Freddie Mac
MULTIFAMILY

100% Guaranteed Rated K-Deal® Program Handout

Freddie Mac offers best-in-class Multifamily securities and innovative credit risk transfer products, featuring transparency and consistency. We have expanded our capabilities by strategically adding a fully-guaranteed rated K-Deal transaction to our suite of offerings while continuing to remain committed to providing regular K-Deal issuance with subordination.

Total 2022 Securitization
$65.1 Billion

Total Securitization of K-Deals
$46.5 Billion in 2022

52 K-Deals issued in 2022

Freddie Mac has not realized **any credit losses** on our K-Deal guaranteed classes

99.92% of the K-Deal loans are current (by outstanding principal balance as of 2022 year-end)

100% Guaranteed Rated K-Deal Similarities

All classes are backed by Freddie Mac Guarantees

A-1, A-2 and X1 classes will be rated by NRSROs

A-1 and A-2 class bond profile remains consistent

Credit and underwriting standards are the same as K-Deals with subordination

100% Guaranteed Rated K-Deal Differences

No WI-K Certificates or subordination

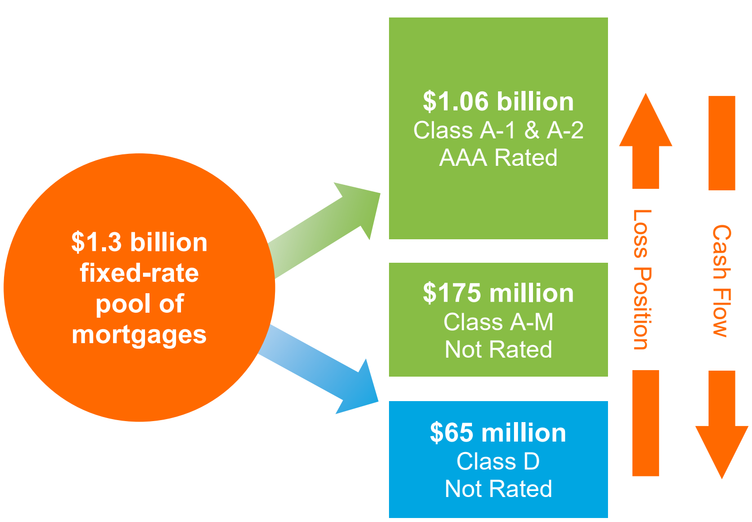
No X3 class

Credit risk transfer will likely be accomplished through MCIP and/or MSCR executions

