

Impact Deal Performance

July 2020



Introduction

The information in the Impact Deal Performance presentation is presented as of July 31, 2020 and could become out of date and/or inaccurate. Freddie Mac does not undertake any obligation, and disclaims any duty, to update any of the information in the Impact Deal Performance presentation. Previously reported data is subject to change due to information updates and data corrections. In addition, Freddie Mac may reflect some data changes in the Impact Deal Performance presentation for the current period without adjusting prior periods.

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Impact Deal Performance vs (K-Deal® Performance)

Freddie Mac's Core Mission is to Provide Liquidity, Stability and Affordability to the U.S. Housing Market

Impact Deal Program

- 8 transactions
- \$2.557 billion in combined issuance
- 139 loans (original loan count)

Loan Payoffs through July 2020

- 3 loans have paid off (0.27% of combined issuance, by loan balance) have paid off on or prior to maturity date.

Deal Performance

- 7.81% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist.*
- 100% of loans are current

K-Deal Program

- 355 transactions
- \$377.992 billion in combined issuance
- 18,779 loans (original loan count)

Loan Payoffs through July 2020

- 5,134 loans (26.26% of combined issuance, by loan balance) have paid off on or prior to maturity date.

Deal Performance

- 6.87% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist.
- 99.95% of loans are current

* The respective Master Servicers maintain a watchlist for each securitization. Loans are added to and removed from the watchlist in accordance with criteria established by CREFC. Impact Deal % on watchlist represents ML deals, as the target affordable loans can be underwritten at 1.15x DSCR. CREFC watchlist trigger for DSCR performance is 1.10x.

Issuance

KG Issuance

Senior Subordination Level																			
K-Deal	Settlement Date	Original Balance (millions)	Current Balance (Millions)	Factor	Original	Current	Change	Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Suppal Loans	% with Supp Loans by Loan Count	% of Supp UPB to Current Deal UPB	Cum Deal Loss	% DQ= 60+/F/R EO	Active Appraisal Reduction in Millions	% Specially Serviced/REO	% on Watchlist	% Fully Defeased
K-G01	6/28/2019	\$483.70	\$ 483.62	0.9998	10.00%	10.00%	0.00%	19	19	19	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
K-G02	10/18/2019	\$ 544.14	\$ 544.14	1.0000	10.00%	10.00%	0.00%	17	17	17	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%

ML Issuance

Subordination Level																			
ML-Deal	Settlement Date	Original Balance (millions)	Current Balance (Millions)	Factor	Original	Current	Change	Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Suppal Loans	% with Supp Loans by Loan Count	% of Supp UPB to Current Deal UPB	Cum Deal Loss	% DQ= 60+/F/REO	Active Appraisal Reduction in Millions	% Specially Serviced/REO	% on Watchlist	% Fully Defeased
ML01/02*	6/29/2017	\$ 345.02	\$ 327.71	0.9498	10.00%	10.54%	0.54%	26	25	25	3	13.04 %	5.59 %	0.00%	0.00%	\$ -	0.00 %	23.22%	0.00%
ML03	11/28/2017	\$ 310.56	\$ 299.71	0.9598	10.00%	10.36%	0.36%	13	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML04	5/23/2018	\$ 276.28	\$ 270.23	0.9744	10.00%	10.22%	0.22%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	25.98%	0.00%
ML05	3/28/2019	\$ 295.73	\$ 290.80	0.9804	10.00%	10.17%	0.17%	21	20	20	1	4.76 %	1.29 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML06	10/30/2019	\$ 302.47	\$ 300.59	0.9926	5.00%	5.03%	0.03%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	13.36%	0.00%
		\$ 1,530.07						103		100									

* ML02 consists of 3 taxable tails associated with TELs in ML01.

Servicer Watchlist Loans

- As of July 2020, there are 14 loans on the servicers' watchlist for a total of \$196M.
- Based on the new CREFC IRP guidelines regarding the Credit and Informational flags, loans on the servicers' Watchlist were designated as the following:

Watchlist Characteristics	Sum of UPB	% of UPB	# of Loans
Credit	\$196,545,099	7.81%	14
Informational	\$0	0%	0
Total	\$196,545,099	7.81%	14

- Below is a breakdown of Watchlist Criteria by Category for loans designated as Credit:

Default Risk / WL Criteria Category	Sum of UPB
Credit	\$196,545,099
Property Performance	\$196,545,099
Other	\$0
Property Condition	\$0
Casualty	\$0
Pending Maturity	\$0
Delinquent	\$0
Ground Lease	\$0

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