Securitization Program Overview

Investor Presentation
As of June 30, 2023
Multifamily Business Overview
Freddie Mac Multifamily Business Key Facts

**Freddie Mac's core mission is to provide liquidity, stability and affordability to the U.S. housing market**

The Freddie Mac Multifamily line of business helps to ensure an ample supply of affordable rental housing by purchasing mortgages secured by apartment buildings with **five or more units**

Freddie Mac buys loans from our network of **Optigo® lenders** — with over **150 branches** nationwide, substantial lending experience and established performance records

Freddie Mac follows a **prior-approval underwriting** approach and completes the underwriting and credit reviews of all newly originated multifamily mortgages in-house. Occasionally, we securitize loans or bonds contributed by third parties that are underwritten by us after origination

Multifamily employs over **990 experienced** professionals at its headquarters, six regional offices and five field offices

Freddie Mac has provided **$925 billion** in financing for over **106,000** multifamily properties since 1993, representing **12.9 million** apartment units*

Freddie Mac’s Multifamily mortgage portfolio of **$427 billion** comprises **$395 billion** of securitized mortgage loans, over **$21 billion** of unsecuritized mortgage loans, and nearly **$11 billion** of other mortgage-related guarantees

* Includes rental units financed by supplemental loans
Multifamily Business Review

Freddie Mac Multifamily new business activity was $19.0 billion for YTD 2023 and provided financing for over 1,000 multifamily properties, representing nearly 174,000 rental units.

YTD23 New Business Activity* (based on UPB)
- 39% Held-For-Investment Loans
- 56% Held-For-Sale Loans
- 5% Other Guarantees

YTD23 New Business Activity* (based on # of loans)
- 77% Refinances
- 23% Acquisitions

YTD23 New Business Activity * (based on UPB)
- 83% Fixed-Rate
- 17% Floating-Rate

* Does not include Low-Income Housing Tax Credit (LIHTC) investments.
Multifamily New Business Activity

We continue to support the needs of the rental housing market across communities nationwide.

We provide financing for properties nationwide; our origination volumes have moved in tangent with the overall Multifamily market.

<table>
<thead>
<tr>
<th>Performance ($ Billions)</th>
<th>1H 2022</th>
<th>1H 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Business Activity</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total New Business Activity</td>
<td>$29.6</td>
<td>$19.0</td>
</tr>
<tr>
<td><strong>Specialty Products</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Targeted Affordable Housing (TAH)</td>
<td>$5.5</td>
<td>$5.1</td>
</tr>
<tr>
<td>Small Balance Loans (SBL)</td>
<td>$2.7</td>
<td>$1.0</td>
</tr>
<tr>
<td>Manufactured Housing Communities (MHC)</td>
<td>$0.5</td>
<td>$0.5</td>
</tr>
<tr>
<td>Seniors Housing</td>
<td>$1.1</td>
<td>$0.9</td>
</tr>
<tr>
<td>Student Housing</td>
<td>$0.5</td>
<td>$0.5</td>
</tr>
</tbody>
</table>

Note: Products may overlap

Multifamily New Business Activity ($ Billions)

- **2009**: 16.6
- **2010**: 15.4
- **2011**: 20.3
- **2012**: 28.8
- **2013**: 25.9
- **2014**: 28.3
- **2015**: 47.3
- **2016**: 56.8
- **2017**: 73.2
- **2018**: 77.5
- **2019**: 77.9
- **2020**: 82.5
- **2021**: 70.0
- **2022**: 72.8
- **YTD23**: 19.0

Notes:
1. Numbers represent Freddie Mac’s total new business volumes.
2. This chart does not include Freddie Mac Multifamily LIHTC equity investments. Approximately $0.5 billion was invested in 2018, 2019 and 2020; $675 million in 2021; $981 million in 2022; and approximately $270 million in YTD 2023.
**New Business Activity (Continued)**

**Billions**

<table>
<thead>
<tr>
<th>Month</th>
<th>2022</th>
<th>2023</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jan</td>
<td>4.6</td>
<td>1.9</td>
<td></td>
</tr>
<tr>
<td>Feb</td>
<td>5.2</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Mar</td>
<td>5.1</td>
<td>1.9</td>
<td></td>
</tr>
<tr>
<td>Apr</td>
<td>5.3</td>
<td>2.8</td>
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<td>May</td>
<td>5.1</td>
<td>4.9</td>
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<td>Jun</td>
<td>4.3</td>
<td>5.1</td>
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<td>Jul</td>
<td>3.2</td>
<td>5.8</td>
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<tr>
<td>Aug</td>
<td>5.7</td>
<td>6.9</td>
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<tr>
<td>Sep</td>
<td>6.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oct</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nov</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dec</td>
<td>15.4</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Numbers represent Freddie Mac’s total new business activity.
2. This chart does not include Freddie Mac Multifamily LIHTC Equity Investments. Approximately $1.0B was invested in 2022, and in 2023 $270.3M has been invested YTD.
Financing Affordable Units

70% of the eligible units that we financed YTD 2023 were affordable to households earning at or below 80% of the area median income (AMI)

Multifamily Funded Units by AMI
2016 - June 30, 2023

The numbers above represent the percentage of affordable units at each AMI threshold. Totals may not add to 100% due to rounding. Additionally, FHFA mandated exclusions (MHC, supplementals, etc.) are removed.
## Multifamily Key Metrics

