

Third Quarter 2022 Financial Results Supplement

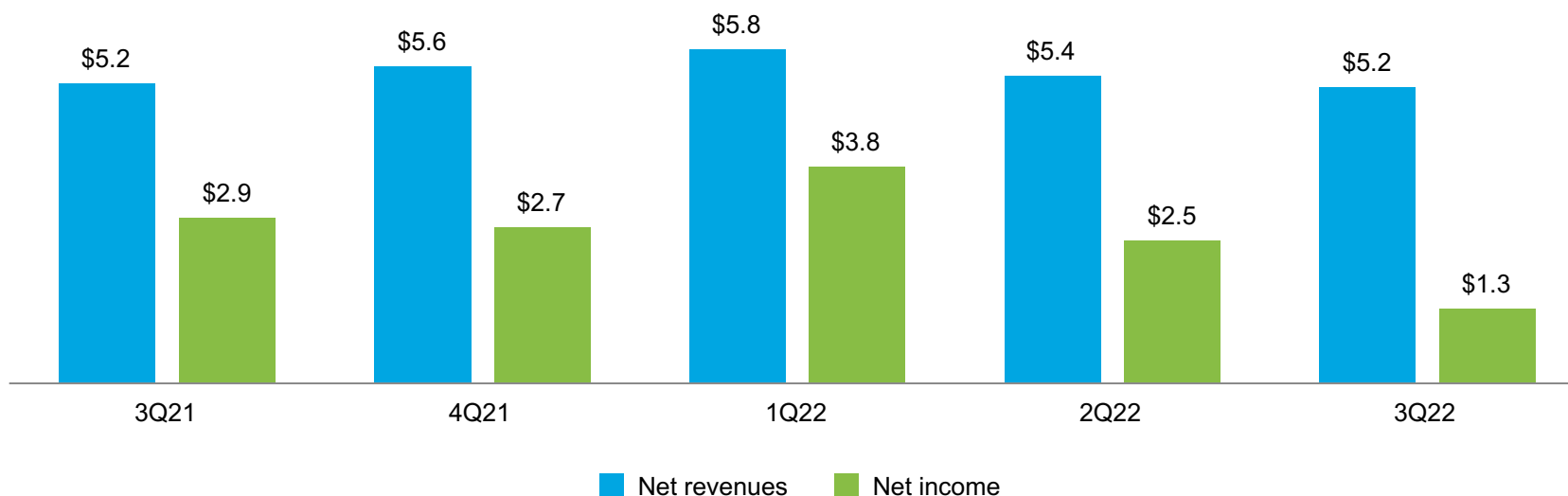
November 8, 2022





Net revenues and net income

\$ Billions



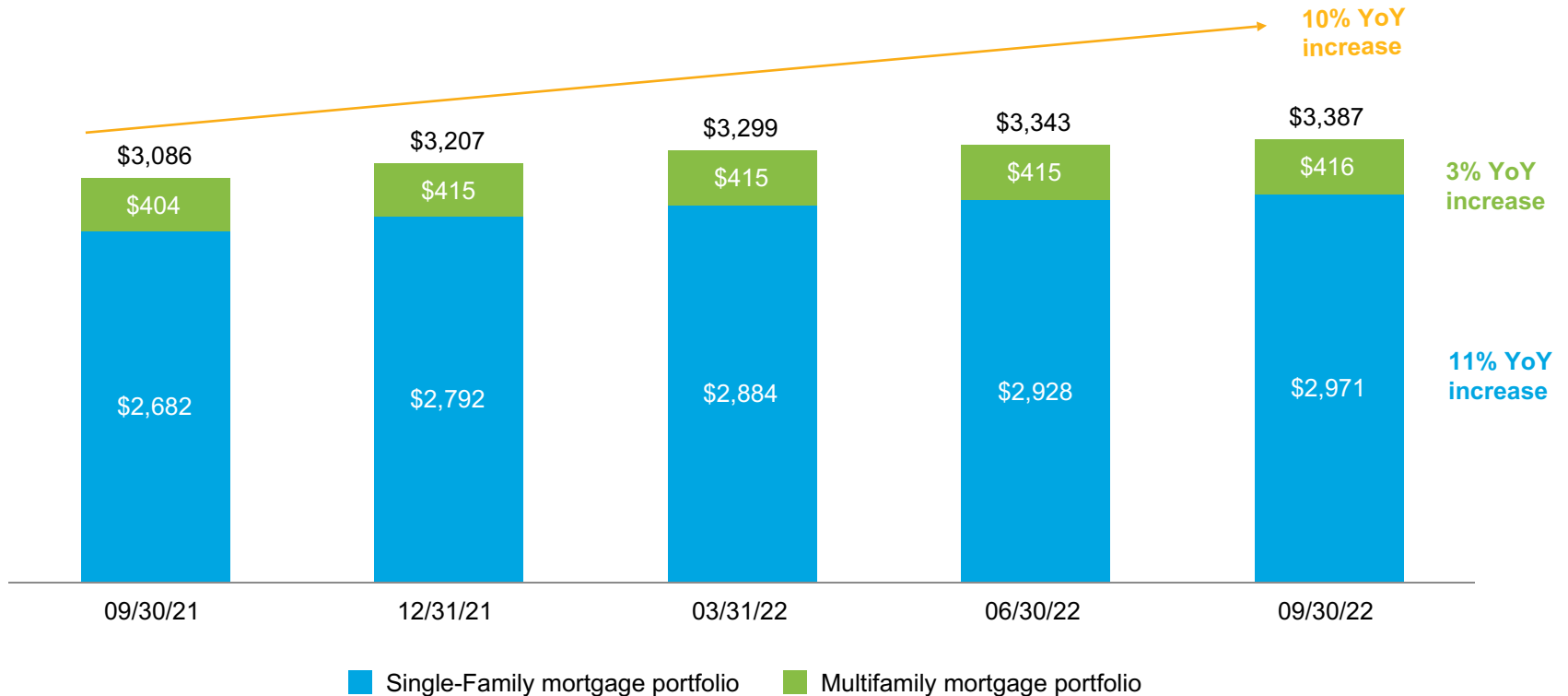
- **Net income** of \$1.3 billion for the third quarter of 2022, a decrease of 55% year-over-year, primarily driven by a credit reserve build in Single-Family.
- **Net revenues** of \$5.2 billion for the third quarter of 2022, a decrease of 1% year-over-year, as higher net interest income in Single-Family was offset by a decline in non-interest income in Multifamily.

