15

institutional investors. A second closing is scheduled for 2019. Asset management and property management services have also been awarded to CDC Habitat.

Changes in equity investments

Acquisitions

- ADESTIA – a wholly-owned subsidiary of CDC Habitat – acquired 34% of the capital of Maisons & Cités for an amount of €150 million;
- CDC Habitat acquired 20% of the units of JUNO, a real estate investment fund (REIF), for an amount of €87 million.

The related accounting treatment under IFRS is described in Note 4.10 Non-consolidated equity investments.

Restructuring of the ESH (social housing) division

- creation of a single social housing subsidiary, CDC Habitat Social (formerly OSICA), from the merger of the Group's 13 social housing subsidiary's owned by ADESTIA. CDC Habitat Social becomes France's No.1 social housing provider with just short of 191,500 units of social housing under management.

As CDC Habitat Social is also a social housing entity, this merger did not lead to any change in accounting treatment under IFRS (see Scope of consolidation 3.3).

Property portfolio divestment programme

CDC Habitat and Sainte-Barbe continued to implement their asset disposal programmes in line with plan.

Human Resources

HR programmes during the year focused on the following:

- initiation of dual negotiations with trade unions for the purpose of:
  - setting up a common economic and social unit covering CDC Habitat, CDC Habitat Social, the inter-company customer contact centre and Sainte-Barbe;
  - establishing a joint collective status for personnel from the Social housing division and this new economic and social unit. All of the trade unions signed a memorandum of understanding on 19 December 2018 and negotiations will continue in 2019.
- implementing a manpower and skills planning programme to support CDC Habitat's transformation project by securing career paths and anticipating requirements in order to find the best fit between employee skills and changes in CDC Habitat's businesses. CDC Habitat unveiled a Talent management policy and a "Talents" matrix with a view to building career paths and developing succession planning.
- continuing our employee training drive with a Training Plan focused on consolidating operational expertise, developing management skills and securing employee buy-in to the digital transformation. Over 3% of the Group's payroll costs go on training and benefit 70% of employees.

Energy transition plan

In 2018, CDC Habitat signed a fifth partnership agreement with EDF to develop energy savings initiatives in its property portfolio through the use of Energy Saving Certificates. This is an extension of the previous agreements and allows Energy Saving Certificates to be used for retrofits eligible under the national program that are completed before 31 March 2020. The Group is aiming to use this partnership to generate another 7.5 TWhc worth of Energy Saving Certificates, including at least 6 TWhc in "*Socially distressed*" Energy Saving Certificates.

At the same time, CDC Habitat systematically uses the *EVE HABITAT* application to assess environmental impacts throughout a project's life cycle.

Lastly, the Group continues to work with *CDC Biodiversité* to come up with sustainable and pro-biodiversity solutions for maintaining green spaces and its property portfolio in general.

Financing

The Consolidated entities raised an additional €228 million of debt over the period, including €120 million in market debt (bonds) with an average maturity of 15 years.
During the year, CDC Habitat set up commercial paper and medium term note programmes (NEU CP-NEU MTN) for maximum amounts of €300 million and €200 million, respectively. Both programmes are designed to provide CDC Habitat with greater financial flexibility.

The Group's average cash balance during the period was €854 million and the average yield on cash balances came out at 0.87%.

CDC Habitat's rating was reviewed by Fitch in July and confirmed at AA-, i.e., one notch below our shareholder and sponsor (CDC). This rating is a reflection of the increased control exercised by CDC as well as the financial strength of CDC Habitat.

3. Valuation principles

3.1 Accounting standards

In accordance with European directive 1606/2002/EC of 19 July 2002, the consolidated financial statements of CDC Habitat and its subsidiaries ("the Group") for 2018 have been prepared in accordance with the International Financial Reporting Standards adopted by the European Union before 31 December 2018.
The standards adopted by the European Commission may be consulted on the IASB's website at (http://www.ifrs.org/issued-standards/list-of-standards/).
International Accounting Standards include IFRSs (International Financial Reporting Standards) and IASs (International Accounting Standards) as well as the related interpretations (SICs and IFRICs).

The standards, amendments and interpretations applicable for the first time at 31 December 2018 are:

- IFRS 9 – Financial instruments
- IFRS 15 – Revenue from Contracts with Customers, together with amendments to IFRS 15 – Clarifications to IFRS 15
- Amendments to IFRS 4 - Applying IFRS 9, Financial Instruments with IFRS 4, Insurance Contracts
- Amendments to IFRS 2 — Clarifications of classification and measurement of share based payment transactions
- The IFRS annual improvements 2014-2016 cycle (concerning IFRS 1, IFRS 12 and IAS 28)
- Amendments to IAS 40 — Transfers of investment property
- IFRIC 22 — Foreign Currency Transactions and Advance Consideration

CDC Habitat has updated its disclosures concerning accounting policies and measurement (see section 4 page 17). These mainly concern:

- non-consolidated investments, other financial assets, trade accounts receivable, derivatives and cash and cash equivalents impacted by IFRS 9;
- construction contracts and Group revenue impacted by IFRS 15;
- investment property concerned by IAS 40.

Given its business activities, the other accounting standards are not relevant to the Group.

Standard	Target	Impact on the Group
Amendments to IFRS 4	Insurance companies	No impact
Amendments to IFRS 2	Entities making share-based payments (e.g., shares awarded to employees, share options or stock appreciation rights)	No impact
IFRS annual improvements 2014-2016 cycle		
● IFRS 1	First-time adoption of IFRS	No impact
● IFRS 12	Disclosure of interests in entities classified as held for sale	No impact at present
● IAS 28	Option for venture capital funds to measure the fair value of an associate or joint venture through profit or loss	No impact at present
IFRIC 22	Foreign Currency Transactions	No impact

The following standards, amendments and interpretations adopted but mandatory for subsequent periods, or awaiting adoption by the European Union, were not early adopted due to the non-material impact they are expected to have on the consolidated financial statements:

- Mandatory for reporting periods beginning on or after 1 January 2019:
  - Amendment to IFRS 9 — Prepayment features with negative compensation
  - IFRS 16 — Leases
  - The IFRS annual improvements 2015-2017 cycle concerning:
    - IAS 12 – Tax consequences of dividends
    - IAS 23 — Meaning of specific borrowings for the purpose of capitalising borrowing costs for assets in progress
    - IFRS 3/IFRS 11 — Remeasurement of previously-held interests in the assets and liabilities of a partnership in the event of acquisition of an additional interest
  - Amendments to IAS 28 – Long-term Interests in Associates and Joint Ventures
  - Amendments to IAS 19 – Plan Amendment, Curtailment or Settlement
  - IFRIC 23 – Uncertainty over Income Tax Treatments

- Mandatory for reporting periods beginning on or after 1 January 2020:
  - Amendment to IFRS 3 – definition of a business
  - Amendments to IAS 1 and IAS 8: definition of the term “material”

- Other standards awaiting adoption by the European Union:
  - IFRS 14 – Regulatory Deferral Accounts
  - IFRS 17 – Insurance Contracts
  - Amendments to IFRS 10 and IAS 28: Sale or contribution of assets between the Group and its associates or joint ventures;
  - Amendments to the IFRS conceptual framework.

Of the aforementioned standards, the Group carried out a study of the potential impact of IFRS 16 on its consolidated financial statements. Insofar as most of the assets needed for conducting the Group’s day-to-day business are accounted for in the balance sheet (i.e., investment property, including property not owned by the Group), IFRS 16 does not have a material impact on the Group’s accounts. The measurement of lease liabilities and corresponding right-of-use assets (mainly for business premises) is non-material for the consolidated financial statements taken as a whole.

3.2 Consolidation methods

All entities, over which the Group exercises exclusive control, either directly or indirectly, are fully consolidated. Entities over which the Group exercises significant influence and jointly-controlled companies are accounted for by the equity method.

3.3 Scope of consolidation

The Group's scope of consolidation at 31 December 2018 comprises the following six entities:

Entity	Legal form	2018		2017
		Consolidation method	% control	% control
CDC Habitat	parent	FULL	100%	100%
Sainte Barbe SAS	subsidiary	FULL	100%	100%
ADOMA SAEM	subsidiary	EQUITY	56.44%	56.44%
FLI	subsidiary	EQUITY	19.14%	19.14%
Ampere Gestion	subsidiary	FULL	100%	100%
Adestia	subsidiary	FULL	100%	100%

FULL: fully consolidated / EQUITY: equity method / NC: Not consolidated

Consolidation method used for ADOMA

Despite CDC Habitat's majority stake in this entity, it is not deemed to exercise control within the meaning of IFRS 10. Instead, ADOMA is treated as a joint-venture within the meaning of Revised IAS 28.