We maintain strong credit and capital management discipline

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>1H 2022</th>
<th>1H 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Business Activity (excludes LIHTC Investments)</td>
<td>$29.6 billion</td>
<td>$19.0 billion</td>
</tr>
<tr>
<td>Mission-Driven, Affordable Housing (based on UPB)</td>
<td>~75%</td>
<td>~66%</td>
</tr>
<tr>
<td>LIHTC Investments</td>
<td>$274 million</td>
<td>$270 million</td>
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<tr>
<td>Units Financed</td>
<td>~291,000 units</td>
<td>~174,000 units</td>
</tr>
<tr>
<td>Total Securitization Volume</td>
<td>$35.4 billion</td>
<td>$24.2 billion</td>
</tr>
<tr>
<td>Comprehensive Income, Net of Taxes</td>
<td>$493 million</td>
<td>$880 million</td>
</tr>
<tr>
<td>Mortgage Portfolio</td>
<td>$415 billion</td>
<td>$427 billion</td>
</tr>
<tr>
<td>Credit Losses</td>
<td>$0 million</td>
<td>$0 million</td>
</tr>
<tr>
<td>60+ Day Delinquency Rate</td>
<td>7 bps</td>
<td>21 bps</td>
</tr>
<tr>
<td>REO Inventory</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>
Multifamily Market Overview
Owner and Rental Households and Homeownership

The homeownership rate decreased slightly in Q2 2023, while the number of renter households increased to over 44.3 million.
Multifamily Fundamentals

During Q2 2023, vacancy rates were unchanged at 5.0% and rents increased 0.8% and are up 3.8% for the 12 months ending in June 2023. Rent growth projections for 2023 and 2024 are now stable but are low due to negative rent growth in the first quarter, while occupancy projections are stable.

Source: Reis

Vacancy Rate and Change in Effective Rent (as of Q2 2023)

Change in Effective Rent  
Vacancy Rate
Multifamily Supply

Permitting in 2023 has come down from the 37-year high seen in 2022 but still remains elevated. Starts through the first half of year are nearly matching last years pace. Completions are on pace to be at their highest level since 1986, a continued sign that supply chain issues and construction labor shortages are waning.

Sources: Moody's Analytics DataBuffet.com and U.S. Census Bureau
Notes: Starts and completions based on all areas of the U.S., while permits are only for areas that require a building or zoning permit. Moody's Analytics estimated that in 2000, 95% of the population was living in a permit issuing area.
Housing Completions to Total Households

Total housing completions are now in line with the long-run average after lagging for more than a decade. However, the completions-to-households ratio is still below the long-run average.

Source: Moody’s Analytics
Multifamily Cap Rates and U.S. Treasuries

Cap rate spreads widened out about 15 bps during the second quarter to 167 bps. They are now up 65 bps from their all-time low in July of 22 bps but are still 150 bps below their long-term average. Property prices declined for the fourth consecutive quarter, but the severity of the price decline is moderating, and fell just 0.8% during the second quarter. However, over the past year, prices are down 11.7%.
Multifamily Mortgage Originations

2023 multifamily mortgage originations are forecasted to be significantly lower than 2022

Multifamily Mortgage Originations ($ Billions)

Sources: Freddie Mac 10-Ks, 10-Qs, FHFA Report to Congress, and Freddie Mac's internal reports, Fannie Mae 10-Ks, 10-Qs, FHFA Report to Congress, and Fannie Mae's Multifamily Monthly New Business Volumes, ACLI, Wells Fargo Securities LLC, Intex Solutions Inc., Mortgage Bankers Association (MBA)

Note: 2023 Forecast is per MBA

Securitization Program Overview © Freddie Mac Multifamily
Multifamily Delinquency Rates

Our disciplined credit practices are one of the main drivers of the continued strong performance of our offerings

Notes: Freddie Mac does not report forbearance loans in delinquency rates if the borrowers are in compliance with the forbearance agreement. Fannie Mae’s delinquency rate includes loans that received a forbearance.

Sources: Freddie Mac, Fannie Mae, American Council of Life Insurers (ACLI) Quarterly Investment Bulletin, FDIC Quarterly Banking Profile, TREPP (CMBS multifamily 60+ delinquency rate, excluding REOs) for periods prior to 3Q17, Wells Fargo CMBS research for 4Q17- current CMBS delinquency rates. Current delinquency rates for ACLI and FDIC are not yet available.
Production, Sales and Underwriting
Our Optigo Lender Network

Freddie Mac purchases loans from a network of approved Multifamily lenders who have over 150 branches nationwide, substantial experience and established performance records

- The Freddie Mac approved Optigo lender network promotes quality originations and a high level of service to borrowers
- Our lenders must comply with our standards for both origination and servicing of multifamily loans, which includes meeting minimum financial requirements and undergoing satisfactory annual audits

Optigo Conventional Lenders

| Arbor Agency Lending LLC | JPMorgan Chase | Regions Bank |
| Bellwether Enterprise Real Estate Capital LLC | KeyBank NA | Sabal Capital Partners LLC |
| Berkadia Commercial Mortgage LLC | Lument Capital | Walker & Dunlop LLC |
| Capital One N.A. | M&T Realty Capital Corporation | Wells Fargo Multifamily Capital |
| CBRE Capital Markets Inc. | Newmark | |
| CPC Mortgage Company LLC | NewPoint Real Estate Capital LLC | |
| Grandbridge Real Estate Capital LLC | Northmarq Capital | |
| Greystone Servicing Company | PGIM Real Estate | |
| JLL Real Estate Capital LLC | PNC Real Estate Finance | |
# Our Optigo Lender Network (Continued)

## Optigo Small Balance Loan (SBL) Lenders

<table>
<thead>
<tr>
<th>Arbor Agency Lending LLC</th>
<th>Greystone Servicing Company LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basis Investment Group LLC</td>
<td>Lument Capital</td>
</tr>
<tr>
<td>Berkadia Commercial Mortgage LLC</td>
<td>Pinnacle Financial Partners</td>
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<tr>
<td>Capital One N.A.</td>
<td>Ready Capital</td>
</tr>
<tr>
<td>CBRE Capital Markets Inc.</td>
<td>Sabal Capital Partners LLC</td>
</tr>
<tr>
<td>CPC Mortgage Company LLC</td>
<td>Walker &amp; Dunlop LLC</td>
</tr>
</tbody>
</table>