Mortgage Portfolio Balances



Mortgage portfolio¹

UPB in \$ Billions

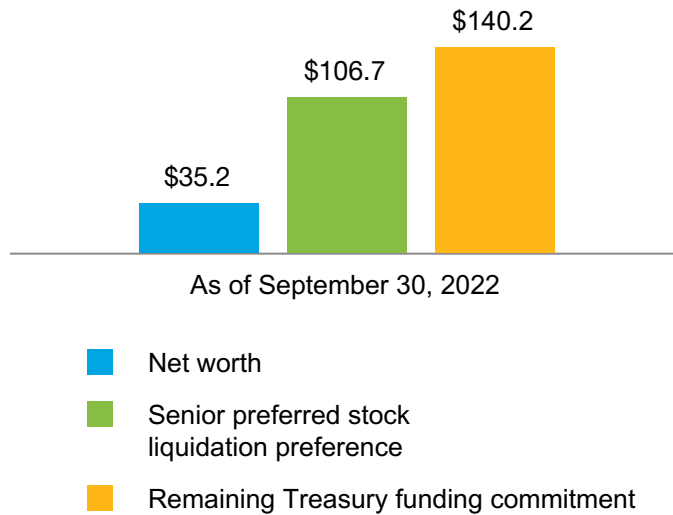


- **Total mortgage portfolio** increased 10% year-over-year to \$3.4 trillion, driven by an 11% increase in the Single-Family mortgage portfolio and a 3% increase in the Multifamily mortgage portfolio.



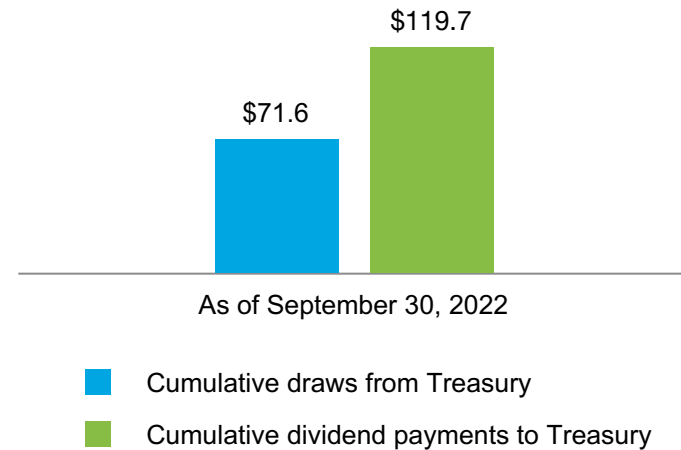
Net worth, liquidation preference², and Treasury funding commitment