Companies excluded from the scope of consolidation

- ESH social housing companies (*Entreprise Sociale pour l'Habitat*) are excluded from the scope of consolidation. Although Adestia is the strategic shareholder of these entities from a legal standpoint, its exposure to the earnings of the *ESH*s is severely constrained by the French building and housing code (*Code de la construction et de l'habitation*) (i.e., annual dividend entitlement is capped at the nominal amount of shares multiplied by the interest rate payable on Livret A passbook accounts plus a fixed margin; limit on the disposal price of shares). Consequently, Adestia has a very limited ability to influence the earnings of these ESHs and its relative exposure in terms of their total earnings is non-material. Therefore, Adestia does not control the ESHs within the meaning of IFRS 10.
- In view of their similarities with ESH social housing companies in terms of the cap on distributable profits, the *SIDOM* entities (*Société Immobilière d'Outre-Mer* – French Overseas Department real estate companies) are not included in the scope of consolidation.
- JUNO, a real estate investment fund (REIF), is not included in the scope of consolidation because the Group has no influence over its key activities.

Consequently, shares and interests in these entities are recognised in "Non-current financial assets".

3.4 Consolidation adjustments and intercompany transactions

Accounting policies are applied throughout the Group in a consistent manner and all entities have a 31 December year-end.

Inter-company transactions and any disposal gains or losses between Group entities are eliminated in consolidation.

3.5 Business combinations (Revised IFRS 3)

The cost of the business combination corresponds to the fair value of the assets and liabilities contributed or equity instruments given in exchange for the acquiree. Goodwill is recognised in assets for the excess of the cost of the acquisition over the Group's share in the net fair value of the acquiree's identifiable assets after adjusting for the impact of deferred taxation. Any negative goodwill is recognised directly in profit or loss.
IFRS 3 does not apply to the acquisition of an asset or a group of assets that does not constitute a business. The cost of such a transaction will be allocated to individual identifiable assets and liabilities based on their fair values and will not give rise to the recognition of any goodwill.

3.6 Segment reporting (IFRS 8)

The Group only reports one operating segment for the following reasons:

- the vast majority of its activities are concentrated in a single business segment, i.e., the management of property consisting primarily of housing used for rental purposes held in freehold or on a non-freehold basis, and a much smaller commercial property activity;
- the Group's entire property portfolio is located in France.

This business segment is used for management reporting purposes and the chief operating decision maker is the Management Board.

3.7 Fair Value Measurement (IFRS 13)

The Group applies IFRS 13. This standard provides a single framework for measuring fair value based on the notion of disposal price. IFRS 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

It sets out the following three-level measurement hierarchy:

- Level 1 inputs (unadjusted quoted prices) are quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly;
- Level 3 inputs are unobservable inputs for the asset or liability.

The fair value measurement hierarchy ranks measurement inputs in order of importance, it does not rank the measurement techniques actually used. In the event that inputs from different levels are used, the resulting fair value is classified at the same level as the lowest-ranked input used.

Investment property

Measurement at fair value must reflect the asset's highest and best use.
CDC HABITAT has not identified any alternative use (in the event of reconversion of the asset, for example), that would result in a fair value that is greater than that measured according to the asset's current use.
Measuring buildings at their fair value requires the use of different measurement techniques (see section 4.4) that use observable and unobservable inputs that have been subject to certain adjustments.

Consequently, the Group's property portfolio is deemed to be measured based on Level 3-type inputs.

Financial instruments

IFRS 13 requires that counterparty credit risk and CDC Habitat's own credit risk is factored into the measurement of financial assets and liabilities at fair value. Credit risk is based on Moody's historical default rates applied to bad debt recovery rates.

In the measurement of derivative instruments, credit risk is deemed to be a component of the ineffective portion of effectiveness testing. The impact of recommended adjustments under IFRS 13 on the consolidated financial statements at 31 December was not material.

The measurement of derivatives based on the measurement hierarchy is disclosed in Note 6.18.6.

4. Accounting policies - measurement

4.1 Intangible assets (IAS 38)

An intangible asset is an identifiable non-monetary asset without physical substance, controlled by an entity as a result of past events from which future economic benefits are expected to flow to the entity. An intangible asset is identifiable when it is separable or arises from contractual or other legal rights.

Intangible assets with determinable useful lives are amortised using the straight-line method over the asset's expected useful life.

These intangible assets, comprising leases on managed property, are amortised over the lease term.

4.2 Owner-occupied property and equipment (IAS 16)

Owner-occupied property and equipment consists mainly of office improvements and furniture. They are measured at historical cost and depreciated over periods of between five and ten years using the straight-line method.

4.3 Investment property (IAS 40)

Property held on a long-term basis and leased to third parties under operating leases and/or held for capital appreciation purposes is deemed to be investment property.

The Group has elected to measure investment properties using the cost model.

Investment property is property (land or buildings) held to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services or for administrative purposes, or for sale in the ordinary course of business.

This category includes buildings under construction or buildings being refitted for subsequent use as investment property as well as advances paid on such property.

In accordance with IAS 40, investment property is measured using the cost model, i.e., cost less accumulated depreciation and any accumulated impairment losses.

The cost of investment property includes:

- the purchase price as per the sale agreement or cost of construction, including non-refundable taxes, less any trade or cash discounts;
- the cost of renovation work;
- any directly attributable expenditure required to prepare the property for rental in line with the use intended by management. Directly attributable expenditure includes, for example, professional fees for legal services, property transfer taxes and other transaction costs;
- the cost involved in bringing the property into line with safety and environmental regulations;
- capitalised borrowing costs (see Note 4.8).

The gross carrying amount is broken out into separate components, each with its own useful life.

Each investment property is depreciated over its expected useful life using the straight-line method, with the exception of land which is not depreciated. These periods are as follows:

- new buildings and recent acquisitions: 40 years for the shell and between 15 and 25 years for the other components;
- acquisitions of old property: 30 years for the shell and between 12 and 20 years for the other components;
- renovation work: 15, 25 or 40 years, depending on the component.

In accordance with IAS 36, investment property is tested for impairment when recent events or changes in the market or internal sources of information indicate that the asset may be impaired.

In accordance with the amendment to IAS 40, investment property may only be transferred to another category if:

- the building complies (or ceases to comply) with the definition of investment property;
- the change of use is substantiated by audit evidence (e.g., marketing initiatives that coincide with a decision of the Group Commitments Committee to change a building's use).

4.4 Asset measurement and impairment testing (IAS 36)

IAS 36 requires entities to test goodwill and finite-lived intangible assets for impairment at least once a year and to test other non-financial, non-current assets such as investment property if there is an indication that the assets may be impaired.

An indication of impairment may take the form of a significant decline in the assets' market value and/or a significant change in the technological, economic or legal environment.

An impairment loss provision is recognised when the recoverable amount of an asset is less than its carrying amount.

Basis for determining impairment of intangible assets and other property and equipment

These assets are tested individually or with other groups of assets when they do not generate cash flows that are independent of the cash inflows of other assets or groups of assets.

If an indication of impairment no longer exists or diminishes and an asset's recoverable amount once again exceeds its carrying amount, impairment previously recognised on property and equipment and intangible assets may be reversed.

Basis for determining impairment of investment property

The recoverable amount of investment property is the higher of its fair value less costs to sell and its value in use. Fair value is the net market value determined by expert valuations. Value in use is equal to the value of future income expected from these assets discounted to present value.

If an indication of impairment exists and the estimated recoverable amount is less than the carrying amount, an impairment loss is recognised for the difference. This will alter the asset's depreciable basis and may change its depreciation schedule.

If an indication of impairment no longer exists or diminishes and an investment property's recoverable amount once again exceeds its carrying amount, impairment previously recognised may be reversed. The carrying amount after the impairment reversal is capped at the amount net of accumulated depreciation that would have been determined had the impairment not been recognised previously.

Measurement of housing portfolio

Every year, the Group's investment property portfolio is subject to an external or in-house expert appraisal of its value:

Use of an external expert appraiser

- buildings with an estimated market value greater than or equal to €10 million in Y-1, or buildings earmarked for a block sale in Y+1 are subject to an on-site appraisal;
- for buildings with a market value of between €5 million and €10 million in Y-1, an expert value opinion is issued every two years. In the year in which an expert opinion is not issued, the previous year's valuation is used.

Internal evaluation

The rest of the portfolio is valued based on a methodology developed in-house:

- an in-house expert appraisal is performed on buildings with a market value of less than €5 million in Y-1 by taking the median value generated by capitalising rents, market comparisons and discounting future cash flows to present value;
- buildings that have been capitalised for less than three years are valued at their carrying amount less any grants and subsidies received.

