



ML-Deal[®] Performance Data

As of March 2024



Performance Overview

Highlights of our ML-Deal® program

- 21 transactions
- \$6.156 billion in combined issuance
- 409 loans (original loan count)

Loan payoffs through March 2024

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

Performance remains strong. As of the March 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
- 21.29% 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.

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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	\$294.38	0.8970	10.00%	11.02%	1.02%	23	22	22	2	8.70 %	4.05 %	0.00%	0.00%	\$ -	0.00 %	20.08%	0.00%
ML02	6/29/2017	\$20.57	\$11.92	0.5327	10.00%	17.26%	7.26%	3	2	2	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	77.79%	0.00%
ML03	11/28/2017	\$310.56	\$281.43	0.8958	10.00%	11.04%	1.03%	13	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	23.75%	0.00%
ML04	5/23/2018	\$276.28	\$255.41	0.9160	10.00%	10.82%	0.82%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	20.63%	0.00%
ML05	3/28/2019	\$295.73	\$275.96	0.9257	10.00%	10.72%	0.72%	21	20	20	1	4.76 %	1.31 %	0.00%	0.00%	\$ -	0.00 %	12.94%	0.00%
ML06	10/30/2019	\$302.47	\$285.83	0.9421	5.00%	5.29%	0.29%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	21.95%	0.00%
ML07	10/23/2020	\$392.39	\$376.98	0.9587	5.00%	5.20%	0.20%	23	23	23	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	20.19%	0.00%
ML08	2/11/2021	\$386.04	\$371.70	0.9612	4.17%	4.33%	0.16%	22	22	22	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	48.18%	0.00%
ML09	3/30/2021	\$317.62	\$308.62	0.9702	5.00%	5.15%	0.15%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	30.84%	0.00%
ML10	6/24/2021	\$354.49	\$343.90	0.9677	7.50%	7.73%	0.23%	24	24	24	1	4.17 %	0.53 %	0.00%	0.00%	\$ -	0.00 %	31.62%	0.00%
ML11	7/29/2021	\$386.46	\$371.37	0.9578	7.50%	7.80%	0.30%	18	17	17	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	22.49%	0.00%
ML12	11/24/2021	\$316.41	\$309.76	0.9773	7.50%	7.66%	0.16%	19	19	19	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	28.52%	0.00%
ML13	11/29/2022	\$409.98	\$398.96	0.9701	10.00%	10.28%	0.28%	47	47	47	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	22.72%	0.00%
ML14	12/15/2022	\$285.77	\$283.63	0.9919	7.50%	7.56%	0.06%	26	26	26	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	40.69%	0.00%
ML15	5/18/2023	\$396.98	\$394.31	0.9927	7.50%	7.55%	0.05%	20	20	20	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	41.05%	0.00%
ML16	6/22/2023	\$224.49	\$222.01	0.9877	10.00%	10.11%	0.11%	13	13	13	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	1.15%	0.00%
ML17	9/21/2023	\$242.71	\$242.09	0.9972	7.50%	7.52%	0.02%	14	14	14	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
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	\$201.26	0.9947	10.00%	10.05%	0.05%	12	12	12	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML19	11/21/2023	\$250.13	\$249.10	0.9954	10.00%	10.04%	0.04%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML20	12/21/2023	\$217.96	\$217.66	1.0000	7.50%	7.50%	0.00%	14	0	0	0	0.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%
ML21	12/22/2023	\$242.37	\$242.37	2.0000	7.50%	7.50%	0.00%	14	0	0	0	100.00 %	0.00 %	0.00%	0.00%	\$ -	0.00 %	0.00%	0.00%

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Servicer Watchlist Loans

As of March 2024, there are 98 loans on the servicers’ watchlist for a total of \$1.264 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	\$1,264,167,771	21.29%	98
Informational	\$0	0.0%	0
Total	\$1,264,167,771	21.29%	98

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk / Watchlist Criteria Category	Sum of UPB
Credit	\$1,264,167,771
Property Performance	\$1,226,125,087
Other	\$9,165,997
Property Condition	\$20,605,115
Casualty	\$8,271,570
Pending Maturity	\$0
Delinquent	\$0
Ground Lease	\$0

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10 Largest Loans on the Watchlist

Deal	Loan 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
ML03	932586082	Squire Village	CT	MANCHESTER	\$57,550,477.98	1.33	09/30/2023	0.98	20231017	3C	Credit
ML01	708267947	The Aspire	NJ	NEW BRUNSWICK	\$49,935,000.00	0.99	09/30/2023	0.92	20230930	1E	Credit
ML08	932481108	Monterey Pines	CA	RICHMOND	\$45,479,686.60	0.94	09/30/2023	0.97	20231102	1E	Credit
ML07	932472672	The Villas At Auburn	WA	AUBURN	\$41,589,642.18	0.81	09/30/2023	0.88	20231231	1E 1F	Credit
ML12	508313589	Carter Manor Apartments	OH	CLEVELAND	\$38,747,158.76	1.01	09/30/2023	0.98	20230930	1E	Credit
ML15	509409725	Rosemont At Mayfield Villas	TX	ARLINGTON	\$37,625,105.00	0.86	09/30/2023	0.95	20230930	1E 1F	Credit
ML11	499678486	Festival Field Apartments	RI	NEWPORT	\$37,602,793.55	0.79	09/30/2023	0.97	20230930	1E	Credit
ML14	499515617	Marina Heights Apartments	CA	PITTSBURG	\$32,250,180.27	1.05	09/30/2023	0.94	20230930	1E	Credit
ML14	502836040	Bren Road Station	MN	MINNETONKA	\$32,171,825.14	0.99	09/30/2023	0.86	20231231	1E	Credit
ML10	932583857	Harris Ridge Apartments	TX	AUSTIN	\$31,888,150.29	0.85	09/30/2023	0.90	20231102	1E 1F	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

Freddie Mac
MULTIFAMILY

Multifamily Certificates
Q4 2023 Announcement Calendar

Calendar Key
 ● Optional Announcement Week
 # U.S. Holiday

Deal Name	Announcement Week of	Freddie Mac Program	Collateral Rate Type	Collateral Loan Term	Projected Sequence Size (\$ millions)	Prepayment via RM (\$ 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-16	October 23, 2023	Tax-Exempt	Fixed	Various	211	N/A
K-026	October 23, 2023	Conventional	Fixed	5-year	813	N/A
SB-110	October 16, 2023	Small Balance	Various	Various	251	N/A
K-160	October 16, 2023	Conventional	Fixed	10-year	1,266	800**
K-056	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
W-75	October 2, 2023	Tax-Exempt (Bonds)	Floating	17-year	114	N/A
K-615	October 2, 2023	Seniors	Fixed	10-year	426**	N/A

** 20% guaranteed prepayment
 ** Represents the amount of prepayment expected to be received by the issuer, which may be reduced by market conditions. The amount of prepayment on the 20% guaranteed prepayment (Guaranteed) does not guarantee the timing of any cash flow from the offering or the amount of prepayment. The amount may be greater, less or equal to the amount of the offering. The amount of the offering may be greater, less or equal to the amount of the offering.
 For more information on Freddie Mac Multifamily securities, visit mfcm.com or email mf_cm_investorrelations@freddiemac.com

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

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