\$ Billions



Draws and dividend payments

\$ Billions

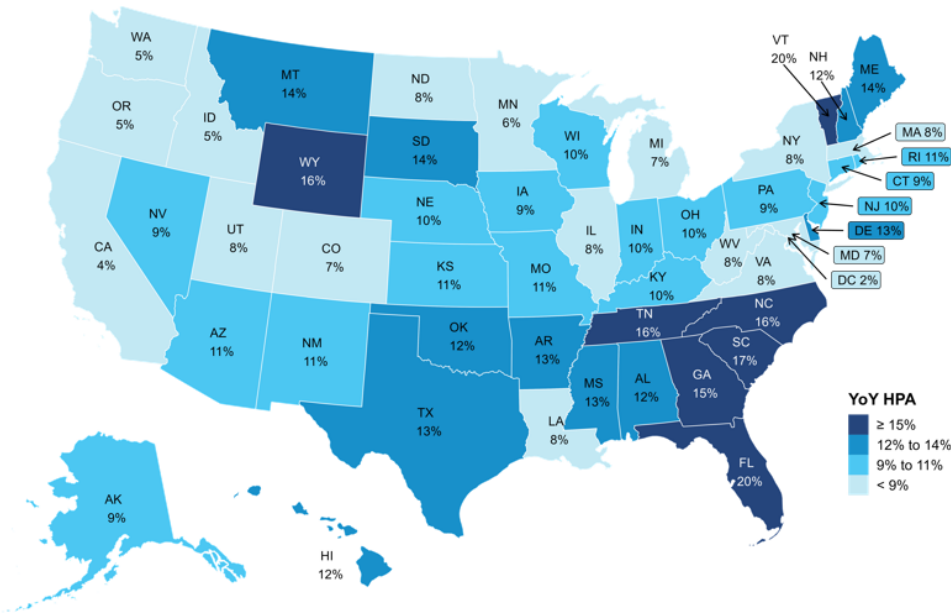


Pursuant to the Purchase Agreement, Freddie Mac will not be required to pay a dividend to Treasury until it has built sufficient capital to meet the capital requirements and buffers set forth in the Enterprise Regulatory Capital Framework (ERCF).

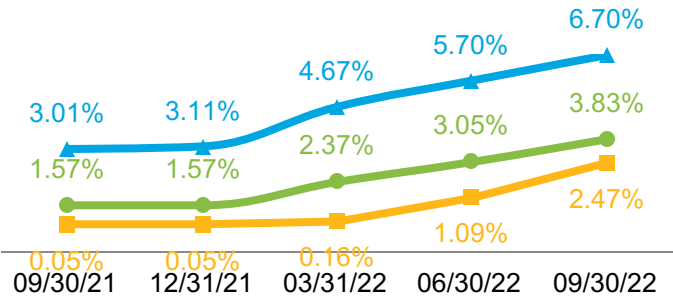
Key Economic Indicators



National home prices increased by an average of 8.9% over the past year



Quarterly ending interest rates



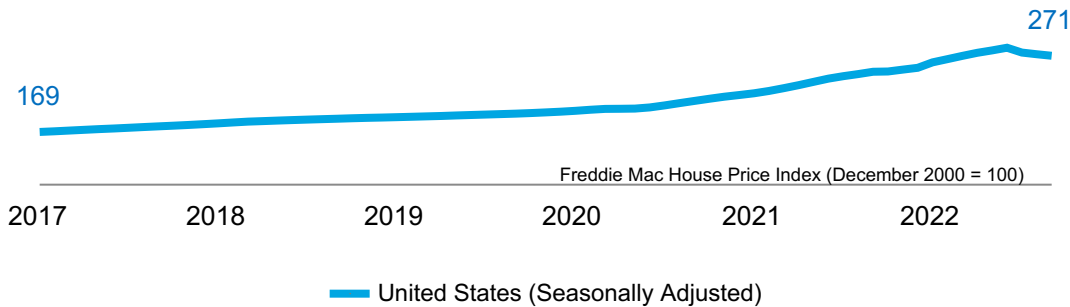
30-year mortgage rate, based on Primary Mortgage Market Survey (PMMS)

10-year LIBOR

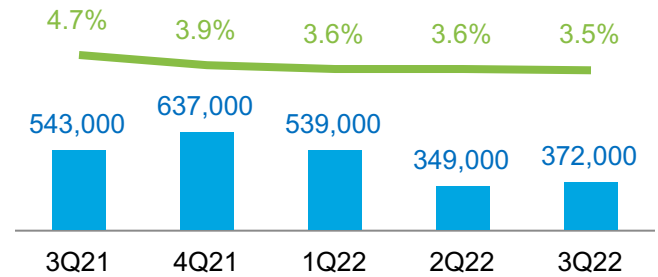
SOFR

SOFR interest rates are 30-day average rates.