Basis for determining the fair value of buildings

Three methods are commonly used to appraise the fair value of property:

- comparisons based on data collected internally or by the French *Chambre des notaires* (or Callon);
- capitalisation of gross rents (or yield methods);
- discounting future cash flows from the property concerned to present value.

The fair value is also a function of the probable method of disposal and a block sale is used as the default assumption when appraising market values. For split sales, the comparison method is used after adjusting for financing arrangements and the discount applied to block sales. The other two methods listed above would appear most appropriate for block sales.

These methods are applied both for external appraisals and in-house valuations performed by the Group where the estimated market value is equal to the median value for the three methods. External appraisals are entrusted to the firm of Cushman&Wakefield which has signed up to the real estate appraisal charter drafted under the auspices of *Institut Français de l'Expertise Immobilières* (French institute of property appraisers). The estimated market value is generally equal to the average value under the three methods.

4.5 Leases (IAS 17)

The Group uses leased assets and it leases out assets in the course of its business activities. These leases are analysed based on the situations and disclosures listed in IAS 17 to determine whether they are finance or operating leases.

A finance lease is a lease that transfers substantially all the risks and rewards incidental to ownership of an asset to the lessee. An operating lease is a lease other than a finance lease. The distinction is made at the inception of the lease.

As lessee – Finance leases

The asset is recognised in property and equipment with a matching entry in financial liabilities. It is measured at the lower of the fair value of the leased asset or the value of minimum lease payments discounted to present value. At inception of the lease, these agreements generally provide for balancing cash payments representing the fair value of the leased asset which extinguishes the related liability.

As lessee – Operating leases

Lease payments are expensed to profit or loss on a straight-line basis over the term of the lease.

As lessor – Finance leases

The assets are recognised under "Other non-current financial assets" for the amount of the net investment in the lease. Financial income is based on a pattern reflecting a constant periodic rate of return on the lessor's net investment in the finance lease.
Lease payments received for the period are allocated to gross investment in the lease, net of costs for services.

As lessor – Operating leases

The assets are carried in the lessor's balance sheet according to the nature of the asset.

Rental income is recognised on a straight-line basis over the fixed term of the lease along with any specific provisions or advantages (rent-free periods, step rents, lease rights, etc.).

4.6 Administrative long leases

The Group has acquired a property portfolio from the French State, public bodies and local and regional authorities on long leases with a maximum 99-year term. At inception of the lease, these agreements generally provide for balancing cash payments.

These operations and the balancing payments are analysed lease by lease in order to determine the most appropriate treatment under IFRS.

4.7 Treatment of government grants and subsidies (IAS 20)

The Group accounts for subsidies and government grants received in the course of its business as follows:
- investment subsidies are deducted from the value of the related assets and taken to profit or loss based on the depreciation schedule;
- subsidies received from institutions entitled to a reserved portion of an estate are recognised in rental income and amortised over the term of the reservation agreement.

4.8 Borrowing costs (IAS 23)

Borrowings costs directly attributable to the construction or production of a qualifying asset are included in the cost of that asset through completion of the work.

The amount of borrowing costs included in the value of an asset is determined as follows:
- when funds are borrowed to build a specific qualifying asset, the borrowing costs eligible for capitalisation are the actual borrowing costs incurred during the period less any investment income on the temporary investment of those borrowings;
- when funds are borrowed to build a number of qualifying assets, borrowing costs eligible for capitalisation are determined by applying a capitalisation rate to the expenditures on said assets. This capitalisation rate shall be the weighted average of the borrowing costs applicable to the borrowings of the entity that are outstanding during the period, other than borrowings made specifically for the purpose of obtaining the qualifying assets. The amount of borrowing costs capitalised during a period shall not exceed the amount of borrowing costs incurred during that period net of any investment income.

4.9 Assets held for sale (IFRS 5)

An asset (or disposal group) is classified in assets held for sale if:
- the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such assets (or disposal groups); and
- its sale is highly probable within one year.

In the Group's case, block sales of property subject to a sale agreement at the reporting date are classified as assets held for sale.

The accounting treatment is as follows:
- the asset (or disposal group) available for sale is measured at the lower of its carrying amount and fair value less costs to sell;
- the asset is no longer depreciated once it has been reclassified;
- liabilities related to the asset (or disposal group) classified as held for sale, are presented separately in the balance sheet.

4.10 Non-consolidated equity investments (IAS 39 up to 2017 - IFRS 9 in 2018)

Under IAS 39, fair value adjustments to non-consolidated investments (unrealised gains and losses) were recognised in revaluation reserve in Other Comprehensive Income, with the exception of prolonged unrealised losses for material amounts which had to be recognised in profit or loss.
Accumulated gains and losses recorded in Other Comprehensive Income were recycled to profit or loss at the disposal date.

Under IFRS 9, measurement at fair value is reinforced. The asset must be measured at fair value either:
- through profit or loss; or
- through Other Comprehensive Income but may not be reclassified to profit or loss (potential gains and losses during the asset holding period or actual gains or losses at disposal are never recognised in profit or loss).

The Group has classified its investment portfolio on this basis and most of its investments are measured at fair value through profit or loss, with the exception of investments in entities with activities that are dissimilar to the Group's main businesses. The following bases are used for fair value measurement:
- the fair value of social housing entities owned by ADESTIA (see Scope of consolidation) is equal to at most, the acquisition cost of the shares, plus interest for each year preceding their disposal calculated at the interest rate paid to holders of passbook savings accounts plus 1.5 points, less any dividends paid over the same period (Article 423-4 of the French building and housing code (*Code de la construction et de l'habitation*);
- for semi-public social housing companies (mainly the SIDOM entities): although the disposal price is not regulated by the French building and housing code (*CCH*), restrictions on the distribution of dividends are identical to those for social housing entities. Therefore, by analogy, the fair value of semi-public social housing companies (*SEM*s) may be calculated using the method for measuring social housing entities (*ESH*s) described above. Moreover, CDC Habitat's option to acquire an additional 22% stake in the SIDOM entities is treated as an embedded derivative. It has not been ascribed a value in these accounts in the absence of any identified gain at this stage.
- entities operating partially or entirely in the unregulated market are measured on a case-by-case basis by taking their actual economic value.

Fair value adjustments are presented on a separate line of the income statement (see Note 1.2) and in the consolidated statement of changes in equity.

4.11 Other financial assets (IAS 39 up to 2017 - IFRS 9 in 2018)

These financial assets are classified and measured as follows under IAS 39 and IFRS 9:

Nature of asset	Classification under IAS 39	Impact of fair value adjustments	Intended use (IFRS 9)	Impact of fair value adjustments
Loans and advances to non-consolidated companies	Available-for-sale financial assets	Amortised cost	Collect contractual cash flows	Amortised cost
Employee loans	Loans and receivables	Amortised cost	Collect contractual cash flows	Amortised cost
Security deposits and guarantees	Loans and receivables	Amortised cost	Collect contractual cash flows	Amortised cost
UCITS*	Financial assets at FV/P&L	Fair value through profit or loss	Collect contractual cash flows	Fair value through profit or loss

UCITS presented here do not comply with the criteria for classification as cash and cash equivalents

While IFRS 9 introduces a new business model for classifying assets, the method used to measure the Group's other financial assets remains unchanged from IAS 39.

Impairment loss provisions are calculated using the new expected credit loss model under IFRS 9 and recognised in unrealised losses in profit or loss.

4.12 Inventories (IAS 2), building contracts and off-plan sales (IFRS 15)

Buildings that are related to commercial property development or acquired with a view to being resold in the near term are recognised in inventories at cost. A provision for impairment loss is recognised if their expert appraisal value is less than their carrying amount.

The cost of building contracts and off-plan sales is equal to costs directly attributable to the contract (including the cost of land) plus borrowing costs through to completion of the work. Marketing fees are expensed directly. If it becomes probable that total project costs will exceed total revenue, the Group recognises a provision for loss on completion in profit or loss for the period.

Partial payments received for these contracts before completion of the corresponding work are recorded as prepayments in liabilities.

4.13 Trade accounts receivable (IAS 39 up to 2017 - IFRS 9 in 2018)

Rent receivables for which receipts have been issued are recognised for the initial amount of the invoice less any provisions for bad debts, calculated using the simplified approach permitted under IFRS 9 for rent and trade receivables. This impairment loss model based on expected credit losses involves calculating impairment from historic customer default rates observed over time, adjusted for forecast estimates.
Under IAS 39, impairment provisions were already calculated using historical operating data that made it possible to differentiate provisions based on:

- how long receivables have been overdue;
- the situation of the tenants (i.e., present / departed / ordinary tenants / in dispute).