## Optigo Seniors Housing Lenders

<table>
<thead>
<tr>
<th>Arbor Agency Lending LLC</th>
<th>M&amp;T Realty Capital Corporation</th>
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</thead>
<tbody>
<tr>
<td>Bellwether Enterprise Real Estate Capital LLC</td>
<td>Newmark</td>
</tr>
<tr>
<td>Berkadia Commercial Mortgage LLC</td>
<td>NewPoint Real Estate Capital LLC</td>
</tr>
<tr>
<td>Capital One N.A.</td>
<td>Northmarq Capital</td>
</tr>
<tr>
<td>CBRE Capital Markets Inc.</td>
<td>PGIM Real Estate</td>
</tr>
<tr>
<td>Grandbridge Real Estate Capital LLC</td>
<td>PNC Real Estate Finance</td>
</tr>
<tr>
<td>Greystone Servicing Company</td>
<td>Regions Bank</td>
</tr>
<tr>
<td>JLL Real Estate Capital LLC</td>
<td>Walker &amp; Dunlop LLC</td>
</tr>
<tr>
<td>KeyBank Real Estate Capital</td>
<td>Wells Fargo Multifamily Capital</td>
</tr>
</tbody>
</table>

## Optigo Targeted Affordable Housing (TAH) Lenders

<table>
<thead>
<tr>
<th>Bellwether Enterprise Real Estate Capital LLC</th>
<th>M&amp;T Realty Capital Corporation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Berkadia Commercial Mortgage LLC</td>
<td>Merchants Capital Corp.</td>
</tr>
<tr>
<td>Capital One N.A.</td>
<td>Newmark</td>
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<tr>
<td>CBRE Capital Markets Inc.</td>
<td>NewPoint Real Estate Capital LLC</td>
</tr>
<tr>
<td>Citibank NA</td>
<td>Northmarq Capital</td>
</tr>
<tr>
<td>CPC Mortgage Company LLC</td>
<td>PGIM Real Estate</td>
</tr>
<tr>
<td>Grandbridge Real Estate Capital LLC</td>
<td>PNC Real Estate Finance</td>
</tr>
<tr>
<td>Greystone Servicing Company</td>
<td>Regions Bank</td>
</tr>
<tr>
<td>JLL Real Estate Capital LLC</td>
<td>Walker &amp; Dunlop LLC</td>
</tr>
<tr>
<td>KeyBank Real Estate Capital</td>
<td>Wells Fargo Multifamily Capital</td>
</tr>
</tbody>
</table>

Lument Capital

Visit our website for our Optigo lender contact information
Production, Sales & Underwriting Locations

The Multifamily Production and Underwriting teams are situated throughout the country to promote market expertise and provide better customer service. Regional focus means we have presence, experience and knowledge of local markets.

Regional Offices

Western Region
444 South Flower St.
44th Floor
Los Angeles, CA 90071
213-279-3436

Central Region
71 South Wacker Dr.
10th Floor
Chicago, IL 60606
312-407-7411

Central Region
6555 Excellence Way
Plano, TX 75023
312-407-7411

Northeast Region
200 Park Ave.
31st Floor
New York, NY 10166
212-418-8912

Southeast Region
4501 N. Fairfax Dr.
Suite 400
Arlington, VA 22203
703-719-2278

Southeast Region
200 Galleria Parkway SE
Suite 300
Atlanta, GA 30339
770-857-8902

FIELD OFFICES

Denver, CO
Seattle, WA

Austin, TX
Irvine, CA
Tampa, FL

Investor Resources
Multifamily Business Overview
Multifamily Market Overview
Securitization Program
Performance
Multifamily Team
Our Credit Philosophy

Our credit policy and consistent underwriting practices are two of the main drivers of the strong performance of Freddie Mac Multifamily offerings.

Freddie Mac makes all credit, structuring and pricing decisions working with our lenders during the mortgage production process.

We are focused on:

- Sustainable cash flow
- Market knowledge & fundamentals
- Equity
- Definable exit strategy
- Sponsorship
- Quality real estate collateral

Underwriting teams are situated throughout the country to provide local market expertise.

Our Credit Approval Process

START

Lender submits loan request to Production

Production sizes, structures and submits loan request to pricing

Production obtains any necessary underwriting approvals to quote and issue quote to Optigo lender

If the quote is accepted, borrower completes loan application and Optigo lender submits underwriting package

Underwriting completes due diligence process, reports findings in investment brief

Underwriting recommends loan for approval

Loan is APPROVED rate locked and funded
Mortgage Guidelines

The following are the general guidelines for Freddie Mac’s Multifamily mortgage purchases (subject to certain exceptions)

**Property Type**

- Origination requirements are focused on loans secured by occupied, stabilized and completed multifamily properties
- Limited amount of seniors housing, student housing, cooperative housing, military housing, manufactured housing and Section 8 HAP contracts

**Loan Terms**

- Mortgages are fixed rate or floating rate
- Various loan terms including but not limited to 5-, 7- and 10-year terms generally with a maximum amortization of 30 years
- May contain initial interest-only periods
- Moderate exposure to full-term interest-only loans
- Full-term interest-only loans require higher initial amortizing debt service coverage ratio (DSCR) and lower loan-to-value (LTV) ratio
- Floating-rate mortgages are based on 30-day Average SOFR, generally require a third-party SOFR cap and are sized using an equivalent fixed rate
- Loans generally documented on Freddie Mac form loan documents, which may contain transaction-specific modifications

**Borrowers**

- Single-purpose entity is required for all loans greater than or equal to $5 million
- A carve-out guarantor is generally required
- Entity guarantors are acceptable but may require financial covenants or a material adverse change clause

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1 5-year deal offering removed for Seniors Housing
Mortgage Guidelines (Continued)