National home prices since 2017



Unemployment rate and job creation



Average monthly net new jobs (non-farm)

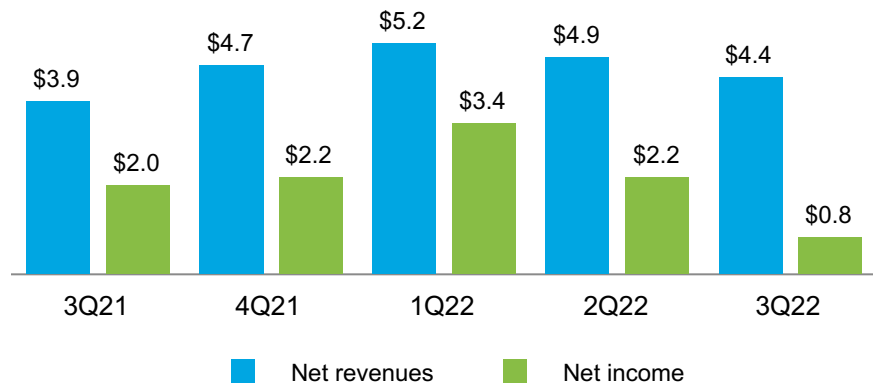
National unemployment rate (as of the last month in each quarter)

Single-Family Financial Highlights and Key Metrics



Net revenues and net income

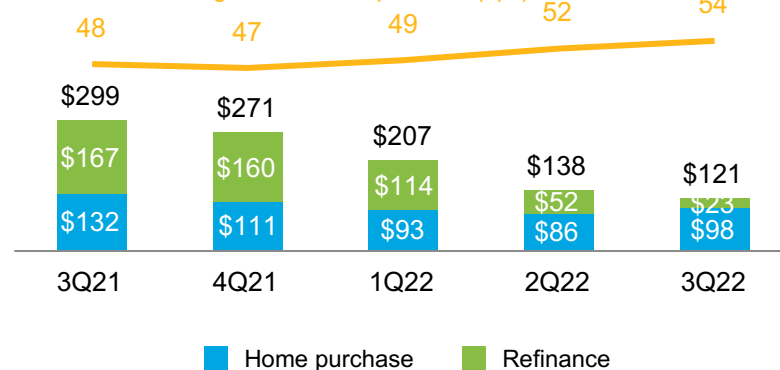
\$ Billions



New business activity

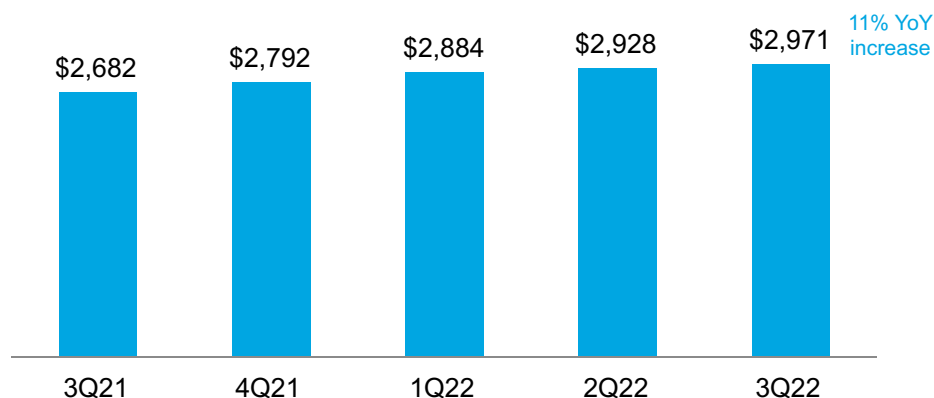
