

Impact Deal Performance

July 2021



Introduction

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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

- 18 transactions
- \$7.043 billion in combined issuance
- 425 loans (original loan count)

- Loan Payoffs through June 2021
 - 4 loans have paid off (0.11% of combined issuance, by loan balance) have paid off on or prior to maturity date.

- Deal Performance
 - 8.70% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist.*
 - 100% of loans are current

K-Deal Program

- 429 transactions
- \$452.633 billion in combined issuance
- 21,968 loans (original loan count)

- Loan Payoffs through July 2021
 - 6,854 loans (28.66% of combined issuance, by loan balance) have paid off on or prior to maturity date.

- Deal Performance
 - 7.34% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist.
 - 99.94% of loans are current (not including REO).

* 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

Green Bonds

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/REO	Active Appraisal Reduction in Millions	% Specially Serviced/REO	% on Watchlist	% Fully Defeased
K-G01	6/28/2019	\$483.70	\$483.35	0.9992	10.00%	10.01%	0.01%	19	19	19	2	10.53 %	2.60 %	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 %	14.59%	0.00%
K-G03	8/13/2020	\$594.57	\$594.57	1.0000	7.50%	7.50%	0.00%	24	24	24	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	12.47%	0.00%
K-G04	12/23/2020	\$633.10	\$632.82	0.9995	7.50%	7.50%	0.00%	25	25	25	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	5.46%	0.00%
K-G05	3/11/2021	\$652.57	\$652.57	1.0000	7.50%	7.50%	0.00%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%

Sustainability Bonds

Senior Subordination Level																			
	Settlement	Original Balance	Current					Original	Prior	Active	# of	% with	% of Supp			Active			
ML-Deal	Date	(millions)	(Millions)	Factor	Original	Current	Change	Loan	Month	Loan	Suppal	Supp Loans	UPB to	Cum Deal	% DQ=	Reduction in	% Specially	% on	% Fully
								Count	Loan	Count	Loans	by Loan	Current	Loss	60+/F/REO	Millions	Serviced/REO	Watchlist	Defeased
K-SG1	10/16/2020	\$579.08	\$578.79	0.9994	7.50%	7.50%	0.00%	28	28	28	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	1.67%	0.00%
ML01	6/29/2017	\$324.45	\$305.96	0.9367	10.00%	10.60%	0.60%	23	22	22	3	13.04 %	5.29 %	0.00%	0.00%	\$ -	0.00 %	22.35%	0.00%
ML02	6/29/2017	\$20.57	\$16.17	0.7624	10.00%	12.73%	2.72%	3	3	3	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	82.30%	0.00%
ML03	11/28/2017	\$310.56	\$294.71	0.9433	10.00%	10.54%	0.54%	13	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML04	5/23/2018	\$276.28	\$266.21	0.9595	10.00%	10.38%	0.38%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	21.17%	0.00%
ML05	3/28/2019	\$295.73	\$286.96	0.9670	10.00%	10.31%	0.31%	21	20	20	1	4.76 %	1.30 %	0.00%	0.00%	\$ -	0.00 %	1.76%	0.00%
ML06	10/30/2019	\$302.47	\$297.15	0.9815	5.00%	5.09%	0.09%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	8.98%	0.00%
ML07	10/23/2020	\$392.39	\$389.96	0.9935	5.00%	5.03%	0.03%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	13.14%	0.00%
ML08	2/11/2021	\$386.04	\$384.53	0.9959	4.17%	4.19%	0.02%	22	22	22	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	7.99%	0.00%
ML09	3/30/2021	\$317.62	\$316.81	0.9973	5.00%	5.01%	0.01%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	39.15%	0.00%
ML10	6/24/2021	\$354.49	\$354.24	0.9993	7.50%	7.51%	0.01%	24	24	24	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	5.61%	0.00%
ML11	7/29/2021	\$386.46	\$386.46	1.0000	7.50%	7.50%	0.00%	18	0	18	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%

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

Social Bonds

Senior Subordination Level																			
K-Deal	Settlement Date	Original Balance (millions)	Current Balance (Millions)	Factor	Current			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
					Original	Current	Change												
Q014	11/24/2020	\$189.53	\$186.88	0.9860	0.00%	0.00%	0.00%	76	75	75	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	8.694%	0.00%

Servicer Watchlist Loans

- As of July 2021, there are 45 loans on the servicers' watchlist for a total of \$609M.
- 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	\$606,515,764	8.70%	44
Informational	\$3,188,227	0%	1
Total	\$609,703,991	8.70%	45

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

Default Risk / WL Criteria Category	Sum of UPB
Credit	\$606,515,764
Property Performance	\$453,172,476
Other	\$15,555,515
Property Condition	\$66,027,000
Casualty	\$74,949,000
Pending Maturity	\$0
Delinquent	\$0
Ground Lease	\$0

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