



Impact Deal Performance Data

As of May 2024



Impact Deal Performance vs. K-Deal® Performance

Highlights of our Impact Deal program

- 37 transactions
- \$13.877 billion in combined issuance
- 830 loans (original loan count)

Loan payoffs through May 2024

Seven loans (0.19% of combined issuance, by loan balance) have paid off on or prior to maturity date

Deal Performance

- 19.71% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist*
- 100% of loans are current

Highlights of our K-Deal program

- 566 transactions
- \$567.622 billion in combined issuance
- 26,676 (original loan count)

Loan payoffs through May 2024

- 12,381 loans (41.85% of combined issuance, by loan balance) have paid off on or prior to maturity date

Deal Performance

- 13.57% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist
- 99.78% of loans are current (not including real estate owned)

*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 percent on watchlist represents ML-Deals®, as the targeted affordable loans, and can be underwritten at 1.15x DSCR. CREFC watchlist trigger for DSCR performance is 1.10x.

Green Bonds Issuances

K-Deal	Settlement Date	Original Balance (millions)	Current Balance (millions)	Senior Subordination Level				Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Supp 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
				Factor	Original	Current	Change												
KG01	6/28/2019	\$483.70	\$479.87	0.9961	10.00%	10.08%	0.08%	19	19	19	11	57.89 %	10.83 %	0.00%	0.00%	\$ -	0.00 %	12.41%	3.99%
KG02	10/18/2019	\$544.14	\$526.58	0.9997	10.00%	10.33%	0.33%	17	16	16	1	5.88 %	0.28 %	0.00%	0.00%	\$ -	0.00 %	6.79%	28.85%
KG03	8/13/2020	\$594.57	\$588.29	0.9987	7.50%	7.58%	0.08%	24	24	24	7	29.17 %	5.55 %	0.00%	0.00%	\$ -	0.00 %	23.01%	0.00%
KG04	12/23/2020	\$633.10	\$630.61	1.0000	7.50%	7.53%	0.03%	25	25	25	5	20.00 %	4.34 %	0.00%	0.00%	\$ -	0.00 %	7.70%	0.00%
KG05	3/11/2021	\$652.57	\$652.40	1.0000	7.50%	7.50%	0.00%	20	20	20	7	35.00 %	10.17 %	0.00%	0.00%	\$ -	0.00 %	6.28%	0.00%
KG06	11/18/2021	\$451.43	\$450.84	0.0000	5.00%	5.01%	0.01%	22	22	22	2	9.09 %	1.98 %	0.00%	0.00%	\$ -	0.00 %	13.69%	0.00%
KG07	8/11/2022	\$484.20	\$484.20	0.0000	5.00%	5.00%	0.00%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	5.05%	0.00%
KG08	7/31/2023	\$481.62	\$481.62	0.0000	5.00%	5.00%	0.00%	15	15	15	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	3.00%	0.00%

Social Bonds Issuances

Q-Deal	Settlement Date	Original Balance (millions)	Current Balance (millions)	Senior Subordination Level				Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Supp 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
				Factor	Original	Current	Change												
Q014	11/24/2020	\$189.53	\$174.57	0.9210	0.00%	0.00%	0.00%	76	75	75	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	13.068%	0.00%
Q017	5/5/2022	\$213.97	\$179.19	0.8375	0.00%	0.00%	0.00%	14	13	13	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	36.738%	0.00%
Q019	11/3/2022	\$284.19	\$284.19	1.0000	15.00%	15.00%	0.00%	16	16	16	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	35.714%	0.00%

Note: Performance data for Impact Deals is included in both the Impact Deal performance presentation and the performance presentation for each respective deal type

