



ML-Deal[®] Performance Data

As of July 2024



Performance Overview

Highlights of our ML-Deal® program

- 23 transactions
- \$6.655 billion in combined issuance
- 429 loans (original loan count)

Loan payoffs through July 2024

Five loans (0.15% of combined issuance, by loan balance) have paid off on or prior to maturity date

Performance remains strong. As of the July 2024 reporting date

- 100% of loans are current
- 0 loans are in special servicing
- 0 loans are real estate owned (REO)
- There have been no losses
- 24.89% of the outstanding loan population (by outstanding principal) is on the servicers' watchlist.*

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

ML-Deal 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
ML01	6/29/2017	\$324.45	\$292.83	0.8917	10.00%	11.08%	1.08%	23	22	22	2	8.70 %	3.92 %	0.00%	0.00%	\$ -	0.00 %	32.89%	0.00%
ML02	6/29/2017	\$20.57	\$11.48	0.5090	10.00%	17.92%	7.92%	3	2	2	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	77.08%	0.00%
ML03	11/28/2017	\$310.56	\$279.67	0.8895	10.00%	11.10%	1.10%	13	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	26.59%	0.00%
ML04	5/23/2018	\$276.28	\$253.96	0.9102	10.00%	10.88%	0.88%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	25.48%	0.00%
ML05	3/28/2019	\$295.73	\$274.47	0.9201	10.00%	10.78%	0.77%	21	20	20	1	4.76 %	1.31 %	0.00%	0.00%	\$ -	0.00 %	10.86%	0.00%
ML06	10/30/2019	\$302.47	\$284.31	0.9368	5.00%	5.32%	0.32%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	21.84%	0.00%
ML07	10/23/2020	\$392.39	\$375.14	0.9537	5.00%	5.23%	0.23%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	34.14%	0.00%
ML08	2/11/2021	\$386.04	\$369.90	0.9564	4.17%	4.35%	0.18%	22	22	22	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	55.32%	0.00%
ML09	3/30/2021	\$317.62	\$307.38	0.9661	5.00%	5.17%	0.17%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	34.03%	0.00%
ML10	6/24/2021	\$354.49	\$342.39	0.9631	7.50%	7.77%	0.26%	24	24	24	1	4.17 %	0.53 %	0.00%	0.00%	\$ -	0.00 %	30.58%	0.00%
ML11	7/29/2021	\$386.46	\$369.69	0.9531	7.50%	7.84%	0.34%	18	17	17	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	18.61%	0.00%
ML12	11/24/2021	\$316.41	\$308.56	0.9732	7.50%	7.69%	0.19%	19	19	19	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	20.23%	0.00%
ML13	11/29/2022	\$409.98	\$396.10	0.9624	10.00%	10.35%	0.35%	47	47	47	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	22.66%	0.00%
ML14	12/15/2022	\$285.77	\$282.99	0.9895	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	\$393.22	0.9898	7.50%	7.57%	0.07%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	36.33%	0.00%
ML16	6/22/2023	\$224.49	\$220.89	0.9821	10.00%	10.16%	0.16%	13	13	13	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	1.13%	0.00%
ML17	9/21/2023	\$242.71	\$241.56	0.9949	7.50%	7.54%	0.04%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	10.68%	0.00%

* ML02 consists of three taxable tails associated with tax-exempt loans in ML01
 ML-Deal Performance Data © Freddie Mac Multifamily

ML-Deal 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
ML18	10/31/2023	\$202.23	\$200.43	0.9901	10.00%	10.09%	0.09%	12	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.84%	0.00%
ML19	11/21/2023	\$250.13	\$248.04	0.9907	10.00%	10.08%	0.08%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	13.09%	0.00%
ML20	12/21/2023	\$217.96	\$217.23	0.9964	7.50%	7.53%	0.03%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	40.80%	0.00%
ML21	3/28/2024	\$242.37	\$242.17	0.9991	7.50%	7.51%	0.01%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	6.28%	0.00%
ML22	5/30/2024	\$253.17	\$252.92	0.9989	7.50%	7.51%	0.01%	12	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	12.83%	0.00%
ML23	6/20/2024	\$245.89	\$245.86	0.9999	7.50%	7.50%	0.00%	8	8	8	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
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Servicer Watchlist Loans