UPB in \$ Billions

Guarantee fees charged on new acquisitions (bps)³

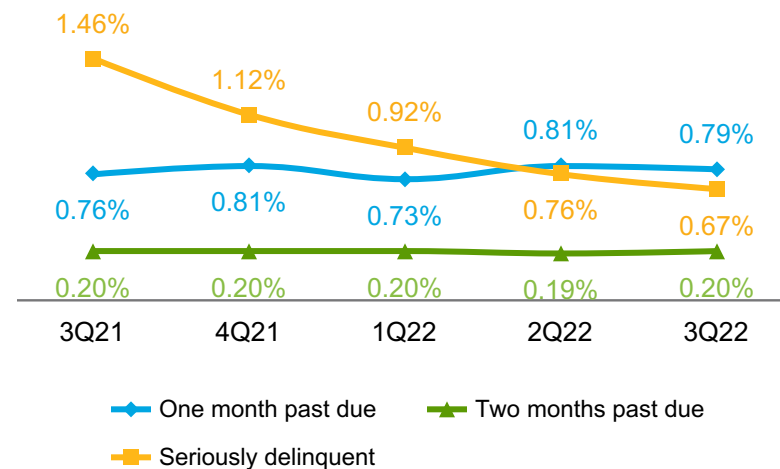


Mortgage portfolio

UPB in \$ Billions



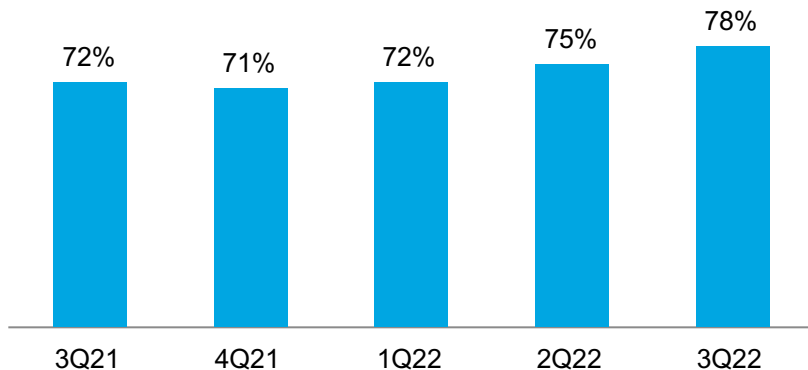
Delinquency rates



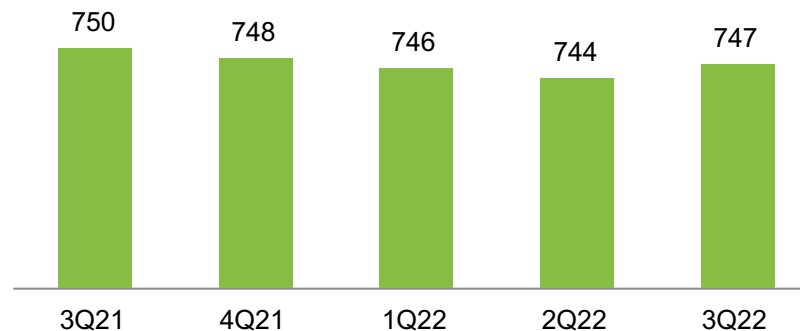
Single-Family Loan Purchase Credit Characteristics



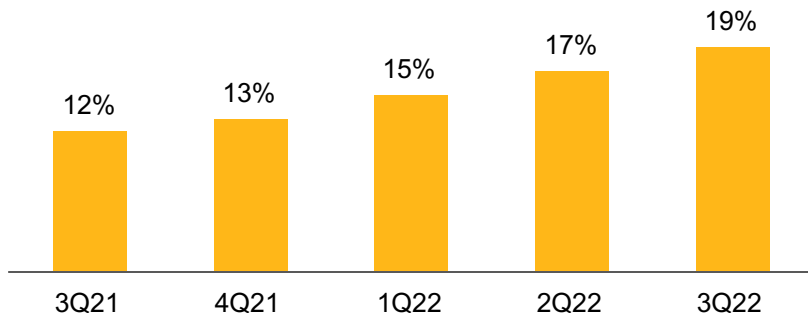
Weighted average original loan-to-value ratio (OLTV)



