



Q-DealSM Performance Data

As of April 2023



Performance Overview

Highlights of our Q-Deal program through April 2023

- 21 transactions
- \$7.60 billion in combined issuance
- 2,359 loans (original loan count)

Loan payoffs through April 2023

1,356 loans (52.86% of combined issuance, by loan balance) have paid off on or prior to maturity date

Performance remains strong. As of the April reporting date

- 99.91% of loans are current
- 5 loans are in special servicing (representing <1 bp of outstanding principal)
- 0 loans are real estate owned (REO)
- There have been no realized losses
- 16.81% 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

Q-Deal Issuances

Q-Deal	Settlement Date	Original Balance (millions)	Current Balance (Millions)	Factor	Original	Current	Change	Original Loan Count	Prior Month Loan Count	Active Loan Count	# of Suppal Loans	% with Supp Loans by Loan Count	% of Supp UPB to Current Deal	Cum Deal Loss	% DQ= 60+/F/REO	Active Appraisal Reduction in Millions	% Specially Serviced/REO	% on Watchlist	% Fully Defeased
Q001	11/20/2014	\$215.22	\$179.25	0.8101	12.00%	14.41%	2.41%	124	117	117	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	8.75%	0.00%
Q002	7/30/2015	\$106.52	\$88.69	0.8180	8.00%	9.61%	1.61%	60	59	59	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	18.05%	0.00%
Q003	12/23/2016	\$509.01	\$53.57	0.1052	0.00%	0.00%	0.00%	321	47	47	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	16.85%	0.00%
Q004	9/27/2017	\$626.06	\$67.24	0.1074	0.00%	0.00%	0.00%	372	64	63	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	5.27%	0.00%
Q005	11/20/2017	\$150.71	\$115.61	0.7260	15.00%	19.55%	4.55%	86	78	78	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	1.40 %	10.03%	0.00%
Q006	12/18/2017	\$280.19	\$80.09	0.2858	0.00%	0.00%	0.00%	112	55	55	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	1.59 %	50.52%	0.00%
Q007	9/27/2018	\$622.35	\$102.40	0.1645	0.00%	0.00%	0.00%	216	41	41	0	0.00 %	0.00 %	0.00%	3.15 %	\$ -	3.15 %	18.05%	0.00%
Q008	12/11/2018	\$251.93	\$33.04	0.1312	0.00%	0.00%	0.00%	159	27	25	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	41.40%	0.00%
Q009	7/19/2019	\$562.92	\$0.00	0.0000	20.00%	0.00%	-20.00%	22	0	0	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q010	8/1/2019	\$573.34	\$95.27	0.1662	0.00%	0.00%	0.00%	168	38	37	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	1.68 %	14.16%	0.00%
Q011	9/26/2019	\$548.70	\$136.79	0.2493	0.00%	0.00%	0.00%	189	58	57	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	42.61%	0.00%
Q012	8/28/2020	\$332.73	\$282.46	0.8489	0.00%	0.00%	0.00%	114	103	103	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	14.18%	0.00%
Q013	9/29/2020	\$553.15	\$320.41	0.5793	0.00%	0.00%	0.00%	172	97	93	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	15.46%	0.00%
Q014	11/24/2020	\$189.53	\$179.49	0.9470	0.00%	0.00%	0.00%	76	75	75	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	9.61%	0.00%
Q015	5/7/2021	\$262.08	\$67.21	0.2506	20.00%	21.81%	1.81%	15	6	5	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	43.97%	0.00%
Q016	9/30/2021	\$419.39	\$405.83	0.9677	0.00%	0.00%	0.00%	93	88	88	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	17.36%	0.00%
Q017	5/5/2022	\$213.97	\$213.97	1.0000	0.00%	0.00%	0.00%	14	14	14	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q018	10/20/2022	\$424.13	\$394.63	0.9304	20.00%	20.00%	0.00%	11	10	10	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	0.00%	0.00%
Q019	11/3/2022	\$284.19	\$284.19	1.0000	15.00%	15.00%	0.00%	16	16	16	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	17.99%	0.00%
Q020	11/18/2022	\$153.04	\$153.04	1.0000	25.00%	25.00%	0.00%	8	8	8	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	25.49%	0.00%
Q021	12/15/2022	\$315.84	\$315.84	1.0000	25.00%	25.00%	0.00%	11	11	11	0	0.00 %	0.00 %	0.00%	0.00 %	\$ -	0.00 %	32.56%	0.00%