Consequently, the adoption of IFRS 9 has not resulted in any major changes to the Group's impairment loss model.

4.14 Cash and cash equivalents (IAS 39 up to 2017 - IFRS 9 in 2018)

Cash consists of cash at bank and demand deposits. Cash equivalents comprise money market funds and investments with maturities of less than three months, readily convertible into known amounts of cash and subject to an insignificant risk of changes in value, held to meet the Group's short-term liquidity requirements. Cash and money market funds are disclosed at fair value and any adjustments are recognised in profit or loss.

Receivables from non-consolidated subsidiaries arising from the Group's cash pooling agreement are disclosed at amortised cost.

4.15 Provisions (IAS 37)

A provision is recognised when the Group has a present obligation to a third party arising from past events, the settlement of which is expected to result in an outflow from the entity of resources embodying economic benefits and whose amount may be measured with sufficient reliability. In the case of obligations with maturities of over one year, the provision is discounted to present value and the related impacts are recognised in financial income (expense).

All types of risks – especially operating and financial risks – are tracked on a regular basis to determine the amounts of the appropriate provisions.

4.16 Employee benefits (IAS 19)

Pensions and length-of-service awards

Pensions and other post-employment benefits consist of retirement benefits and jubilees provided for in the French National Collective Bargaining Agreement for Real Estate companies and in Group-wide agreements.

Pension plans and other post-employment benefits treated as defined benefit plans (i.e., the Group guarantees to pay a defined amount or level of benefit) are recognised in liabilities based on an actuarial analysis of the Group's benefit obligation at the reporting date, less the fair value of the related plan assets. Payments made under defined contribution plans (i.e., the Group's obligation is limited to the amount of the contributions paid) are recognised as an expense in the current period.

The provision set aside in the consolidated accounts is calculated using the projected unit credit method and includes the related social charges. The benefit obligation is calculated based on the cost of service at the measurement date assuming unenforced retirement at between 63 and 65, depending on socio-professional category.

Actuarial gains and losses reflect distortions between assumptions used and actual experience or changes in the assumptions used to calculate the benefit obligation and related plan assets, i.e.:
- employee turnover,
- rate of salary increase,
- discount rate,
- mortality tables,
- return on plan assets.

All actuarial gains and losses are recognised in equity in accordance with Revised IAS 19.

A provision is accrued for length-of-service awards over a given employee's period of employment. It is determined for each employee grade based on the probability of employees actually reaching the required length of service and the provision is discounted to present value at the reporting date.

Profit sharing

The employee profit-sharing provision is calculated based on the Group's branch agreement currently in force.

4.17 Financial liabilities (IAS 39 up to 2017 - IFRS 9 in 2018)

After initial recognition, interest-bearing borrowings and other financial liabilities are remeasured at amortised cost using the effective interest rate of the loan. Arrangement fees and issuance costs impact the initial carrying amount and these are deferred over the loan term using the effective interest rate.

Interest-free long-term advances received from institutions entitled to a reserved portion of an estate and repayable over variable terms of up to 50 years have been remeasured at fair value using the average effective interest rate on borrowings.

Security deposits are considered current liabilities and are not discounted to present value.

Income from reservation agreements in consideration for fixed-term housing reservation rights granted to third parties is deferred over the term of the agreement and treated as either other non-current financial liabilities (non-current portion - maturing in over one year) or sundry payables (current portion – maturing in under one year).

The only change introduced by IFRS 9 concerns the recognition of fair value adjustments arising on own credit risk in equity and no longer in profit or loss. This impact is not of material importance for the Group (see Note 3.7 page 16)

4.18 Derivative instruments (IAS 39 up to 2017 - IFRS 9 in 2018)

The Group uses derivative instruments to hedge its exposure to fluctuations in interest rates. The Group's financial risk management policies together with the methods used to determine the fair values of derivative instruments are disclosed in Note 5 "Management of financial risk".

Derivatives are recognised at their fair value and used to hedge variable-rate borrowings against interest rate risk (hedging of future cash flows). The Group uses hedge accounting when the contract complies with the requisite conditions in terms of documentation and hedge effectiveness (before the fact and retrospectively).

If derivatives qualify for hedge accounting, changes in the fair value of the effective portion of the hedge are recognised directly in equity net of tax. The ineffective portion is recognised in profit or loss immediately during the period. Gains or losses accumulated in equity are recycled to the income statement (in the same heading as the hedged item) over the periods in which the hedged cash flows impact earnings.

If derivatives do not qualify for hedge accounting, changes in fair value are recognised directly in profit or loss for the period.

4.19 Related party transactions (Revised IAS 24)

As a 99.99%-owned subsidiary of Caisse des Dépôts et Consignations, the Group avails of the exemption from disclosure requirements in relation to transactions and related outstanding balances with government-related entities.

Transactions with related parties are disclosed in Note 7.6.

4.20 Revenue and receivables

Gross rental income (including financial rents) – IAS 17

Rental income generated by operating leases mainly comprises housing rental income as well as some office rental income. This revenue is recognised on a straight-line basis over the fixed term of the leases along with any specific provisions or advantages (rent-free periods, step rents, lease rights, etc.) without adjusting for inflation. The benchmark period is the first fixed lease term.

The framework management agreements signed with public or private third parties are analysed as follows on a case-by-case basis to ascertain whether they qualify as operating or finance leases under IAS 17:

- Operating lease revenue is recognised as described above.
- Finance lease revenue (CDC Habitat as lessor) is broken out into:
  - the portion corresponding to the rendering of services (rental management, major upkeep and repairs, day-to-day operation, etc.), which is recognised under income from other activities in accordance with IAS 18; and
  - the portion corresponding to repayment of the investment, which is broken down into repayment of principal and offset against the corresponding payable, and repayment of interest which is recognised in income from other activities.

Property development (building contracts and off-plan sales) – IAS 11 up to 2017, IFRS 15 in 2018

Income from property development is recognised on a percentage-of-completion basis. The portion recognised during the period corresponds to estimated final forecast revenue multiplied by the cumulative percentage of completion at the reporting date (including the cost of land in accordance with IFRS 15), less revenue recognised in prior periods for the operations already in construction at the beginning of the period.

Only revenue for plots sold is recognised on a percentage-of-completion basis and the recognition period begins on the date on which the notarial act is signed.

Income from other activities - IAS 18 up to 2017, IFRS 15 in 2018

Income from other activities essentially comprises the following:
- services rendered and resources provided to non-consolidated subsidiaries;
- services rendered under framework management agreements (see Note 4.20.1);
- the portion corresponding to repayment of a receivable under finance leases (see Note 4.20.1).

The revenue recognition pattern under IAS 18 was not changed by the adoption of IFRS 15 insofar as performance obligations are met on dates that coincide with their recognition in the accounts (i.e., revenue recognition is concomitant with expense commitment).

4.21 Income taxes (IAS 12)

Income tax expense is recognised in profit or loss, except for tax on items recognised directly in equity.

The Group has not elected to file a consolidated tax return under French group relief rules.

Standard tax treatment

Current tax is determined based on tax rates applicable to Group entities and to operations not covered by the special tax treatment available to semi-public companies (*SEM*s).

Special tax treatment available to French semi-public companies (SEMs)

Pursuant to Article 207-1-4° of the French Tax Code, amended by Article 44-II and III of the Amending Finance Law of 2005, semi-public companies (*Sociétés d'Economie Mixte*) covered by Article L.481-1-1 of the French building and housing code (*Code de la construction et de l'habitation*) are exempted from income tax on the portion of their income generated on social housing. This tax treatment applies only to CDC Habitat and ADOMA.

Deferred taxes

Deferred taxes are recognised using the liability method for temporary differences between the carrying amount of assets and liabilities and their tax base. Under this method, deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted by the reporting date.

Deferred taxes are calculated at the level of each tax entity and deferred tax assets and liabilities for the same entity may be offset. Deferred tax assets are recognised only when it is probable that sufficient taxable profits will be available to permit their recovery.

4.22 Measurement basis – Assessment and use of estimates

The preparation of the Group's consolidated financial statements involves making certain estimates and assumptions that are revised regularly and based on both historical data and other factors, including reasonable forecasts of future events in light of present circumstances. The estimates that could significantly affect the carrying value of assets and liabilities during the following reporting period are analysed below.

The fair value of financial instruments that are not traded on an organised market (e.g., derivatives traded over the counter) is determined using valuation techniques. The Group applies the methods and assumptions that it deems to be most appropriate, based mainly on market conditions at the reporting date. The actual disposal value of these instruments may be very different to the reported amount.