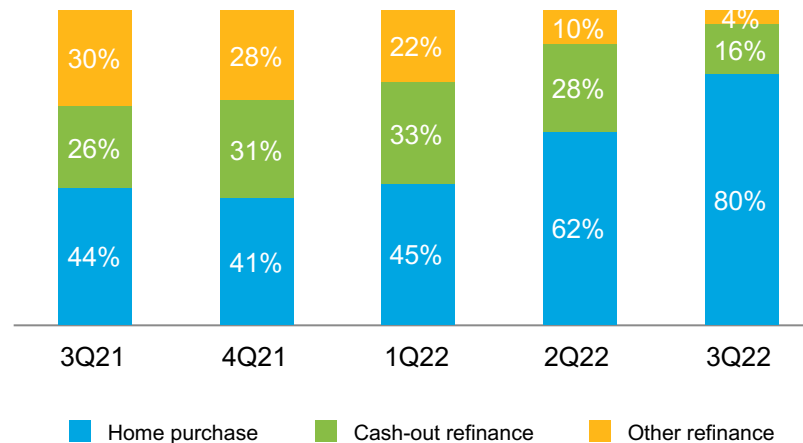
Weighted average original credit score



New business activity with debt-to-income ratio > 45%



Loan purpose

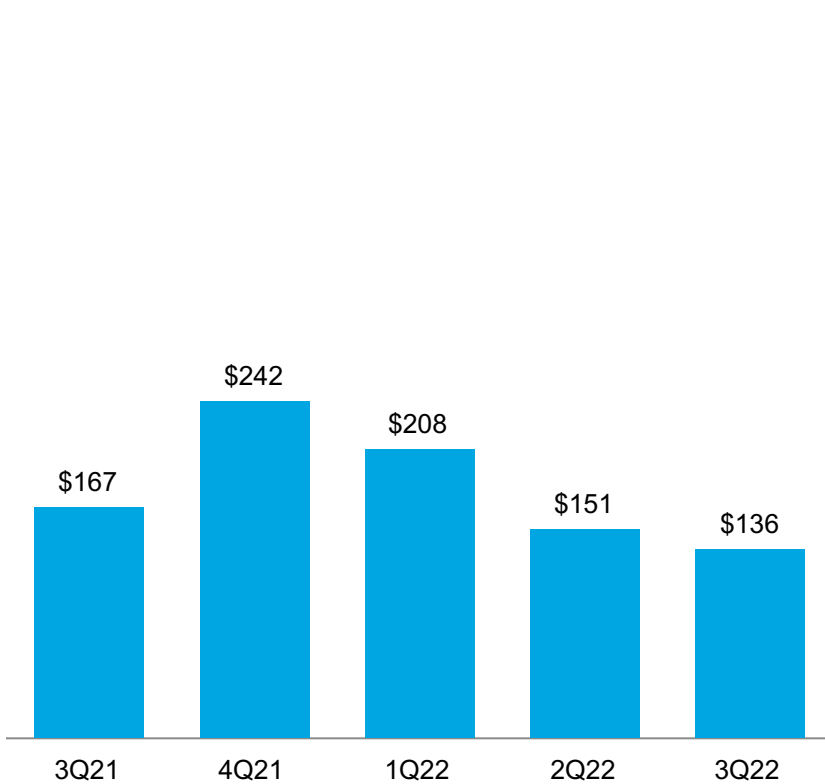


Single-Family Credit Risk Transfer



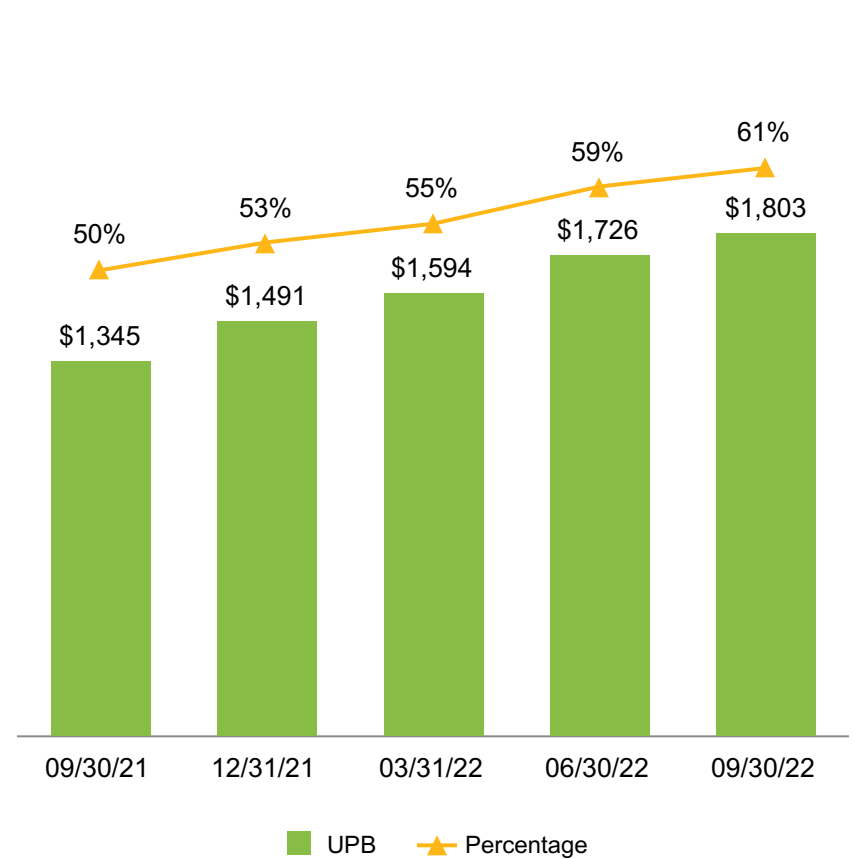
UPB covered by new CRT issuance

\$ Billions



Mortgage portfolio with credit enhancement

UPB in \$ Billions



