

FAQs for EU and UK Due Diligence and Risk Retention Requirements

1. Does Freddie Mac provide resources to support investors' compliance with the EU Securitisation Regulation or the UK Securitisation Framework?

Yes. Please refer to Freddie Mac's website for [EU and UK Investor Resources](#) for more information for applicable transaction(s).

2. Will Freddie Mac provide loan level disclosures in the ESMA prescribed template?

Yes. Starting in May 2026 (reflecting information for the first reporting period), Freddie Mac will provide loan level disclosures for the MSCR 2026-MN13 transaction and future transactions in the form of ESMA template Annex III (Underlying Exposures Information–Commercial Real Estate), which are available for download via the MSIA Data Download Site.

Starting in May 2026 (reflecting information for the first reporting period), Freddie Mac will provide security level disclosures for the MSCR 2026-MN13 transaction and future transactions in the form of ESMA template Annex XII (Investor Report – Non-ABCP Securitisation), which are available for download via the MSIA Data Download Site.

Please note that the disclosures in the form of ESMA templates are provided in addition to the disclosures Freddie Mac already provides (which will remain unchanged).

3. Why are some of the required fields not populated according to the ESMA template requirements?

The loan level disclosures and security level disclosures in the form of ESMA templates Annex III and Annex XII reflect the same data as contained in the loan level disclosures and payment date statements that Freddie Mac already provides. There are certain fields in the ESMA templates for which the data needed to complete them is either not available, not applicable to be disclosed today, or the disclosure of which Freddie Mac considers to implicate privacy concerns. In some instances, CRT relies on the Freddie Mac Multifamily Seller/Servicer Guide to provide origination and servicing standards instead of disclosing certain details on the loan level. A separate mapping and explanation document is provided to explain the data provided in the form of ESMA templates Annex III and Annex XII.

Freddie Mac will continue to review these requirements and will determine the viability of enhancing its existing disclosures according to the ESMA requirements.

4. Does Freddie Mac need to submit the required templates to a securitization repository?

No. Per Article 7(2) of the EU Securitisation Regulation, reporting to a securitisation repository is not required for securitisations where no prospectus is drawn up in compliance with Directive 2003/71/EC (the EU Prospectus Regulation). The UK Securitisation Framework contains a corresponding provision.

Freddie Mac provides the loan level and security level disclosures in the form of ESMA templates Annex III and Annex XII through its own website.

5. Does Freddie Mac represent that the information provided is sufficient to support compliance by EU and UK institutional investors with the due diligence requirements under the EU Securitisation Regulation or the UK Securitisation Framework?

Freddie Mac does not make any representation that any information provided, such as materials relevant to the EU Securitisation Regulation or the UK Securitisation Framework, loan level disclosures or security level disclosures, is sufficient for the purpose of permitting an EU or UK institutional investor to comply with the due diligence requirements applicable to such investor under the EU Securitisation Regulation or the UK Securitisation Framework, as applicable, or any other applicable legal, regulatory or other requirements in respect to an investment in the notes. Each EU or UK institutional investor should consult with its own legal, accounting, regulatory and other advisors and/or its national regulator to determine whether the information Freddie Mac provides is sufficient to satisfy all applicable requirements.

Furthermore, applicable regulations, including the EU or UK due diligence obligations, or the interpretation or application thereof, may change in the future, and such change may affect the regulatory position of EU or UK institutional investors, as applicable, in relation to MSCR securities. Freddie Mac will continue to review and assess developments as needed.