The fair value of the property portfolio (whether held for short- or long-term investment purposes) is determined essentially based on independent expert appraisals as described in Note 4.4.

The method used to measure the fair value of non-consolidated equity investments in subsidiaries is disclosed in Note 4.10.

Measurement of provisions for employee benefits is described in Notes 4.15 and 4.16.

The basis for determining fair value in accordance with IFRS 13 is described in Note 3.7.

5. Financial and operational risk management

5.1 Interest rate risk

Interest rates and financing levels are an essential component in the Group's property operations and particular attention is paid to this risk and the impact of changes in interest rates on earnings.

Variable-rates (at Euribor and the interest rate payable on Livret A passbook accounts) are combined with an interest rate hedging policy that must be validated by the Management Board.

Borrowings indexed to Euribor are hedged for 100% of their outstanding amount using long-term swaps and options. Livret A outstandings are hedged for a maximum of 50% of their value. Deferred hedges may be set up for medium-term loans if necessary.

CDC Habitat began using the financial markets in 2012 to meet its financing needs, mostly using fixed-rate debt. When coupons are linked to interest rates, the Group uses interest rate hedges to manage the related risk. In certain cases, notably when rent indexation is determined at the inception of an operation, CDC Habitat may pre-finance investment projects that have been validated by senior management.

The coupons are hedged using interest rate hedges and the related derivatives qualify for hedge accounting.

The Group operates a centralised hedging policy run from a single department.

5.2 Liquidity risk

As most of CDC Habitat's debt consists of amortisable loans, there are no breaks in its debt maturity profile in the immediate future.

Due to the growth in bullet loans, CDC Habitat defines the size and maturities of its annual financing programme in order to maintain maturities equivalent to those under amortisable financing.

CDC Habitat negotiated short-term credit facilities with a banking consortium and commercial paper and medium term note programmes (NEU CP-NEU MTN) to provide financing for property development projects and asset acquisitions. These short-term drawdown facilities have also been designed with regard to any possible changes in outstanding deposit balances centralised by the Group under cash pooling arrangements.

The Group's treasury management function is run from a single platform and this makes it easier to secure and manage.

5.3 Counterparty risk

The Group monitors its investments very carefully. It is especially attentive to the quality of the banks in which it holds deposits and tracks their credit ratings closely.

All such counterparty risks are detailed in the Liquidity charter approved by the Group's governance structures and CDC Habitat submits a half-yearly risk report to the CDC's Risk Management and Internal Control department (*DRCI*). All of these financial indicators are also provided to the Group's sole shareholder on a quarterly basis as part of the Caisse des Dépôts Group's capital adequacy reporting framework.

5.4 Operational risk

CDC Habitat is exposed to the following major operating risks:

- **Business development**
  - the Group's capacity to maintain a sufficient level of equity. In the wake of the Finance Law of 2018, our shareholder took certain support measures (extension of existing loan maturities, new financing, etc.) to limit the impact on the Group's equity. The Group also initiated restructuring measures, notably by merging the entities of the social housing division;
  - meeting delivery deadlines and controlling costs. To avoid late deliveries and financial overruns, committees and applications have been deployed to oversee construction operations.
- **Property portfolio**
  - rising upkeep and maintenance costs and compliance requirements (fire safety, asbestos, lead, lifts, accessibility for disabled people, energy efficiency standards, etc.) that push up building costs together with the need to maintain a constant regulatory watch. To meet these costs, the Group raises *ad hoc* financing (e.g., Energy Saving Certificates) and organises information seminars (day-long seminars on development, project and portfolio management, etc.) and it has deployed a Project management quality control process.
  - setting objectives in terms of block and split sales of property due to the wait-and-see attitude on the markets and buyers' difficulties in obtaining long-term financing. To overcome this risk, performance indicators are used to track operations in liaison with the person responsible for overseeing property sales in each entity.
- **Rental management**
  - unoccupied housing in outlying regions may result in significant amounts of lost revenue. Guidelines for monitoring all sensitive properties are included in the annual property arbitration and review process which may result in either disposals or lowering of rents to bring them into line with the local rental market.
  - risk of increases in overdue balances in the current difficult economic conditions. A major drive to recover overdue receivables was launched throughout the Group in Autumn 2013, particularly in the Social housing division;
  - provisioning for recoverable rental charges and processing times for adjusting charges may put pressure on tenants. To mitigate this risk, the Group has centralised the service that manages rental charges. The teams also prepare schedules for budgets and performance indicators with regularly updated information on adjustments to charges in order to avoid lengthy delays.
- **Tax matters**
  - continued deterioration in the tax environment (VAT, income tax, social contributions, etc.). Although they are staggered over time, the impacts of an increasing tax burden are apparent in current financing operations (higher rates of VAT). To counteract these trends, the Group anticipates developments and keeps tabs on potential changes while seeking to foster intelligent dialogue either directly or through professional bodies.

CDC Habitat has incorporated anti-money laundering and countering the financing of terrorism (AML/CFT – 5th EU directive) and corruption (the "Sapin 2 Law" of December 2016) into its internal control process which is structured around three pillars:

- incorporating risk prevention into the operational risk mapping process, the Group's procedural guidelines and rules on ethics;
- e-learning awareness-raising initiatives for all Group employees to combat money laundering, the financing of terrorism, fraud and corruption;
- the organisation of workshops with internal control correspondents to devise periodic controls designed to comply with regulatory obligations to combat fraud, money laundering and corruption.

6. Notes to the consolidated financial statements

6.1 Property and equipment and intangible assets

GROSS VALUE	2018	Additions	Disposals	Changes in Govt. grants	Transfers between accounts	2017
Investment property	6,665.8	342.1	-118.4	-6.8	-41.4	6,490.4
Intangible assets	6.6	0.7	-0.7			6.6
Owner-occupied property and equipment	54.9	3.5	-2.2		10.1	43.5
Assets held for sale (IFRS 5)	41.7				34.8	6.9
TOTAL GROSS VALUE	**6,769.1**	**346.3**	**-121.3**	**-6.8**	**3.5**	**6,547.4**

DEPRECIATION, AMORTISATION AND IMPAIRMENT	2018	Additions	Reversals	Release of govt. grants	Transfers between accounts	2017
Investment property	-1,708.3	-170.4	59.2	11.7	3.7	-1,612.6
Intangible assets	-1.1	-0.5	0.7			-1.2
Owner-occupied property and equipment	-30.7	-1.7	2.2			-31.1
Assets held for sale (IFRS 5)	-10.8				-6.6	-4.3
TOTAL DEPRECIATION AND AMORTISATION	**-1,750.9**	**-172.6**	**62.1**	**11.7**	**-2.9**	**-1,649.2**
TOTAL IMPAIRMENT	**-6.8**		**6.3**			**-13.1**

NET BOOK VALUE	2018	Additions	Disposals	Release of govt. grants	Transfers between	2017
Investment property	4,950.7	171.7	-52.9	4.9	-37.7	4,864.7
Intangible assets	5.5	0.2			0.0	5.4
Owner-occupied property and equipment	24.3	1.9			10.1	12.3
Assets held for sale (IFRS 5)	30.9					2.7
NET BOOK VALUE	**5,011.4**	**173.7**	**-52.9**	**4.9**	**-27.6**	**4,885.1**

FAIR VALUE OF INVESTMENT PROPERTY

	2018	2017
Net book value (1)	4,981.6	4,867.4
Fair value (1)	7,541.0	7,337.4
Unrealised gain	**2,559.4**	**2,470.0**

(1) Net book value and fair value include property held for sale (IFRS 5)

FAIR VALUE HIERARCHY

Residential property	"Block" value per m²		Discount rate (DCF)		Rate of return	
	Min	Max	Min	Max	Min	Max
Paris / Greater Paris region	842 €	8,018 €	4.00%	6.00%	3.75%	7.00%
Rest of France	328 €	3,728 €	4.50%	9.75%	5.10%	10.75%

In accordance with IFRS 13, the above table discloses the ranges of the main unobservable inputs (Level 3 inputs) used by real estate appraisers.

6.2 Investments in associates

The following data is presented on a 100% ownership basis in the reporting format (IFRS) used by ADOMA and FLI, the only entities accounted for using the equity method at the present time.