Sustainability Bonds Issuances

Senior 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 Supp 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
KSG01	10/16/2020	\$579.08	\$572.77	0.9882	7.50%	7.58%	0.08%	28	28	28	3	10.71 %	2.78 %	0.00%	0.00%	\$ -	0.00 %	34.18%	0.00%
KSG02	12/16/2021	\$659.69	\$656.70	0.9952	5.00%	5.02%	0.02%	41	41	41	1	2.44 %	0.46 %	0.00%	0.00%	\$ -	0.00 %	14.19%	0.00%
KSG03	5/26/2022	\$595.26	\$595.24	1.0000	5.00%	5.00%	0.00%	33	33	33	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	32.54%	0.00%
KSG04	9/22/2022	\$620.44	\$619.99	0.9992	5.00%	5.00%	0.00%	33	33	33	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	22.97%	0.00%
ML01	6/29/2017	\$324.45	\$293.61	0.8944	10.00%	11.05%	1.05%	23	22	22	2	8.70 %	3.99 %	0.00%	0.00%	\$ -	0.00 %	35.93%	0.00%
ML02	6/29/2017	\$20.57	\$11.70	0.5209	10.00%	17.59%	7.58%	3	2	2	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	76.53%	0.00%
ML03	11/28/2017	\$310.56	\$280.56	0.8926	10.00%	11.07%	1.07%	13	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	26.55%	0.00%
ML04	5/23/2018	\$276.28	\$254.69	0.9132	10.00%	10.85%	0.85%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	19.81%	0.00%
ML05	3/28/2019	\$295.73	\$275.22	0.9229	10.00%	10.75%	0.75%	21	20	20	1	4.76 %	1.31 %	0.00%	0.00%	\$ -	0.00 %	10.85%	0.00%
ML06	10/30/2019	\$302.47	\$285.08	0.9395	5.00%	5.31%	0.31%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	21.92%	0.00%
ML07	10/23/2020	\$392.39	\$376.06	0.9562	5.00%	5.22%	0.22%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	36.77%	0.00%
ML08	2/11/2021	\$386.04	\$370.80	0.9588	4.17%	4.34%	0.17%	22	22	22	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	55.25%	0.00%
ML09	3/30/2021	\$317.62	\$308.00	0.9681	5.00%	5.16%	0.16%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	34.00%	0.00%
ML10	6/24/2021	\$354.49	\$343.15	0.9654	7.50%	7.75%	0.25%	24	24	24	1	4.17 %	0.53 %	0.00%	0.00%	\$ -	0.00 %	29.36%	0.00%
ML11	7/29/2021	\$386.46	\$370.53	0.9554	7.50%	7.82%	0.32%	18	17	17	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	15.22%	0.00%
ML12	11/24/2021	\$316.41	\$309.18	0.9753	7.50%	7.68%	0.18%	19	19	19	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	20.21%	0.00%
ML13	11/29/2022	\$409.98	\$397.54	0.9663	10.00%	10.31%	0.31%	47	47	47	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	22.26%	0.00%
ML14	12/15/2022	\$285.77	\$283.31	0.9907	7.50%	7.57%	0.07%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	26.77%	0.00%
ML15	5/18/2023	\$396.98	\$393.77	0.9913	7.50%	7.56%	0.06%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	33.85%	0.00%
ML16	6/22/2023	\$224.49	\$221.45	0.9850	10.00%	10.14%	0.14%	13	13	13	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	1.13%	0.00%
ML17	9/21/2023	\$242.71	\$241.85	0.9961	7.50%	7.53%	0.03%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	4.89%	0.00%
ML18	10/31/2023	\$202.23	\$200.85	0.9924	10.00%	10.07%	0.07%	12	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.84%	0.00%
ML19	11/21/2023	\$250.13	\$248.58	0.9931	10.00%	10.06%	0.06%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	16.90%	0.00%
ML20	12/21/2023	\$217.96	\$217.46	0.9975	7.50%	7.52%	0.02%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	34.08%	0.00%
ML21	3/28/2024	\$242.37	\$242.27	0.9996	7.50%	7.50%	0.00%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	6.28%	0.00%
ML22	5/30/2024	\$253.17	\$253.17	1.0000	7.50%	7.50%	0.00%	12	0	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%

*ML02 consists of three taxable tails associated with tax-exempt loans in ML01

Note: Performance data for Impact Deals is included in both the Impact Deal performance presentation and the performance presentation for each respective deal type

Servicer Watchlist Loans

As of May 2024, there are 179 loans on the servicers' watchlist for a total of \$2.671 Billion

Based on the new CREFC Investor Reporting Package (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	\$2,553,327,829	18.84%	171
Informational	\$117,991,296	0.87%	8
Total	\$2,671,319,125	19.71%	179

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk / Watchlist Criteria Category	Sum of UPB
Credit	\$2,553,327,829
Property Performance	\$2,346,097,343
Other	\$84,153,145
Property Condition	\$0
Casualty	\$123,077,342
Pending Maturity	\$0

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Additional Investor Resources

Loan Performance Resources

- Historical information is available in the [Multifamily Loan Performance Database](#)
- Loan-level performance can be accessed in our [Multifamily Securities Investor Access](#) tool

Welcome to Freddie Mac's MSIA.