Servicer Watchlist Loans

As of April 2023, there are 187 loans on the servicers' watchlist for a total of ~ \$600 million

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	\$533,881,362	14.96%	157
Informational	\$66,194,439	1.85%	30
Total	\$600,075,801	16.81%	187

Breakdown of Watchlist Criteria by Category for loans designated as Credit

Default Risk / Watchlist Criteria Category	Sum of UPB
Informational	\$66,194,439
Credit	\$533,881,362
Property Performance	\$530,527,303
Other	\$2,965,289
Property Condition	\$64,645,946
Casualty	\$0
Pending Maturity	\$1,937,264
Delinquent	\$0
Ground Lease	\$0

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Delinquent and Specially Serviced Loans

Deal	Prospectus #	FM Loan #	Property Name	State	MSA (City)	Property Type	UPB	Loan Status	UW DCR	Most Recent DCR	As of	Most Recent Occup	As of	Transfer Date
007	53	505041472	2409 College Avenue	CA	Berkeley	Multifamily	\$3,220,735	90+ Days / Foreclosure	1.29	0.75	9/30/2020	76%	9/30/2020	12/7/2020

Current and Specially Serviced

Q-Deal	Prospectus #	FM Loan #	Property Name	State	MSA (City)	Property Type	UPB	Loan Status	UW DCR	Most Recent	As of	Most Recent Occup	As of	Transfer Date
2017-Q-006	84	505038455	324 East 14th Street	NY	New York	Multifamily	\$1,272,862	Current	2.75	1.99	12/31/2020	100%	12/31/2020	10/21/2022
2019-Q010	131	499646002	5073 Huntington Drive North	CA	Los Angeles	Multifamily	\$1,601,762	Current	1.29	1.13	12/31/2020	100%	12/31/2020	5/10/2022
2017-Q005	38	505036452	New Genesis Apartments	CA	Los Angeles	Multifamily	\$1,138,822	Current	1.22	0.68	9/30/2022	79%	9/30/2022	3/30/2023
2017-Q005	75	499323882	New Pershing Apartments	CA	Los Angeles	Multifamily	\$477,175	Current	1.57	0.26	9/30/2022	88%	9/30/2022	3/30/2023

Losses to Trust

Q-Deal	Property Name	State	MSA (City)	UPB at Disposition	Reason for Transfer to SS	Date of Transfer to SS	Workout Resolution	Date Resolved	Realized Loss	Loss Severity	Loss to Trust
Q-007	16914 Sonoma Highway	CA	Sonoma	\$2,441,005	Bankruptcy Filing	9/24/2020	Disposition / Liquidation	12/15/2021	\$0	N/A	0.0%
Q-011	1222 Irwin Street	CA	San Rafael	\$1,849,288	Bankruptcy Filing	9/23/2020	Disposition / Liquidation	12/15/2021	\$0	N/A	0.0%
Q-011	355 Boyles Boulevard	CA	Sonoma	\$1,516,699	Bankruptcy Filing	9/23/2020	Disposition / Liquidation	12/15/2021	\$0	N/A	0.0%

** The above 3 loans received additional funds in the April reporting period and there are no remaining losses to the trust

Corrected Loans

Q-Deal	Psp ID	Freddie Mac Loan	Property Name	State	MSA (City)	Current Loan Status	UPB at Transfer to SS	Date of Transfer to SS	Workout Resolution	Date Resolved
Q-003	24	504202138	1829 Tamarind Avenue	CA	Los Angeles	Paid Off	\$2,563,914	11/21/2021	Paid Off	12/30/2022

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

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K-Deals	SB-Deals	ML-Deals
Multi PCs	MSCR-Deals	MCIP-Deals
Q-Deals	RR-Deals	P-Deals
WI-Deals		

Investor Resources

Multifamily Issuance Calendar

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

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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