	ADOMA		*FLI*	
Summary balance sheet	**2018**	**2017**	**2018**	**2017**
Property portfolio	1,056.8	982.1	804.1	504.2
Other assets	329.0	320.0	626.7	785.6
Total assets	1,385.8	1,302.2	1,430.7	1,289.8
Equity	360.9	339.3	1,024.7	1,033.0
Borrowings	783.9	736.6	202.8	68.2
Other liabilities	241.0	226.2	203.2	188.6
Total liabilities and equity	1,385.8	1,302.2	1,430.7	1,289.8
Net profit	22.4	23.5	1.1	0.5
% control	56.44%	56.44%	19.14%	19.14%
Share in income of associates	**12.6**	**13.3**	**0.2**	**0.1**
Equity	360.9	339.3	1,024.7	1,033.0
% control	56.44%	56.44%	19.14%	19.14%
INVESTMENTS IN ASSOCIATES	**203.7**	**191.5**	**196.1**	**197.8**

	2018	**2017**
TOTAL SHARE IN NET INCOME OF ASSOCIATES	**12.8**	**13.4**
TOTAL INVESTMENTS IN ASSOCIATES	**399.9**	**389.3**

6.3 Non-current financial assets

GROSS VALUE	**2018**	**Changes in scope of consolidation**	**Disposal**	**Acquisition**	**2017**
Non-consolidated equity investments (1)	413.8	0.5	-0.1	263.9	149.6
Fair value adjustments - IFRS 9	9.0	-0.5		9.5	0.0
TOTAL GROSS VALUE	**422.8**	**0.0**	**-0.1**	**273.4**	**149.6**

(1) o/w a €150.2 million stake in Maisons & Cités, €87 million for units acquired in the JUNO real estate investment fund, €9.4 million for the social housing entities (ESHs), €16.5 million for an additional stake in the capital of SIMKO and €0.8 million for Yespark.

IMPAIRMENT	**2018**	**Changes in scope of consolidation**	**Reversals**	**Additions**	**2017**
Provision for impairment	0.0		0.2		-0.2
TOTAL IMPAIRMENT	**0.0**	**0.0**	**0.2**	**0.0**	**-0.2**
NET BOOK VALUE	**422.8**	**0.0**	**0.1**	**273.4**	**149.4**

6.4 Other non-current financial assets

	2018	2017
Loans and advances to non-consolidated companies	38.0	38.0
Medium- and long-term loans	11.3	7.6
Other long-term receivables	16.1	36.8
TOTAL	**65.4**	**82.4**

6.5 Deferred tax assets

	2018	2017
DT / Timing differences	9.9	9.7
DT / Cash flow hedges	71.8	75.4
DT/ Valuation variances	-21.5	-24.3
DT / Capitalisation of acquisition and borrowing costs	-25.3	-24.8
DT/ FV of debt	-13.8	-15.5
DT / Other IFRS adjustments	-12.9	-7.6
Net deferred tax asset (liability)	**8.2**	**13.0**
o/w deferred tax assets	8.2	13.0
o/w deferred tax liabilities	0.0	0.0

6.6 Inventories and work in progress

	Gross 2018	Impairment 2018 (1)	Net 2018	Net 2017
Property in production (in progress)	20.0	-0.4	19.6	22.3
Property	0.0	0.0	0.0	0.0
TOTAL	**20.0**	**-0.4**	**19.6**	**22.3**
(1) o/w charge for the period of		-0.2		
(1) o/w reversal for the period of		0.1		

6.7 Trade receivables

	Gross 2018	Impairment 2018 (1)	Net 2018	Net 2017
Prepayments	3.7		3.7	4.7
Receivables from tenants	51.4	-14.3	37.1	40.0
Receivables from property development transactions	119.0		119.0	119.9
Receivables for management services for third parties	9.1		9.1	4.7
TOTAL	**183.2**	**-14.3**	**168.9**	**169.3**
(1) o/w charge for the period of		-2.7		
(1) o/w reversal for the period of		3.6		

6.8 Current tax assets

	2018	2017
Current tax assets	12.4	4.5
TOTAL	**12.4**	**4.5**

6.9 Sundry receivables

	Gross 2018	Impairment 2018 (1)	Net 2018	Net 2017
Unpaid portion of capital increase	200.0		200.0	300.0
Sundry and unbilled receivables	5.7	-1.1	4.6	6.1
Accrued government grants and subsidies	9.2		9.2	4.9
Tax receivables	4.0		4.0	4.0
Receivables on disposals of property	8.4		8.4	2.7
Miscellaneous receivables	13.8	-1.5	12.3	16.7
Prepaid expenses	6.9		6.9	8.9
TOTAL	**248.0**	**-2.6**	**245.4**	**343.4**
(1) o/w charge for the period of		-0.1		
(1) o/w reversal for the period of		0.5		
(1) o/w reclassification to non-consolidated equity investments		0.5		

6.10 Current financial assets

	2018	2017
Negotiable debt instruments	106.0	106.0
Fair value adjustments to current financial assets (accrued interest)	1.8	0.3
TOTAL	**107.8**	**106.3**

6.11 Other current financial assets

	2018	2017
Short-term loans	0.2	0.2
TOTAL	**0.2**	**0.2**

6.12 Cash and cash equivalents

	2018	2017
Group cash pooling agreement – debit position	26.2	9.9
Mutual funds and other short-term investments (<3 months)	457.3	562.1
Cash and cash equivalents	114.9	162.8
TOTAL cash and cash equivalents (in ASSETS)	**598.4**	**734.8**
Group cash pooling agreement – credit position	100.1	159.2
Bank overdrafts	49.3	32.9
TOTAL cash (in LIABILITIES)	**149.4**	**192.1**
NET CASH AND CASH EQUIVALENTS	**449.0**	**542.7**

6.13 Assets held for sale and liabilities related to assets held for sale

	2018	2017
Investment property held for sale	41.8	7.0
Government grants and subsidies	0.0	0.0
Cumulative amortisation and depreciation charges	-10.9	-4.3
Provisions	0.0	0.0
TOTAL Assets held for sale	**30.9**	**2.7**
Borrowings / assets held for sale	12.6	2.4
TOTAL Liabilities related to assets held for sale	**12.6**	**2.4**

6.14 Equity

Information regarding equity is disclosed in “CONSOLIDATED STATEMENT OF CHANGES IN EQUITY”.

6.15 Non-current and current provisions

NON-CURRENT PROVISIONS

	2018	Additions	Reversals	Transfers between accounts	2017
Retirement benefits	23.4	2.2	-2.1		23.3
Jubilees and other long-service benefits	2.6				2.6
Other employee benefit expense	0.4	0.1	-1.5		1.8
Non-current risks	2.5	0.6	-0.1		2.0
TOTAL NON-CURRENT PROVISIONS	**28.9**	**2.8**	**-3.7**	**0.0**	**29.8**

CURRENT PROVISIONS

	2018	Additions	Reversals	Transfers between accounts	2017
Risks related to investment property	8.0	1.5	-0.3		6.8
Current risks	10.1	0.6	-3.1		12.6
TOTAL CURRENT PROVISIONS	**18.1**	**2.1**	**-3.3**	**0.0**	**19.4**

6.16 Non-current and current borrowings

6.16.1 Net debt

	Contractual amount	FV adjustment	2018	2017
Non-current borrowings	3,588.5	-76.1	3,512.3	3,484.1
Current borrowings	493.0	-1.3	491.7	430.8
Gross debt	**4,081.5**	**-77.4**	**4,004.1**	**3,914.9**
Current financial assets	106.0	1.8	107.8	106.3
Other current financial assets	0.2		0.2	0.2
Cash and cash equivalents	596.7	1.7	598.4	734.8
Net debt	**3,378.6**	**-80.9**	**3,297.7**	**3,073.5**

6.16.2 Debt profile by maturity

	< 1 year	*> 1 year*	2018	2017
Borrowings from credit institutions		3,284.1	3,284.1	3,264.6
Other borrowings and debt		228.2	228.2	219.6
Non-current borrowings	**0.0**	**3,512.3**	**3,512.3**	**3,484.1**
Borrowings from credit institutions (1)	329.7		329.7	224.4
Other borrowings and debt	12.6		12.6	14.2
Group cash pooling agreement – credit position	100.1		100.1	159.2
Bank overdrafts	49.3		49.3	32.9
Current borrowings	**491.7**	**0.0**	**491.7**	**430.8**
TOTAL GROSS DEBT	**491.7**	**3,512.3**	**4,004.1**	**3,914.9**
(1) o/w accrued interest			63.7	57.8

6.16.3 Impact of changes in borrowings on statement of cash flows

			Non cash movements			
	2018	*Cash flows*	*Transfers*	*Capitalised borrowing costs*	*Fair value*	2017
Non-current borrowings	3,512.3	31.7	-12.3	-0.3	9.0	3,484.1
Current borrowings (1)	342.3	101.6	2.1			238.7
Liabilities related to assets held for sale	12.6		10.2			2.4
TOTAL GROSS DEBT	**3,867.3**	**133.3**	**0.0**	**-0.3**	**9.0**	**3,725.2**