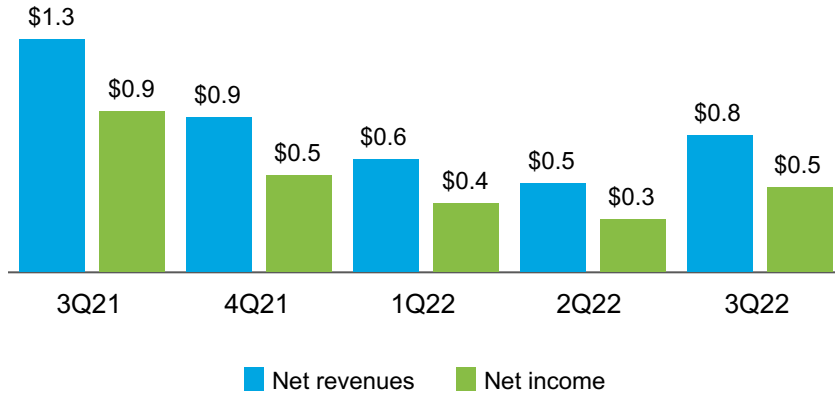
Multifamily

Financial Highlights and Key Metrics



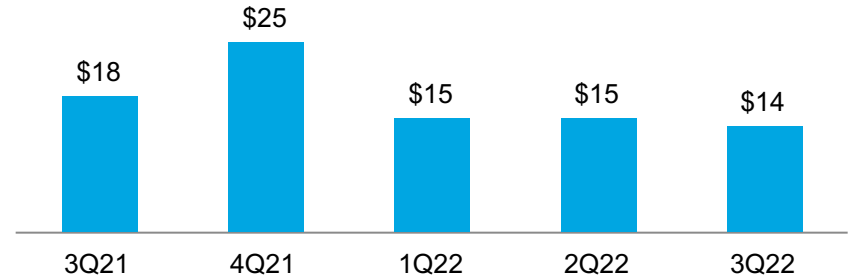
Net revenues and net income

\$ Billions



New business activity

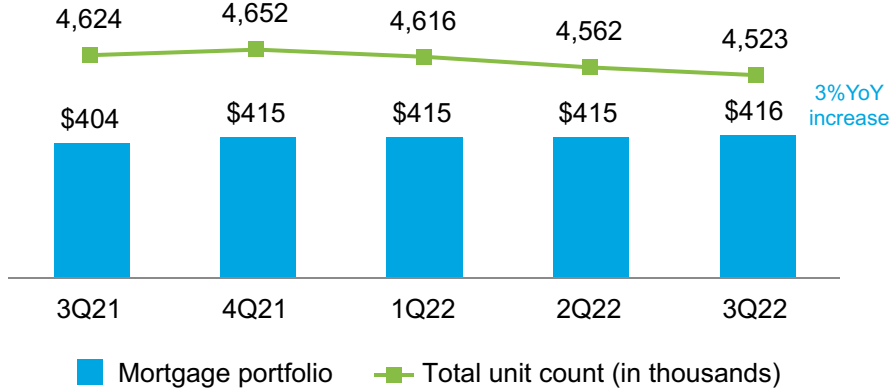
\$ Billions



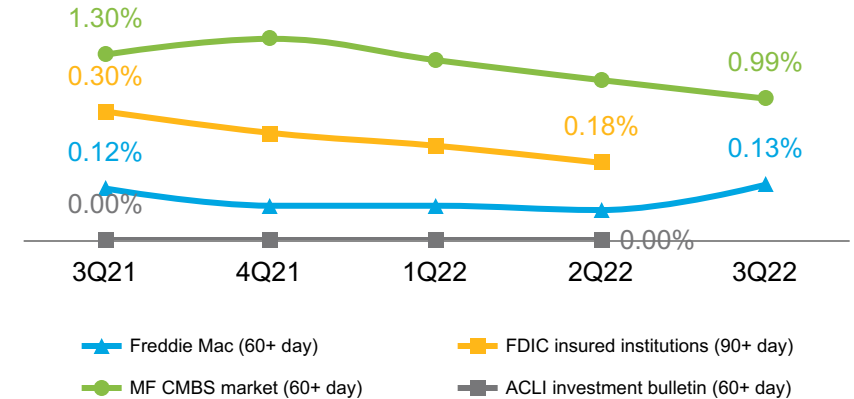
New business activity subject to the FHFA loan purchase cap of \$70 billion for 2021 and \$78 billion for 2022.

