

Supplemental Loan (K-J Deal) Program

Our supplemental loan program gives borrowers access to additional capital at a cost lower than refinancing. The strong performance of our securities is a result of our disciplined credit approach, high-quality borrowers and industry-leading Servicing Standard. The addition of the supplemental loan securitization (K-J Deal) product was formally announced in 2015.

Securitization Program Strengths

Strong Credit
Diversification
Transparency
Freddie Mac Guarantee
Best-in-Class Servicing Standard
Strong Performance

Supplemental Loan Highlights

Call protection

LTV and DSCR ratios are the same as our conventional K-Deals

All loans are required to be re-underwritten based on current performance and new appraisal

No balloon payment before the maturity of the existing mortgages

Total Issuance as of March 31, 2025
\$15.0 Billion

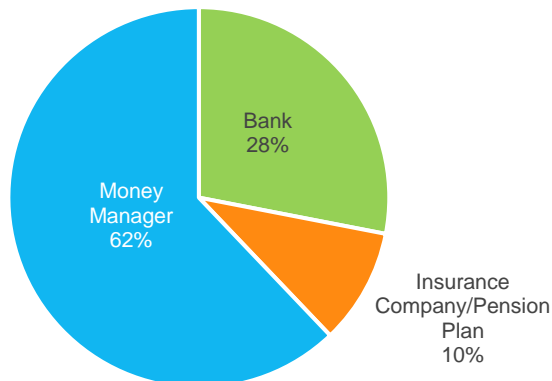
2024 Total Issuance
\$1.0 Billion

8.5% of active K-Deals® by loan count have active add-on supplemental loans (as of March 31, 2025)

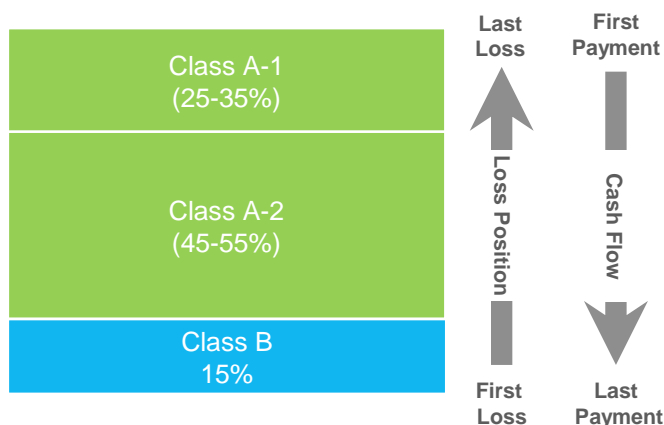
Execution Volume and Deal Count (\$ Billions)



Historical Investor Breakdown by Total Proceeds Invested¹



Sample K-J Deal Subordination Structure – Pro Rata Pay



- Senior classes are not rated but are backed by the Freddie Mac Guarantee
- Principal collected is distributed pro rata, unless a Waterfall Trigger Event has occurred and is continuing
- A “Waterfall Trigger Event” occurs when (i) the number of non-specially serviced loans remaining in the pool falls below the designated threshold as defined in the securitization documents or (ii) the total outstanding principal balance of the non-specially serviced loans is less than a pre-determined percentage of the initial total pool balance
- Master Serviced by Freddie Mac

¹ Data reflects senior bond allocation for all deals issued since the inception of the program. Data as of 3/31/2025

General Underlying Loan Characteristics

Eligible Loans	<ul style="list-style-type: none"> All existing mortgages encumbering the property must be in good standing with satisfactory payment history All supplemental loans are generally coterminous with the first mortgage; and at least 12 months must elapse since the origination of the first mortgage or the closing of the most recent supplemental loan The first mortgage and all subsequent supplemental loans must have three years or more remaining in the initial term
Eligible Programs	<ul style="list-style-type: none"> Conventional, Targeted Affordable Housing, Seniors Housing and Conventional Structured transactions
Loan Term	<ul style="list-style-type: none"> Supplemental loan must not require a balloon payment before the maturity of the existing mortgages
Prepayment Protection	<ul style="list-style-type: none"> Structured as yield maintenance loans
Debt-Service Coverage Ratio (DSCR) and Loan-to-Value Ratio (LTV)	<ul style="list-style-type: none"> All DSCRs and LTVs for supplemental loans are calculated based on the sum of the UPBs of the current senior mortgage and any junior mortgages encumbering the property, and the proposed supplemental loan The combined DSCR and LTV cannot exceed the senior lien mortgage credit parameters at origination
Cross Collateralization	<ul style="list-style-type: none"> Every supplemental loan must be cross-collateralized and cross-defaulted with each senior mortgage on the same property

LTV Ratios and Amortizing DSCRs

Supplemental Loan Base Maximum LTV and Minimum DSCR	Fixed-Rate LTV/DSCR and Floating-Rate LTV/DSCR (DSCR at comparable fixed-note rate)		
	Amortizing	Partial-Term Interest Only	Full-Term Interest Only
≥ 3-Year and < 5-Year Term	75% / 1.35x	75% / 1.35x	65% / 1.45x
≥ 5-Year and < 7-Year Term	75% / 1.25x	75% / 1.25x	65% / 1.35x
≥ 7-Year Term	80% / 1.25x	80% / 1.25x	70% / 1.35x

Additional Resources

K-Deal Investor Presentation: https://mf.freddiemac.com/docs/kdeal_investor_presentation.pdf

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

K-Deal Performance Data Presentation: https://mf.freddiemac.com/docs/k_deal_performance_presentation.pdf

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

All corporate financial information as of March 31, 2025, unless otherwise indicated. This product overview is not an offer to sell or a solicitation of an offer to buy any Freddie Mac securities. Offers for any given security are made only through applicable offering circulars and related supplements, which incorporate Freddie Mac's Annual Report on Form 10-K and certain other reports filed with the Securities and Exchange Commission. This document contains information related to, or referenced in the offering documentation for, certain Freddie Mac mortgage securities. This information is provided for your general information only and is current only as of its date. The examples set forth above are for illustrative purposes only. Opinions contained in this document are those of Freddie Mac currently and are subject to change without notice. The information does not constitute a sufficient basis for deciding with respect to the purchase and sale of any security and is directed only at, and is intended for distribution to and use by, qualified persons or entities in jurisdictions where such distribution and use is permitted and would not be contrary to law or regulation. All information regarding or relating to Freddie Mac securities is qualified in its entirety by the relevant offering circular and any related supplements. You must review the relevant offering circular and any related supplements before deciding with respect to the purchase or sale of any security. In addition, before purchasing any security, please consult your legal and financial advisors for information about and analysis of the security, its risks, and its suitability as an investment in your particular circumstances. Please visit mf.freddiemac.com for more information. The multifamily investors section of the company's website at mf.freddiemac.com/investors will also be updated, from time to time, with any information on material developments or other events that may be important to investors, and we encourage investors to access this website on a regular basis for such updated information.