(1) excluding current accounts of €100.1 million and bank overdrafts of €49.3 million (€159.2 million and €32.9 million, respectively in 2017)

Sums received from shareholders	100.0
Changes in security deposits and guarantees received	0.0
Changes in miscellaneous receivables and payables	2.2
Gross interest paid (excl. accrued interest)	-113.5
TOTAL CASH FLOW GENERATED FROM FINANCING ACTIVITIES	**122.0**

6.17 Other non-current financial liabilities

	2018	2017
Security deposits and guarantees received	29.9	29.8
Uncalled, unpaid capital	140.4	171.4
Other liabilities and deferred income	40.5	40.6
Other non-current financial liabilities	**210.7**	**241.8**

6.18 Derivatives

6.18.1 Presentation of derivative instruments in the balance sheet

	2018	2017
Consolidated division, excluding ESHs – net position	**-276.2**	**-290.1**
Derivative instruments in assets	*8.4*	*9.4*
Derivative instruments in liabilities	*284.5*	*299.5*
ESH division – net trading position on hedging operations carried on behalf of Group entities	**0.0**	**0.0**
Derivative instruments in assets	455.0	452.3
Derivative instruments in liabilities	455.0	452.3
Consolidated Group position - net	**-276.2**	**-290.1**
Derivative instruments in assets	463.4	461.6
Derivative instruments in liabilities	739.5	751.7

6.18.2 Fair value adjustments to derivatives

	FV adj. for 2018 in equity	FV adj. for 2018 in profit or loss	2018	2017
Interest rate swaps qualifying as hedging instruments (1)	12.6		12.6	72.7
Interest rate swaps not qualifying as hedging instruments		1.3	1.3	3.4
Total financial instruments	**12.6**	**1.3**	**13.9**	**76.1**

(1) Excluding swaps contracted for Adoma and FLI which are accounted for using the equity method, net of deferred taxation and restructured derivatives recycled to profit or loss

6.18.3 Notional current amount by maturity of derivative instrument

	Due within 1 year	*Due in 1 to 5 years*	*Due in over 5 years*	2018	2017
Derivative portfolio at 31 December					
Fixed-rate payer swaps	113.9	331.3	1,221.4	1,666.6	1,750.3
Interest-rate options	3.5	13.5	3.2	20.2	23.7
Variable rate against variable rate swaps	240.0	90.0	193.0	523.0	523.0
Total	**357.4**	**434.8**	**1,417.6**	**2,209.8**	**2,297.0**
Derivative portfolio with deferred impact					
Fixed-rate payer swaps				0.0	0.0
Total	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**
TOTAL	**357.4**	**434.8**	**1,417.6**	**2,209.8**	**2,297.0**

6.18.4 Analysis of debt after hedging

	Classification of debt		
	Fixed rate	**Variable rate**	**2018**
Borrowings (excluding IFRS 5)	1,678.0	1,914.3	3,592.3
Interest-free debt	240.8		240.8
Leases	26.7		26.7
Capitalised borrowing costs	-5.1		-5.1
Group cash pooling agreement – credit position		100.1	100.1
Bank overdrafts		49.3	49.3
GROSS DEBT BEFORE HEDGING	**1,940.4**	**2,063.7**	**4,004.1**
Hedging of variable-rate debt at fixed rates (borrowings)	1,298.7	-1,298.7	0.0
Hedging of *Livret A* debt at fixed rates (borrowings)	268.0	-268.0	0.0
GROSS DEBT AFTER HEDGING	**3,507.1**	**497.0**	**4,004.1**
Term deposits and other investments	534.2	31.1	565.3
Group cash pooling agreement – debit position		26.2	26.2
Bank current account		114.9	114.9
TOTAL CURRENT FINANCIAL ASSETS AND CASH	**534.2**	**172.2**	**706.4**
GROSS DEBT AFTER HEDGING	**2,972.9**	**324.8**	**3,297.7**

6.18.5 Recognition of financial assets and liabilities

	Note	Classification	NBV 2018	Fair value
Non-current financial assets	6.3	Fair value through profit or loss	422.0	422.0
		Fair value through equity (not be recycled subsequently to P&L)	0.8	0.8
Other non-current financial assets	6.4	Amortised cost	65.4	65.4
Group non-current derivative instruments (1)	6.18	Cash flow hedges	8.4	8.4
Other receivables	6.7 to 6.9	Amortised cost	426.7	426.7
Current financial assets	6.7 to 6.9	Fair value through profit or loss	107.8	107.8
Other current financial assets	6.11	Amortised cost	0.2	0.2
Cash and cash equivalents	6.12	Fair value through profit or loss / amortised cost	598.4	598.4
TOTAL FINANCIAL ASSETS			**1,629.7**	**1,629.7**
Non-current borrowings	6.16	Amortised cost	3,512.3	3,512.3
Other non-current financial liabilities	6.17	Amortised cost	210.7	210.7
Group non-current derivative instruments (1)	6.2	Cash flow hedges	284.5	284.5
Current borrowings	6.16	Amortised cost	491.7	491.7
Other liabilities	6.19 to 6.21	Amortised cost	219.8	219.8
TOTAL FINANCIAL LIABILITIES			**6,235.6**	**6,235.6**

(1) net of hedging carried out on behalf of the ESH division

6.18.6 Fair value hierarchy for measuring financial instruments

The criteria used for measuring the fair value of financial instruments are disclosed in Note 3.7.
The hierarchy may be summarised as follows:

- Level 1: quoted on an active market
- Level 2: measured using observable inputs
- Level 3: measured using non-observable inputs

	2018			2017		
	Level 1	**Level 2**	**Level 3**	**Level 1**	**Level 2**	**Level 3**
Assets						
Available-for-sale financial assets			422.8			149.4
Derivative instruments		463.4			461.6	
Other current financial assets	107.8			106.3		
Cash and cash equivalents	31.1			72.1		
Liabilities						
Derivative instruments		739.5			751.7	

6.19 Trade accounts payable

	2018	2017
Trade accounts payable	8.1	5.9
Unbilled trade payables	30.4	25.7
Prepaid trade receivables	11.3	9.8
TOTAL TRADE PAYABLES	**49.8**	**41.4**

6.20 Current tax liabilities

	2018	2017
Current tax liabilities	0.1	0.0
TOTAL	**0.1**	**0.0**

6.21 Sundry payables

	2018	2017
Tax and social security liabilities	72.1	63.3
Amounts owed to property developers	51.9	62.0
Miscellaneous payables	19.5	22.7
Deferred income	26.4	19.2
TOTAL	**169.9**	**167.2**

6.22 Other operating income

	2018	2017
Other operating income	7.7	6.1
Reversal of provisions taken on trade receivables	4.1	4.1
Reversal of provisions taken on other operating income and expenses	1.2	2.3
TOTAL	**13.0**	**12.4**

6.23 Other operating expense

	2018	2017
Royalties and patent fees	-1.8	-1.9
Other operating expense	-12.9	-10.8
Additions to provisions taken on trade receivables	-2.8	-4.8
Additions to provisions taken on other operating income and expenses	0.0	-2.1
TOTAL	**-17.5**	**-19.5**

6.24 Cost of gross debt

	2018	2017
Interest on borrowings from credit institutions	-114.9	-119.1
Fair value adjustments to debt at preferential rates	-9.0	-7.2
Restructured derivatives recycled to profit or loss	2.4	
Other debt-related income (gross)	1.0	
TOTAL	**-120.5**	**-126.3**

6.25 Income from cash and cash equivalents

	2018	2017
Income from marketable securities with maturities of less than three months	6.4	13.5
Income on disposal of marketable securities	-0.8	0.7
Financial charges on cash pooling agreement	-0.7	-1.0
Financial income from cash pooling agreement	4.2	2.3
Dividends received and share in income of associates	1.5	1.8
Fair value adjustments to current financial assets and cash and cash equivalents	0.8	0.0
TOTAL	**11.5**	**17.3**

6.26 Income tax expense

	2018	2017
Income tax expense	-29.8	-51.4
Deferred income tax benefit (expense)	-2.2	18.5
TOTAL	**-32.0**	**-32.9**