Underwriting
- Effective gross income is generally calculated based on trailing three-months actual rent collections or the annualized current rent roll minus a minimum 5% vacancy rate subject to submarket data and actual rent collections
- Operating expenses are generally calculated based on trailing 12 months
- Real estate taxes and insurance are based on actual annual expenses
- Property values are based on third-party appraisals and internal value confirmation
- Replacement reserves are typically required and are generally equal to the greater of an engineer’s recommendation or $250/unit or $50/pad for MHCs
- Tax and insurance escrows are generally required
- Third-party SOFR caps that expire prior to related mortgage maturity date are required to be replaced. Replacement cap funds are escrowed at 125% of replacement cost and are recalculated on either a semi-annual or annual basis
- Third-party reports are required (e.g., Phase I ESA, property condition, zoning, etc.)
- Property condition, Phase I and Zoning reports are required for all loans over $20 million, and for loans below $20 million, the property condition and Phase 1 reports may be combined

LTV and DSCR
- Maximum LTV of 80%, minimum DSCR of 1.25x (fixed rate) and 1.00x on the max capped interest rate for floating-rate loans
- Shorter loan terms or underperforming markets, and specialty product types typically require adjustments
- All loans require a maturity risk analysis

Supplemental Financing
- Eligible one year after origination of the first mortgage
- Purchased by Freddie Mac from original lender under Freddie Mac’s supplemental mortgage product
- Lower of 80% LTV or maximum LTV per loan agreement and minimum amortizing DSCR of 1.25x (fixed) or 1.10x (floating, at cap)
- Re-underwriting required based on current property performance, an updated appraisal, financials and Freddie Mac’s credit policy
- Monthly escrows for taxes, insurance and replacement reserves. If the first mortgage allowed for deferral of tax, insurance and replacement reserve escrows, the supplemental will trigger collection on the first mortgage

Visit our website for program-specific guidelines
Securitization Program
Multifamily Programs

We offer best-in-class Multifamily securities and innovative credit risk transfer (CRT) products, featuring transparency and consistency. The strong performance of our securities is a result of our disciplined credit approach, high-quality borrowers and industry-leading Servicing Standard.

- Securitization is accomplished primarily through offerings of:
  - K-Series Multifamily Mortgage Pass-Through Certificates “K-Deals”
  - SB-Series Multifamily Mortgage Pass-Through Certificates “SB-Deals”
  - ML-Series Multifamily ML Certificates “ML-Deals”
  - Q-Series Multifamily Mortgage Pass-Through Certificates “Q-Deals”
  - Multifamily Participation Certificates “Multi PCs”
  - Multifamily Structured Credit Risk “MSCR Notes” and Multifamily Credit Insurance Pool “MCIP Transactions”

- The K-Deal® program continues to be our flagship offering with approximately $542.2 billion of issuance since the start of the program in 2009
- The SB-Deal® program is highly mission driven and generally targets loans between $1 million – $7.5 million for properties nationwide. As of Q2 2023, there has been approximately $40.1 billion of SB-Deal issuance since the start of the program in 2014
- The ML-Deals® are well positioned within the multifamily securitization market as a more efficient and cost-effective alternative to financing stabilized affordable multifamily properties with 4% LIHTC. As of Q2 2023, there has been approximately $40.1 billion of issuance since the start of the program in 2014
- The Q-DealSM program, our primary third-party loan securitization platform, is highly mission driven and provides liquidity to small financial institutions, sponsors and originators of affordable taxable collateral. As of Q2 2023, there has been approximately $7.8 billion of issuance since the start of the program in 2014
- The Multi PC® program, single tier pass-through structure, offers an attractive alternative to our K and SB securities. This execution allows investors to target specific needs, with $39.1 billion of issuance since 2014
Over the years we have diversified our offerings to meet borrowers’ needs and investor demands.

Multifamily Program Timeline

K-Deal (fixed-rate) 2012
K-Deal (floating-rate) 2014
55-Day Multi PC SB-Deal Q-Deal 2016
ML-Deal 2017
REMIC 2019
MCIP 2018
WI K-Deal Revamped MSCR 2021
Multifamily Securitization Program Strengths

**Freddie Mac Multifamily is an active and consistent issuer of high-grade multifamily securities, featuring transparency and consistency on collateral and deal information**

- **Strong Performance** secured by assets with some of the industry’s lowest delinquency and vacancy rates, along with other strong property fundamentals
- **Transparency & Consistency** on collateral and deal information via Multifamily Securities Investor Access tool and Multifamily Securities Pricing page
- **Strong Credit** provided by Freddie Mac’s guarantee plus credit support of underlying mortgages underwritten to Freddie Mac’s portfolio standards
- **Servicing Standard** improves the borrower experience post-securitization

- **Liquidity** supported by expectations for repeatable and reliable issuance subject to market conditions
- **Call Protection** associated with defeasance, yield maintenance or prepayment premium
- **Diversification** through pooled risk of many assets versus single-asset risk in a typical deal
Sample Rated Fixed-Rate Deal Structure

Freddie Mac guarantees the ultimate payment of certain principal and the timely payment of interest on the Structured Pass-Through Certificates (SPCs)

- Senior and interest-only classes are backed by Freddie Mac Guarantees
- NRSRO Ratings are acquired for our 7- and 10-year fixed-rate K-Deals
- Sequential pay structure is commonly used for fixed-rate deals
- Principal collected is distributed sequentially, unless the total outstanding principal balance of the subordinate Class D certificate is reduced to zero
- Losses on the underlying mortgage loans will be first allocated to the Class D Certificate until the outstanding principal balance has been reduced to zero
- X2-A and X2-B are 10 basis point strips across the capital stack and retained by the subordinate bond investor

1 This structure represents a typical fixed-rate deal structure; alternative structures may be issued. Please refer to Offering Circular for specifics related to each deal

For illustrative purposes only, class sizes do not reflect actual bond offering
Sample Floating-Rate Deal Structure

Freddie Mac SOFR-SOFR bond offerings follow the floating-rate bond structure below