K-Deals	SB-Deals	ML-Deals
Multi PCs	MSCR-Deals	MCIP-Deals
Q-Deals	RR-Deals	P-Deals
WI-Deals		

Investor Resource

Impact Bonds webpage
<https://mf.freddiemac.com/investors/impact-bonds>

Impact Bonds Issuance Calendar
https://mf.freddiemac.com/docs/impact_issuance_calendar.pdf

Impact Bonds

Freddie Mac is a mission-driven company – supporting affordable and workforce housing is in our DNA. Since inception, we've provided safe and affordable rental housing for millions of Americans. In 2022, over 74% of the units we financed were affordable to moderate- and low-income families earning at or below 80% of the area median income (AMI).

Our Impact Bonds

Freddie Mac Multifamily's commitment to supporting affordable, quality rental housing is central to everything we do. In addition to our world class research, the products, programs and services we offer channel private capital to support affordable and workforce housing nationwide.

Our continuous support – in all economic conditions and all markets that might otherwise be overlooked – distinguishes us from other funding sources. We are driven by a genuine desire to affect change, and we confront persistent housing challenges through innovative thinking that helps expand access to housing.

With that in mind, we have designed targeted Impact Bonds to help investors focus on overcoming housing challenges and provide support for environmental, social and sustainability goals.

Learn more about the impact these bonds have had for tenants, owners and communities:



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Impact Certificates

Q4 2023 Announcement Calendar

Deal Name	Announcement Week Of	Freddie Mac Program (Product/Security)	Calendar Key	
			Calendar	Calendar Key
ML-10	November 13, 2023	Sustainability (Tax-Exempt)	Fixed	Various
Q-024	November 6, 2023	Social	Floating	Various
ML-18	October 23, 2023	Sustainability (Tax-Exempt)	Fixed	Various
WAZ204*	October 23, 2023	Social	Fixed	16-year
WAZ204*	October 23, 2023	Social	Fixed	15-year
WAZ205*	October 23, 2023	Social	Fixed	15-year
WAZ206*	October 23, 2023	Social	Fixed	15-year
WAZ207*	October 23, 2023	Social	Fixed	15-year
WAZ208*	October 23, 2023	Social	Fixed	15-year
WAZ209*	October 23, 2023	Social	Fixed	15-year
WAZ210*	October 23, 2023	Social	Fixed	15-year
WAZ211*	October 23, 2023	Social	Fixed	15-year
WAZ212*	October 23, 2023	Social	Fixed	15-year
WAZ213*	October 23, 2023	Social	Fixed	15-year
WAZ214*	October 23, 2023	Social	Fixed	15-year
WAZ215*	October 23, 2023	Social	Fixed	15-year
WAZ216*	October 23, 2023	Social	Fixed	15-year
WAZ217*	October 23, 2023	Social	Fixed	15-year
WAZ218*	October 23, 2023	Social	Fixed	15-year
WAZ219*	October 23, 2023	Social	Fixed	15-year
WAZ220*	October 23, 2023	Social	Fixed	15-year
WAZ221*	October 23, 2023	Social	Fixed	15-year
WAZ222*	October 23, 2023	Social	Fixed	15-year
WAZ223*	October 23, 2023	Social	Fixed	15-year
WAZ224*	October 23, 2023	Social	Fixed	15-year
WAZ225*	October 23, 2023	Social	Fixed	15-year
WAZ226*	October 23, 2023	Social	Fixed	15-year
WAZ227*	October 23, 2023	Social	Fixed	15-year
WAZ228*	October 23, 2023	Social	Fixed	15-year
WAZ229*	October 23, 2023	Social	Fixed	15-year
WAZ230*	October 23, 2023	Social	Fixed	15-year
WAZ231*	October 23, 2023	Social	Fixed	15-year
WAZ232*	October 23, 2023	Social	Fixed	15-year
WAZ233*	October 23, 2023	Social	Fixed	15-year
WAZ234*	October 23, 2023	Social	Fixed	15-year
WAZ235*	October 23, 2023	Social	Fixed	15-year
WAZ236*	October 23, 2023	Social	Fixed	15-year
WAZ237*	October 23, 2023	Social	Fixed	15-year
WAZ238*	October 23, 2023	Social	Fixed	15-year
WAZ239*	October 23, 2023	Social	Fixed	15-year
WAZ240*	October 23, 2023	Social	Fixed	15-year

* Subject to final offering documents. For more information on Freddie Mac Multifamily securities, visit www.freddiemac.com/multifamily or call 1-800-390-3333. © 2023 Freddie Mac. All rights reserved.

For additional information, please contact: mf_cm_investorrelations@freddiemac.com or visit our website at mf.freddiemac.com

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