Freddie Mac MULTIFAMILY

Q-Deal℠ Performance Data

As of August 31, 2026

Performance Overview

Highlights of our Q-Deal program through August 2026

- 40 transactions
- $13.19 billion in combined issuance
- 3,534 loans (original loan count)
- 1,817 loans (52.77% of combined issuance, by loan balance) have paid off

As of the August 2026 reporting date

- 98.93% of the outstanding UPB of Q-Deal loans are current
- 7 loans are in special servicing (representing 119 bps of outstanding principal)
- 0 loans are REO (representing 0 bps of outstanding principal)
- There have been $3.96 million in total realized losses (representing 3 bps of total issuance)
- 259 loans (23.19% of the outstanding loan population by outstanding principal) are on the servicers' watchlist.*

***Download the Q-Deal Performance Data Spreadsheet**

*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

Servicer Watchlist Loans

As of August 31, 2026, there are 259 loans on the servicers' watchlist for a total of $1.43 billion, or 23.19% of outstanding loan balance*

Based on 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	$1,407,620,545	98%	247
Informational	$23,489,469	2%	12
Total	$1,431,110,013	100%	259

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk/WL Criteria Category	Sum of UPB	# of Loans
Credit	**$1,407,620,545**	**247**
Property Performance	$876,740,367	193
Other	$355,383,352	21
Pending Maturity	$45,833,007	2
Casualty	$0	0
Property Condition	$60,826,756	29
Delinquent	$68,837,062	2

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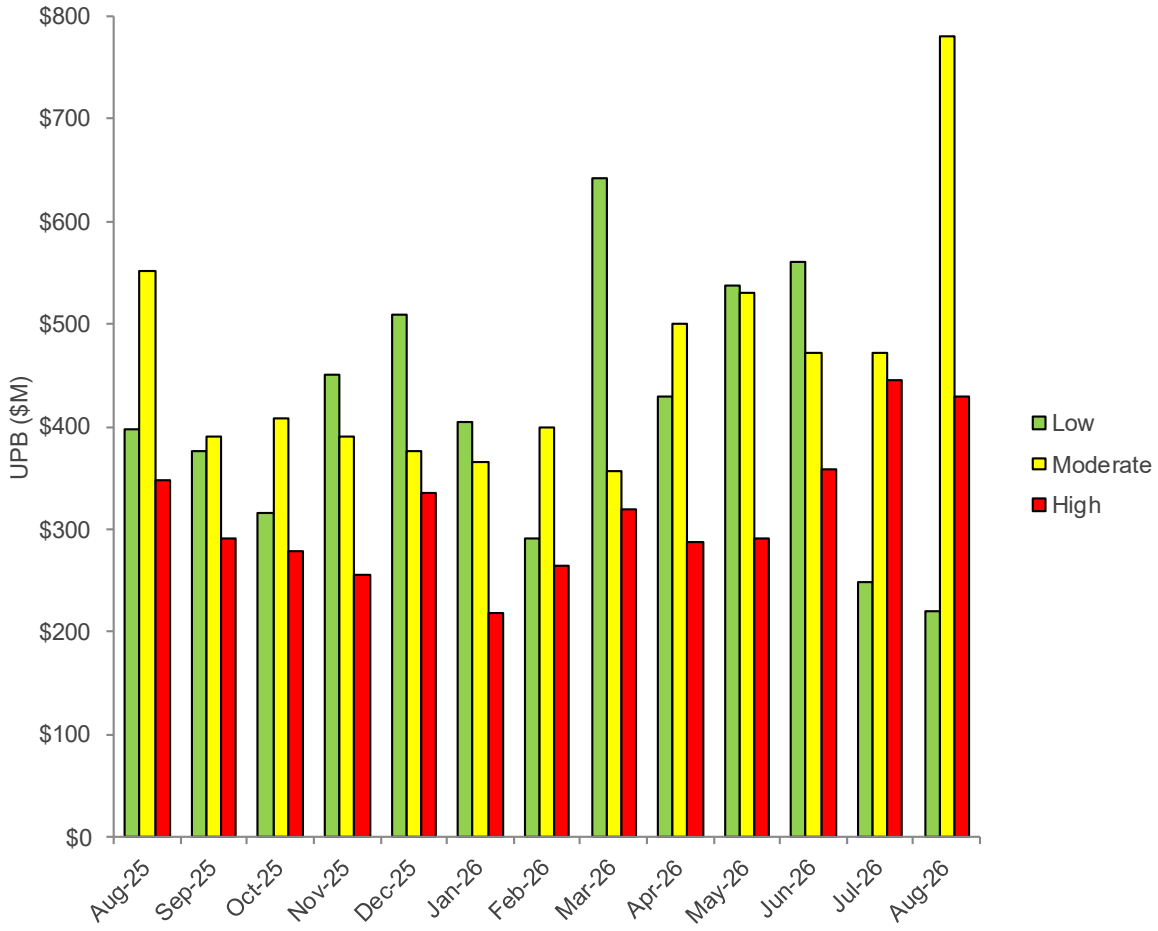
Servicer Watchlist Loans

Watchlist loans* are categorized as shown in the table below:

Risk	DCR	Occupancy	Property Condition
High	<=0.80	<=70%	Deteriorating property condition, significant deferred maintenance, and life safety
Moderate	>0.80 to <=1.00	>70% to <=80%	Deteriorating property condition
Low	>=1.00	>80%	Minor deferred maintenance, casualty, and repairs in process



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Additional Investor Resources

Multifamily Issuance Calendar
https://mf.freddiemac.com/docs/mf_issuance_calendar.pdf

Loan-level performance and reporting can be accessed in our Multifamily Securities Access tool

Historical information on certain Multifamily whole loans and securitized loans is available in the Multifamily Loan Performance Database

Q-Deal Program Handout
https://mf.freddiemac.com/docs/q-deal-handout.pdf

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

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