As of July 2024, there are 117 loans on the servicers' watchlist for a total of \$1.596 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	\$1,592,342,280	24.84%	116
Informational	\$3,202,009	0.005%	1
Total	\$1,595,544,289	24.89%	117

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk / Watchlist Criteria Category	Sum of UPB
Credit	\$1,592,342,280
Property Performance	\$1,513,905,379
Other	\$7,570,717
Property Condition	\$6,739,552
Casualty	\$67,328,640
Pending Maturity	\$0
Delinquent	\$0
Ground Lease	\$0

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10 Largest Loans on the Watchlist

Deal	Prospectus ID	Property Name	State	City	UPB	Most Recent DCR	Most Recent DSCR As Of Date	Most Recent Occup	Most Recent Occupancy As Of Date	Watchlist Reason	Credit / Informational
ML07	1	Summercrest Apartments	CA	NATIONAL CITY	\$ 62,264,802	1.56	12/31/2023	0.98	202406030	3C	Credit
ML03	1	Squire Village	CT	MANCHESTER	\$ 57,211,979	0.87	12/31/2023	0.94	202406030	1E 1F 3C	Credit
ML08	1	Branford Manor	CT	GROTON	\$ 49,943,451	0.95	12/31/2023	0.98	20231227	1G 6A	Credit
ML01	1	The Aspire	NJ	NEW BRUNSWICK	\$ 49,935,000	1.07	12/31/2023	0.95	20240331	1E	Credit
ML08	2	Monterey Pines	CA	RICHMOND	\$ 45,286,401	0.83	12/31/2023	0.95	20240331	1E	Credit
ML07	2	The Villas At Auburn	WA	AUBURN	\$ 41,384,423	0.77	12/31/2023	0.84	20240331	1E 1F	Credit
ML12	2	Carter Manor Apartments	OH	CLEVELAND	\$ 38,555,617	1.08	12/31/2023	0.97	20240530	1E	Credit
ML15	2	Rosemont At Mayfield Villas	TX	ARLINGTON	\$ 37,517,019	0.94	12/31/2023	0.99	20231231	1E 3B	Credit
ML11	3	Festival Field Apartments	RI	NEWPORT	\$ 37,387,975	0.93	12/31/2023	0.95	20240331	1E 1F	Credit
ML15	3	Manahan Village	NJ	MORRISTOWN	\$ 34,759,060	0.03	12/31/2023	0.89	20240329	1E 1F 1A	Credit

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

Multifamily Issuance Calendar

https://mf.freddiemac.com/docs/mf_issuance_calendar.pdf



Deal Name	Announcement Week of	Freddie Mac Program	Collateral Rate Type	Collateral Loan Term	Projected Issuance Size (\$ millions)	Prepayment via PFI (\$ millions)
ML-19	November 13, 2023	Tax-Exempt	Fixed	Various	275	N/A
K-161	November 13, 2023	Conventional	Fixed	10-year	1,237	725
K-610	November 13, 2023	Conventional	Fixed	5-year	651	N/A
Q-024	November 6, 2023	Third-Party	Floating	Various	150	N/A
SB-111	November 6, 2023	Small Balance	Various	Various	263	N/A
K-753	October 30, 2023	Conventional	Fixed	7-year	1,062	N/A
ML-18	October 23, 2023	Tax-Exempt	Fixed	Various	211	N/A
K-509	October 23, 2023	Conventional	Fixed	5-year	813	N/A
SB-110	October 16, 2023	Small Balance	Various	Various	251	N/A
K-180	October 16, 2023	Conventional	Fixed	10-year	1,268	800**
K-508	October 9, 2023	Conventional	Fixed	5-year	799	N/A
W-6107	October 6, 2023	When-Issued (A2 & A3 Classes)	Floating	10-year	725	N/A
ML-70	October 2, 2023	Tax-Exempt (Bonds)	Floating	17-year	114	N/A
K-615	October 2, 2023	Bonds	Fixed	10-year	426**	N/A

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

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