- Senior and interest-only classes are backed by Freddie Mac Guarantees
- Pro rata pay structure is commonly used for floating-rate deals
- Principal collected is distributed pro rata, unless a Waterfall Trigger Event has occurred and is continuing
- A “Waterfall Trigger Event” occurs when (i) the number of non-specially serviced loans remaining in the pool falls below the designated threshold as defined in the securitization documents or (ii) the total outstanding principal balance of the non-specially serviced loans is less than a pre-determined percentage of the initial total pool balance
- Losses on the underlying mortgage loans will be first allocated to the Class CS Certificate until the outstanding principal balance has been reduced to zero
- Interest will be calculated based upon the published 30-day SOFR average

1 This structure represents a typical floating-rate deal structure; alternative structures may be issued. Please refer to Offering Circular for specifics related to each deal
2 For illustrative purposes only, class sizes do not reflect actual bond offering
3 The applicable SOFR average is published on or about 2:30 p.m. (New York time) on the New York Federal Reserve Bank’s website
Multifamily Securitization Volume (2009 – Q2 2023)

Freddie remains dedicated to our mission, providing liquidity to the market through our consistent issuance of our product execution options

<table>
<thead>
<tr>
<th>Year</th>
<th>K-Deals</th>
<th>SB-Deals</th>
<th>ML-Deals</th>
<th>Q-Deals</th>
<th>Multi PCs</th>
<th>MSCR</th>
<th>Total UPB</th>
</tr>
</thead>
<tbody>
<tr>
<td>2009</td>
<td>$2.1</td>
<td>$1.8</td>
<td>$0.7</td>
<td>$0.2</td>
<td>$0.1</td>
<td>$0.8</td>
<td>$2.1</td>
</tr>
<tr>
<td>2010</td>
<td>$6.4</td>
<td>$3.9</td>
<td>$0.3</td>
<td>$0.1</td>
<td>$0.1</td>
<td>$1.0</td>
<td>$6.4</td>
</tr>
<tr>
<td>2011</td>
<td>$13.7</td>
<td>$5.5</td>
<td>$0.6</td>
<td>$0.5</td>
<td>$0.5</td>
<td>$4.0</td>
<td>$13.7</td>
</tr>
<tr>
<td>2012</td>
<td>$21.2</td>
<td>$7.0</td>
<td>$0.6</td>
<td>$1.1</td>
<td>$0.9</td>
<td>$7.0</td>
<td>$21.2</td>
</tr>
<tr>
<td>2013</td>
<td>$28.0</td>
<td>$6.9</td>
<td>$0.4</td>
<td>$1.7</td>
<td>$1.1</td>
<td>$11.6</td>
<td>$28.0</td>
</tr>
<tr>
<td>2014</td>
<td>$21.3</td>
<td>$4.9</td>
<td>$0.3</td>
<td>$0.7</td>
<td>$0.9</td>
<td>$8.0</td>
<td>$21.3</td>
</tr>
<tr>
<td>2015</td>
<td>$35.6</td>
<td>$5.1</td>
<td>$0.6</td>
<td>$0.7</td>
<td>$0.6</td>
<td>$39.1</td>
<td>$35.6</td>
</tr>
<tr>
<td>2016</td>
<td>$47.3</td>
<td>$4.6</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$54.2</td>
<td>$47.3</td>
</tr>
<tr>
<td>2017</td>
<td>$56.7</td>
<td>$5.1</td>
<td>$0.6</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$61.6</td>
<td>$56.7</td>
</tr>
<tr>
<td>2018</td>
<td>$61.6</td>
<td>$6.9</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$67.6</td>
<td>$61.6</td>
</tr>
<tr>
<td>2019</td>
<td>$61.5</td>
<td>$4.9</td>
<td>$0.6</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$66.5</td>
<td>$61.5</td>
</tr>
<tr>
<td>2020</td>
<td>$61.8</td>
<td>$4.6</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$66.4</td>
<td>$61.8</td>
</tr>
<tr>
<td>2021</td>
<td>$63.5</td>
<td>$4.6</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$68.3</td>
<td>$63.5</td>
</tr>
<tr>
<td>2022</td>
<td>$46.5</td>
<td>$4.6</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$51.2</td>
<td>$46.5</td>
</tr>
<tr>
<td>2023</td>
<td>$14.9</td>
<td>$4.6</td>
<td>$0.4</td>
<td>$0.7</td>
<td>$0.7</td>
<td>$18.6</td>
<td>$14.9</td>
</tr>
</tbody>
</table>

1 Includes Value-Add (K01-K06) and Third Party (Q-000) Deal types in which Freddie Mac is not the mortgage loan seller. Note: This chart does not include Freddie Mac Multifamily M-Deal securitizations. Approximately $190 million in M-Deals was securitized in 2021; and approximately $216 million in M-Deals in 2022.

Securitization Program Overview © Freddie Mac Multifamily

29
Multifamily Securitization Volume (Continued)

Our issuance volume has a total of $24.4 billion in securitized volume across our core products YTD 2023

$ Billions¹

<table>
<thead>
<tr>
<th></th>
<th>2022</th>
<th>2023</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Q1</td>
<td>$17.0B</td>
<td>$10.7B</td>
<td>(37%)</td>
</tr>
<tr>
<td>Q2</td>
<td>$17.8B</td>
<td>$13.7B</td>
<td>(23%)</td>
</tr>
<tr>
<td>Q3</td>
<td>$14.1B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Q4</td>
<td>$16.2B</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Monthly issuance volume reflects issuances in our K-, SB-, M-, ML-, Q-, MSCR and Multi PCs program

Securitization Program Overview © Freddie Mac Multifamily
**Program Highlights**

- K-Deals have strong credit underwritten to Freddie Mac’s portfolio standards, plus the Freddie Mac guarantee
- NRSRO ratings are acquired for our 7- and 10-year fixed-rate A-1, A-2 and X1 classes
- Call protection associated with the prepayment features of defeasance or yield maintenance or static prepayment premiums
- Strong performance of K-Deals, which are secured by assets with some of the industry’s lowest delinquency and vacancy rates, along with other property fundamentals

Find more [K-Deal resources here](#).