Tax proof

	2018	2017
Net profit	90.2	118.6
Current tax	-29.8	-51.4
Deferred tax benefit (expense)	-2.2	18.5
Profit before tax	122.3	151.5
Share in net income of associates	12.8	13.4
Profit before tax and share in net income of associates	109.4	138.1
Theoretical tax expense (1)	**-37.7**	**-47.6**
Permanent differences	4.4	-0.4
Variable carryforwards	0.0	12.0
Other	1.2	3.0
Actual tax expense	**-32.0**	**-32.9**

(1) Theoretical tax rate of 34.43% in 2018, unchanges since 2017

6.27 Share in net income of associates

	2018	2017
Share in net income of associates	12.8	13.4
Reversal of negative goodwill on investments in associates		
TOTAL	**12.8**	**13.4**

7. Other disclosures

7.1 Off-balance sheet commitments

	2018	2017
Commitments given	**1,481.2**	**1,320.1**
Endorsements and sureties given	422.0	434.5
Pledges given on securities	0.0	0.0
Commitments relating to off-plan sales	579.3	359.6
Secured debt and mortgages registered as collateral	375.8	416.7
Other commitments given	104.1	109.3
Commitments received	**839.3**	**852.3**
Pledges and guarantees received	212.9	226.1
Financing commitments received	620.0	620.0
Bank guarantees for building contracts	6.5	6.2

7.2 Disclosures concerning leases

7.2.1 Finance and operating leases (as lessor)

Lease type

Category of tenants	*Conditions of renewal or purchase*	*Indexation clauses*	*Lease term*
Dwellings	Tacit renewal or renewal proposition	Rent review index (*IRL*)	3 to 6 years
Gendarmerie-type lease (leased by the Group)	Lease renewal	Construction cost index	6 to 9 years
EDF lease	Renewable once by tacit renewal	Construction cost index	12 years, renewable after 6 years
Ecole Polytechnique lease (leased by the Group)	Non-renewable	Rent review index (*IRL*)	29 years
Public property-type lease	Non-renewable	Varies from lease to lease	variable depending on lease (between 25 and 35 years)

Minimum rents (1)

	2018	2017
Received during the period	127.3	121.6
Receivable in under 1 year	121.0	110.4
Receivable in 1 to 5 years	415.2	362.1
Receivable in over 5 years	231.6	234.0
TOTAL	**895.1**	**828.1**

(1) Excluding dwellings

7.2.2 Finance and operating leases (as lessee)

Lease type

Category of tenants	*Conditions of renewal or purchase*	*Indexation clauses*	*Lease term*
Gendarmerie-type lease (premises put at the Group's disposal by local authorities)	Non-renewable	Not applicable	variable (maximum 99 years)
Ecole Polytechnique lease (premises put at the Group's disposal by the State)	Non-renewable	Not applicable	29 years
Public property-type lease	Non-renewable	Varies from lease to lease	variable depending on lease (between 25 and 35 years)

Net book value of property

	2018	2017
Gendarmerie-type leases	612.7	621.2
Ecole Polytechnique lease	28.1	29.9
Public property-type leases	68.7	59.9
Total	**709.6**	**711.0**

7.3 Employee benefit obligations

7.3.1 In relation to retirement benefits

	2018	2017
Projected benefit obligation at start of year	**23.3**	**21.9**
Current service cost	1.9	1.6
Interest cost for the period	0.3	0.3
Benefits paid	-1.3	-1.2
Actuarial gains and losses for the period	-0.8	0.6
Effect of changes in scope of consolidation & other	0.0	0.0
Projected benefit obligation at end of year	**23.4**	**23.3**

Employee benefit plan expense recognised in the income statement

	2018	2017
Current service cost	1.9	1.6
Interest cost for the period	0.3	0.3
TOTAL	**2.2**	**1.9**

The projected benefit obligation is discounted at a rate based on the yield on blue chip corporate bonds with similar maturities to iBoXX€ Corporate AA 10+ bonds at the reporting date, i.e., 1.42% at 31 December 2018. The estimated sensitivity of the benefit obligation to changes in the discount rate is shown in the following table:

Parameters	+/- 0.5% change	Retirement benefit oblig.	variance (€M)	variance (%)
Discount rate	-0.5	24.9	-1.6	-6.4%
Discount rate	0.5	22.0	1.4	6.3%
Staff turnover rate	-0.5	24.7	-1.4	-5.5%
Staff turnover rate	0.5	21.9	1.4	6.6%
Revaluation rate	-0.5	22.0	1.4	6.3%
Revaluation rate	0.5	24.9	-1.6	-6.3%

7.3.2 In relation to length-of-service awards

The Group measures and recognises its long-term commitments in relation to length-of-service awards using similar assumptions to those used for other post-employment benefits. Length-of-service award commitments recognised on the balance sheet at 31 December 2018 total €2.6 million (see Note 6.15 Current and non-current provisions).

7.4 Headcount

	2018	2017
Management grade	744	697
Non-management grade	914	936
TOTAL	**1,658**	**1,633**

7.5 Statutory Auditors' fees

	2018	2017
Mazars	0.3	0.3
PricewaterhouseCoopers Audit	0.2	0.2
Other audit firms		
Total - statutory audit engagements	0.5	0.5
Mazars		
PricewaterhouseCoopers Audit		
Other audit firms		
Services other than statutory audit engagements	0.0	0.0
TOTAL	**0.5**	**0.5**

7.6 Related party-transactions and senior executive compensation

The Group's parent, CDC, complies with the notion of a "government-related entity" under Revised IAS 24 and CDC Habitat avails of the reporting exemption available under paragraph 25 of the standard.

7.6.1 Relations with the parent company

Relations with the parent mainly concern bank loans granted under arm's length conditions and guarantees provided to either CDC Habitat or one of its subsidiaries.

	2018	2017
Uncalled subscribed capital	200.0	300.0
Bank current account	3.6	3.7
Borrowings - Caisse des dépôts et consignations	-21.4	-25.2
Operating profit/(loss)	0.8	0.9
Financial income (expense)	0.0	0.0
Endorsements and sureties given	-53.2	-59.5
Pledges and guarantees received	106.9	113.9
RELATIONS WITH CDC – BALANCE SHEET (1)	**182.2**	**278.5**
RELATIONS WITH CDC – INCOME STATEMENT (2)	**0.9**	**0.9**
RELATIONS WITH CDC –OFF BALANCE SHEET (3)	**53.7**	**54.4**

(1) "+asset / - liability", (2) "+ income / - expense", (3) "+ received / - given"

7.6.2 Relations with consolidated entities

These mainly concern the Group cash pooling agreement, secondment of personnel and provision of premises and on-site facilities, and guarantees provided to subsidiaries.

	2018	2017
Loans and advances to consolidated companies	4.4	4.8
Group cash pooling agreement – in B/S assets	0.0	0.0
Group cash pooling agreement – in B/S liabilities	-63.4	-77.4
Sundry receivables	4.5	6.6
Other non-current financial liabilities	-2.3	-2.3
Sundry payables	-1.7	-1.6
Operating profit/(loss)	-7.7	-5.8
Net financial income (expense) from cash management facilities	0.0	-0.3
RELATIONS WITH CONSOLIDATED ENTITIES – BALANCE SHEET (1)	**-58.4**	**-69.9**
RELATIONS WITH CONSOLIDATED ENTITIES – INCOME STATEMENT (2)	**-7.7**	**-6.1**

(1) "+asset / - liability", (2) "+ income / - expense";

7.6.3 Relations with ESHs

These mainly concern the Group cash pooling agreement and the provision of debt hedging services.

	2018	2017
Group cash pooling agreement – in B/S assets	0.3	3.4
Group cash pooling agreement – in B/S liabilities	-26.8	-57.5
Net financial income (expense) from cash management facilities	0.4	-0.2
Derivative instruments - Assets	455.0	452.3
Derivative instruments - Liabilities	-455.0	-452.3
RELATIONS WITH ESHs – BALANCE SHEET (1)	**-26.5**	**-54.2**
RELATIONS WITH ESHs – INCOME STATEMENT (2)	**0.4**	**-0.2**

(1) "+asset / - liability", (2) "+ income / - expense";

7.6.4 Senior executive compensation

Members of the Management Board and Supervisory Board are deemed to be senior executives.

	2018	2017
COMPENSATION PAID TO MANAGEMENT BODIES (TOTAL)	**1.4**	**1.3**
Short-term benefits	1.4	1.3
Post-employment benefits		
Other long-term benefits		
Termination indemnities		
COMPENSATION PAID TO MEMBERS OF THE SUPERVISORY BOARD (TOTAL)	**0.1**	**0.1**
Attendance fees	0.1	0.1

7.7 Subsequent events

No material changes occurred in the CDC Habitat Group’s financial or commercial position between the end of the year and the date on which the financial statements were prepared.