Freddie Mac may retain the X1 and XAM class

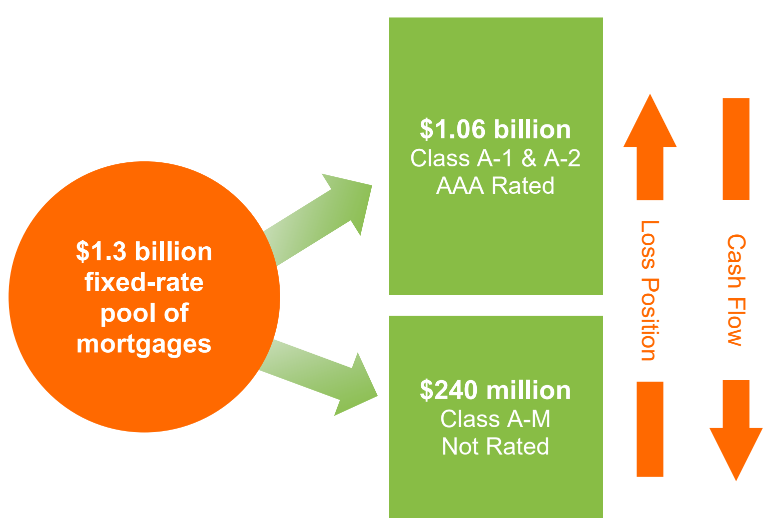
K-Deal Fixed-Rate Subordination

SEQUENTIAL PAY



100% Guaranteed Rated Fixed-Rate K-Deal

SEQUENTIAL PAY



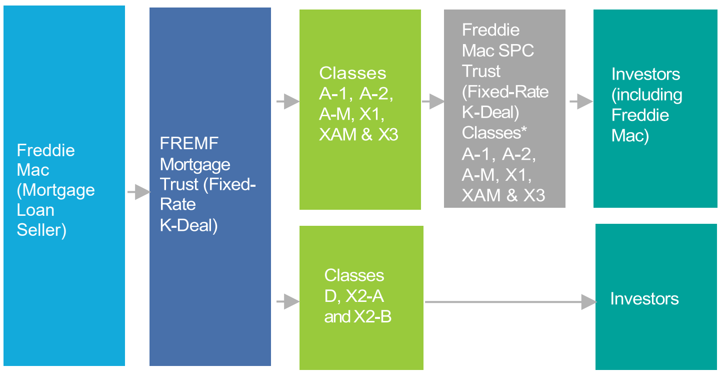
	Hypothetical K-Deal with Subordination						Hypothetical 100% Guaranteed Rated K-Deal				
Offered Classes	A-1	A-2	A-M	X1	XAM	X3	A-1	A-2	A-M	X1	XAM
Bond Class Size[1,2]	~$75M	~$930M	~$175M	~$1B	~$175M	~$65M	~$75M	~$930M	~$240M	~$1B	~$240M
WAL[1]	7.0	9.7	9.8	9.6	9.8	9.8	7.0	9.7	9.8	9.6	9.8
Expected Ratings	AAA	AAA	Not Rated	AAA	Not Rated	Not Rated	AAA	AAA	Not Rated	AAA	Not Rated

[1] Bond class size and WAL for K-Deals with subordination are estimated based on a 10-year fixed $1.3 billion pool size with standard defeasance

[2] Bond class size for the interest-only bonds is notional to the senior bond class. X1 is notional to the A-1 and A-2 classes, XAM is notional to the A-M class and X3 is notional to class

Structural Diagram of Sample Rated Fixed-Rate K-Deal with Subordination

K-Deals offer both guaranteed and unguaranteed certificates along with structural credit enhancement



*Freddie Mac began and plans to continue securitizing a substantial portion of the A-2 and A-M classes through our WI-K Deal program. Please reference the WI-K Deal presentation for more detail.

Structural Diagram of Sample 100% Guaranteed Rated Fixed-Rate K-Deal

The structure is expected to include Freddie Mac guaranteed senior bonds and two Freddie Mac guaranteed interest-only bonds

Historical Losses and Loss Severity

Based on historical performance from 1994 through the end of 2022, which includes nearly 50,000 loans with a total origination UPB of nearly $670 billion that were purchased by Freddie Mac. Of this reported population, approximately 0.15% has defaulted by UPB through the end of 2022.

$1.04 billion in properties disposed (139 properties by count)
$299.24 million total credit loss
29% loss severity including REO, FCL and selling expenses

Certificate yields under various constant default rate (CDR) scenarios with 40% loss severity*

	K-Deal with Subordination			100% Guaranteed Rated K-Deal		
	Class A-1	**Class A-2**	**Class A-M**	**Class A-1**	**Class A-2**	**Class A-M**
0 CDR (0.00% Cumulative Net Loss)						
Yield	4.26%	4.21%	4.29%	4.26%	4.21%	4.29%
WAL (Years)	6.99	9.71	9.81	6.99	9.71	9.81
1 CDR (3.01% Cumulative Net Loss)						
Yield	4.25%	4.21%	4.29%	4.25%	4.21%	4.29%
WAL (Years)	5.13	9.64	9.81	5.13	9.64	9.19
2 CDR (5.82% Cumulative Net Loss)						
Yield	4.23%	4.21%	4.29%	4.23%	4.21%	4.29%
WAL (Years)	4.17	9.51	9.78	4.17	9.51	8.60
5 CDR (13.16% Cumulative Net Loss)						
Yield	4.21%	4.19%	4.28%	4.21%	4.19%	4.28%
WAL (Years)	3.02	9.04	8.26	3.02	9.04	6.95
10 CDR (22.36% Cumulative Net Loss)						
Yield	4.19%	4.17%	4.27%	4.19%	4.17%	4.27%
WAL (Years)	2.55	8.23	5.54	2.55	8.23	4.79

*Illustrative based on a hypothetical portfolio of loans, please refer to the applicable deal offering documents. Table calculated using Modeling Assumptions as described in the Offering Documents with the following exceptions: (i) defaults start immediately, (ii) 24 months recovery lag and no defaults 24 months prior to the applicable maturity date for all mortgage loans, (iii) loss severity of 40% and (iv) assume a par dollar price for the A-1 and A-M classes, and approximately $103 for the A-2 class.

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