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1 Data reflects senior bond allocations for all deals closed in the life of the program.
SB-Deal Program

Program Highlights

- FRESB deals are highly mission driven and is a rich source for potential Community Reinvestment Act (CRA) credit
- Freddie Mac purchases and aggregates individual loans from lenders and securitizes pools of approximately $300 million or less
- Entire flow, from quote through post-securitization monitoring, leverages K-Deal processes
- Consistent with other existing non-K-Deal securitizations (such as M-Deals and Q-Deals), SB-Deals have a separate “SBXX” designation on the FRESB shelf

Find more SB-Deal resources here.

1 Data reflects senior bond allocations for all deals closed in the life of the program.
Multi PC Program

Program Highlights

• Single tier pass-through structure fully guaranteed by Freddie Mac (one loan, one security)
• Allow investors to target specific needs. Multi PCs are taxable; TEL-backed Multi PCs are tax exempt
• Loans intended for Multi PCs are underwritten to the standards consistent with Freddie Mac Multifamily conventional line of business
• Loan program includes longer-term duration, flexible prepay, tax exempt, low leverage low-loan spread and TAH

Find more Multi PC resources here.

* Issuance Volume ranges from 7/1/2022 to 6/30/2023

Securitization Program Overview © Freddie Mac Multifamily
M-Deal and ML-Deal Program

Program Highlights

- Freddie Mac’s TAH program includes loans for financing multifamily properties in underserved areas that are affordable to families with low and very low incomes, including cash loans, bond credit enhancements, tax-exempt loans and others.

- Our Tax-Exempt Loan (TEL) product offers loan terms of up to 30 years, a 35-year loan amortization, 1.15x minimum DSCR and a 90% maximum LTV ratio. Currently, the TEL product is available for immediate fundings, primarily for acquisition/moderate rehabilitation transactions, as well as unfunded forward commitments for new construction and substantial rehabilitation transactions.

- ML Certificates provide the opportunity to invest in predominantly tax-exempt securities supported by pools of TELs and Taxable Loans secured by completed, occupied and stabilized affordable housing properties, including new construction and post-construction properties after moderate or major rehabilitation.

- M Certificates are fully guaranteed tax-exempt and taxable securities supported by pools of unenhanced tax-exempt and taxable multifamily housing collateral.

Find more M-ML-Deal resources here.

1 Data reflects senior bond allocations for all deals closed in the life of the program.
Q-Deal Program

Program Highlights

- Freddie Mac Q-Deal program securitizes third-party originations generally targeting loan pool size of $150 million or greater in aggregate UPB
- Q-Deal securitization offers flexible collateral and structural characteristics that make the program and each transaction unique
- Underlying collateral are taxable multifamily mortgage loans including but not limited to SBL, loans secured by properties with 9% LIHTC or Land Use Restrictive Agreements (LURAs) and rehab loans for affordable properties
- The program offers social impact bond designation and a potential source for Community Reinvestment Act (CRA) credits

Find more Q-Deal resources here.

1 Data reflects senior bond allocations for all deals closed since the life of the program
Program Highlights

- MSCR Notes and MCIP policies offer our capital markets and reinsurers an innovative way to add U.S. multifamily market exposure while benefiting from our industry-leading underwriting and credit risk management standards
- MSCR Notes (Capital Markets) and MCIP policies (reinsurers) are subject to credit risk of an identified pool of multifamily mortgage loans (reference obligations):
  i. backing Freddie Mac Multifamily fully guaranteed certificates;
  ii. for which Freddie Mac provides credit enhancement for the related multifamily bonds issued by state and local housing agencies; or
  iii. From Freddie Mac retained portfolio originated under the same underwriting standards as our conventional business
- As of June 30, 2023, Freddie Mac Multifamily has settled nine MSCR transactions totaling approximately $36.6 billion of reference obligations and six MCIP transactions totaling approximately $24.5 billion of reference obligations

Find more MSCR Notes and MCIP Transaction resources here.
**Program Highlights**

- Freddie Mac has designed targeted Impact Bonds to provide investors with opportunities for investing in affordable housing and to provide support for environmental, social and sustainability goals.
- We have financed over 1,090 loans for nearly $16.8 billion through our impact offerings.
- As of June 30, 2023, 91% of the eligible units we financed through Impact Bonds were affordable to moderate- and low-income families at or below 80% of AMI.
- Green Eligible Offerings: K-G Deal and Multi PCs.
- Social Eligible Offerings: M-Deal, Q-Deal and Multi PCs.
- Sustainability Eligible Offerings: K-SG Deal and ML-Deal.

Find more Impact Bonds resources here.

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1 Data reflects senior bond allocations for all K-G and K-SG deals since the life of the program.

Securitization Program Overview © Freddie Mac Multifamily
Community Reinvestment Act

Freddie Mac will provide CRA side letters to investors who wish to claim CRA credit for their investments

Since 2017, we have allocated $31.4 billion of investments to investors seeking to meet their CRA needs with $4.0 billion in 2022

- K-Deal: Allocated $25.1 billion of K-Deal investments to investors seeking to meet their CRA needs with $2.5 billion in 2022
- SB Deal: Allocated $4.4 billion of SB-Deal investments to investors seeking to meet their CRA needs with $1.0 billion in 2022
- ML-Deal: Allocated $1.2 billion of ML-Deal investments to investors seeking to meet their CRA needs with $0.3 billion in 2022
- Q-Deal: Allocated $0.8 billion of Q-Deal investments to investors seeking to meet their CRA needs with $0.2 billion in 2022

Our nationwide lending footprint provides investors the opportunity to meet their CRA needs with investments in properties across all 50 states

Investors have sought credit in 48 states plus the District of Columbia and Puerto Rico

* Subject to individual bank evaluation. Data as of 12/31/2022
Securitization Program Overview © Freddie Mac Multifamily
Performance
Servicing Standard – Best-in-Class Service

The Freddie Mac Multifamily Servicing Standard ensures best-in-class service throughout the life of the loan

Freddie Mac’s Multifamily Seller/Servicer Guide is the foundation of the “Servicing Standard” referred to in each securitization Pooling and Servicing Agreement (PSA)

- The Servicing Standard promotes transparency of Freddie Mac’s servicing policies and protocols to the securitized servicing parties

Freddie Mac surveils post-securitization loan servicing activity but is not a credit decision-maker

- Freddie Mac is the named servicing consultant in each PSA — standing by to share its credit philosophy if and when needed
  - In connection with such role, Freddie Mac created the Business Guidance Request process (commonly referred to as “What Would Freddie Do”) where Freddie Mac will provide a written analysis of such credit philosophy in response to an inquiry by a Master Servicer and/or Sub-Servicer (Primary Servicer)

Special Servicers

- CWCapital Asset Management LLC
- Greystone Special Servicing
- KeyBank National Association
- LNR Partners LLC
- Midland Loan Services Inc.
- Newmark
- SitusAMC Special Servicing and Distressed Asset Management
- Torchlight Loan Services
- Wells Fargo Bank, National Association
## Multifamily Loan Performance

<table>
<thead>
<tr>
<th>Key Metrics</th>
<th>K-Deal</th>
<th>SB-Deal</th>
<th>ML-Deal</th>
<th>Q-Deal</th>
<th>Multi PCs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Deals</td>
<td>527 deals</td>
<td>106 deals</td>
<td>16 deals</td>
<td>22 deals</td>
<td>1,782 deals</td>
</tr>
<tr>
<td>Combined Issuance</td>
<td>$539.0 billion&lt;sup&gt;1&lt;/sup&gt;</td>
<td>$40.1 billion</td>
<td>$5.0 billion</td>
<td>$7.8 billion</td>
<td>$39.1 billion</td>
</tr>
<tr>
<td>Original Loan Count</td>
<td>25,592</td>
<td>14,984</td>
<td>341</td>
<td>2,367</td>
<td>1,782</td>
</tr>
<tr>
<td>Paid Off Loans</td>
<td>11,218</td>
<td>5,567</td>
<td>5</td>
<td>1,388</td>
<td>77&lt;sup&gt;2&lt;/sup&gt;</td>
</tr>
<tr>
<td>Percentage of Loans Current</td>
<td>99.81%</td>
<td>99.00%</td>
<td>100.00%</td>
<td>99.79%</td>
<td>99.80%</td>
</tr>
<tr>
<td>Loans in Special Servicing</td>
<td>85</td>
<td>175</td>
<td>0</td>
<td>4</td>
<td>3&lt;sup&gt;2&lt;/sup&gt;</td>
</tr>
<tr>
<td>Realized Losses</td>
<td>$55.16 million</td>
<td>$43.35 million</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Delinquency Status</td>
<td>0.19%</td>
<td>1.00%</td>
<td>0.00%</td>
<td>0.21%</td>
<td>0.20%</td>
</tr>
<tr>
<td>Outstanding Balance on Watchlist</td>
<td>8.00%</td>
<td>13.86%</td>
<td>17.98%</td>
<td>23.01%</td>
<td>8.80%</td>
</tr>
</tbody>
</table>

<sup>1</sup> Excludes Value-Add (KI01-KI06) Deals in which Freddie Mac is not the mortgage loan seller  
<sup>2</sup> The number of paid of loans for Multi PCs are as of May 2023
Multifamily Loan Performance Database

Multifamily Loan Performance Database (MLPD) provides quarterly performance information on Freddie Mac’s loans, which includes nearly 50,000 loans with a total origination UPB of nearly $740 billion that were purchased by Freddie Mac from 1994 through the end of 2022. Of this reported population, approximately 0.15% has defaulted by UPB through the end of 2022.

Default Rate by Funding Year

1 The Multifamily Loan Performance Database (MLPD) is available on mf.freddiemac.com. It provides historical information on a subset of the Freddie Mac multifamily loan portfolio. The MLPD comprises information regarding certain multifamily whole loan, K-Deal and SB-Deal loans. It excludes loans that are credit revolvers, sold book (pre-1994) loans, and negotiated transactions/structured deals and K001 and K002.
The MLPD provides historical information on a subset of the Freddie Mac multifamily loan portfolio. The MLPD comprises information regarding certain multifamily whole loan, K-Deal and SB-Deal loans. It excludes loans that are credit revolvers, sold book (pre-1994) loans, and negotiated transactions/structured deals and K001 and K002.
Multifamily Securities Information Online

On our website, you will find useful information on products offered by Freddie Mac Multifamily

Issuance Calendars
K-Deals, ML-Deals, SB-Deals, Q-Deals, MSCR, Multi PCs and Impact Bonds. For other types of deals, please contact us.

Performance Data
Provide important, current and historical information about securities and other offerings

LIBOR Transition
Key updates on our transition from LIBOR to SOFR

Presentations and Detailed Information
Securities offered by Freddie Mac Multifamily, including K Certificates®, SB Certificates®, Q Certificates, M Certificates®, ML Certificates®, WI-K Certificates, MSCR Notes and MCIP Transactions

Multifamily Securities Pricing
Provide securities information and offering materials for historical issuances

Multifamily Securities Investor Access
Provide standard Investor Reporting package for our offered products

Security Lookup Tool
Provide disclosure data and documents about our offered products

Recent Headlines
View our latest news releases

Subscribe to our Multifamily emails to receive timely research reports, product updates, deal announcements and more

Investor Inquiries
Send us an email
Multifamily Securities Information Online (Continued)

Multifamily Securities Investor Access (MSIA) is an online tool that provides investors and analysts with information related to Freddie Mac’s K-Deals, ML-Deals, Q-Deals, SB-Deals and Multi PC securities and their underlying collateral. It also provides information about new risk transfer vehicles added.

Available data includes:

- Standard Investor Reporting Package provided on a monthly basis by the master servicer and trustee for a given security issuance
- K-Deal Supplemental Mortgage Report
- Monthly Performance Reports
- Freddie Mac updates related to forbearance and natural disasters

For a single deal or a portfolio, this tool provides a combination of standard and custom-reporting capabilities:

- Bond Level Data
- Collateral Summary
- Delinquent Loan Status Report
- Distribution Date Statement (PDF)
- Distribution Date Statement (XLS)
- Financial File
- Loan Periodic Data
- Operating Statement Analysis Report (PDF)
- Operating Statement Analysis Report (XLS)
- Property Summary
- Restricted Servicer Reports
LIBOR Transition

Detailed information on our SOFR-based loan and securitization offerings is available on our website. Publication of LIBOR ceased on June 30, 2023, and we have implemented spread-adjusted 30-Day Average SOFR as the replacement index for our legacy LIBOR loans and securities.

Check out the resources below for the latest information or contact the Multifamily LIBOR Transition team with questions.

Multifamily LIBOR Transition Webpage

What is happening?
The London Inter-bank Offered Rate (LIBOR) is used as a reference rate for more than $300 trillion of financial contracts in the cash and derivatives markets. LIBOR is based on daily submissions of estimated borrowing rates by a panel of banks. Due to changes in the financial markets, the regulation of LIBOR by the Financial Stability Board’s (FSB) and the Arthur Andersen’s (Andersen’s) failure, the United Nations of Financial Stability (OFI) and the European Banking Authority (EBA) announced that panel banks voluntarily agreed to sever LIBOR rates by the end of 2021, but that these agreements and the publication of LIBOR could cease after that, potentially reducing the possibility of LIBOR as a lending benchmark for future deals.

In the United States, the Federal Reserve formed the Alternative Reference Rates Committee (ARRC) to determine the replacement of LIBOR as an alternative reference rate that can be used for a large volume of broad range of financial products and contracts. The committee was also charged with creating a rate that would facilitate the transition from LIBOR to use alternative rate. This transition is now underway.

Why is SOFR the market leader?
SOFR is an alternative rate that has the support of the AMR and the U.S. Federal Reserve. This index is based on a broad measure of the overnight trading. This is determined by U.S. Treasury securities in the overnight repurchase agreement market. This rate is published by the New York Federal Reserve Bank and is collateralized by U.S. Treasury securities in the overnight repurchase agreement market. This rate is intended to provide a smooth transition from LIBOR to SOFR and to ensure that the rate is determined by the New York Fed in cooperation with the Office of Financial Research. To facilitate a smooth transition from LIBOR to SOFR, the ARRC published the so-called Notice of Interest Rate Transition (FRA). This outlines the development of a forward-looking SOFR term structure

Additional Resources
- Freddie Mac’s LIBOR Transition Whitepaper
- UK Libor Transition Whitepaper
- The BIS/London Interbank Offered Rate (LIBOR) Reference Rate
- The BIS/London Interbank Offered Rate (LIBOR) Reference Rate
- SOFR Term Structure
- SOFR Term Structure

Investor Resources
- Multifamily CUSIP List
- K-Deal SOFR Bonds Overview
- K-Deal SOFR Bonds Overview
Multifamily Research

Sara Hoffmann
Director, Multifamily Research

Sara is director of the Multifamily Research team. Her team authors a wide range of research supporting the business and industry, from national and market-specific multifamily conditions and forecasts to supporting our affordable and mission-driven housing goals. Sara is also a co-host of the Freddie Mac Multifamily Podcast.

2023 Multifamily Midyear Outlook

Small Balance Loans Prepayment Report

Floating- & Fixed-Rate Loans Prepayment Report

Duty to Serve – High Opportunity Spectrum

The Trajectory of the Seniors Housing Market Recovery

The Freddie Mac Multifamily Apartment Investment Market Index® (AIMI®) can help you determine how the relative value of investing in multifamily properties in select major metros, and nationally, has changed over time.

Subscribe to our Multifamily newsletters to receive timely research reports, product updates and more.

Listen in to the latest Multifamily podcast. Recent topics include macro economics, market fundamentals, Tribal land affordability, innovations, and other perspectives on the multifamily market.
Multifamily Team
Capital Markets Leadership Team

Robert Koontz
Senior Vice President
Multifamily Capital Markets
McLean, Virginia

Robert heads the Multifamily Capital Markets team, which includes loan pricing, structuring and securitization activities for all multifamily loan purchases. He is the senior relationship manager with securities investors, credit rating agencies and the broker/dealer community.

Michael Case
Vice President
Loan Pricing
McLean, VA

Michael oversees all multifamily loan pricing for the capital markets division related to both securitized products and the retained portfolio.

Jason Griest
Vice President
Securitization
McLean, VA

Jason leads the Multifamily Securitization Group which is responsible for innovative structures and efficiencies, the loan pipeline, and Multifamily credit risk transfer executions.

Ling Xu
Vice President
Investments & Portfolio Management
McLean, VA

Ling leads our market risk and capital strategy which includes the management of our Multifamily portfolio strategy, hedging and balance sheet. She also oversees our back-end Credit Risk Transfer (CRT) programs.

Luba Kim-Reynolds
Director
Investor Relations & ESG Initiatives
New York, New York

Luba leads Multifamily Capital Markets Investor Relations and ESG Initiatives team. Her team markets Freddie Mac’s multifamily securities platform, as well as various credit risk transfer products.
**Investor Relations Team**

For additional details, view the [Capital Markets Directory](#).

**Robert Koontz**  
Senior Vice President, Multifamily Capital Markets  
McLean, Virginia

**Luba Kim-Reynolds**  
Head of Multifamily Investor Relations & ESG Initiatives  
New York, New York

For additional information, please contact: MF_CM_InvestorRelations@freddiemac.com
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