Mortgage portfolio

UPB in \$ Billions



Multifamily market and Freddie Mac delinquency rates



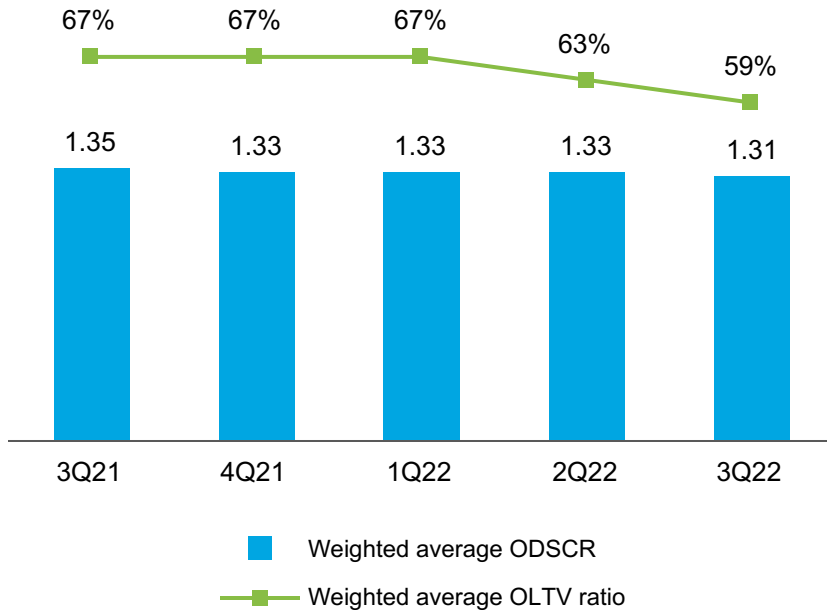
The delinquency rates for FDIC insured institutions and ACLI investment bulletin are as of June 30, 2022 (latest available information).

Multifamily

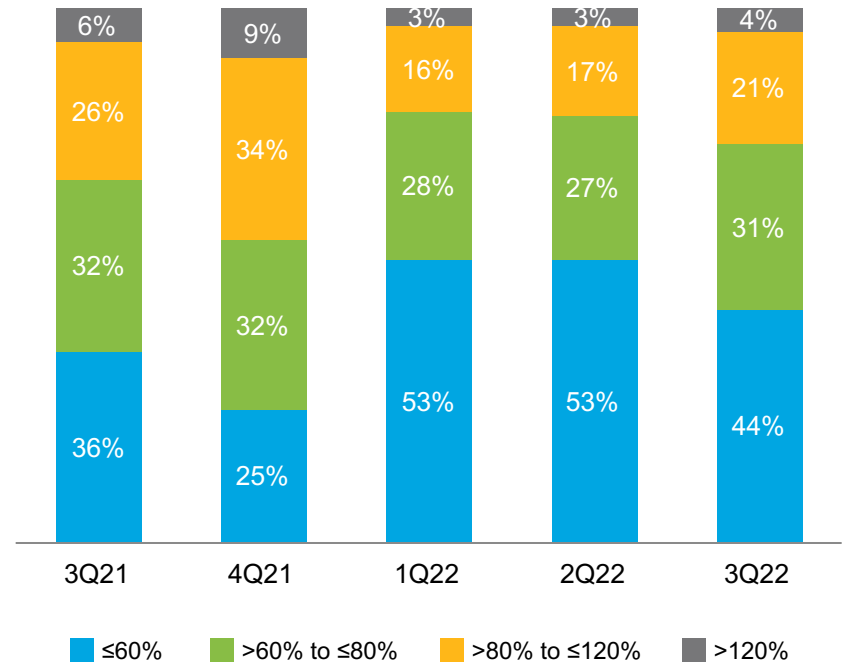
New Business Characteristics



Weighted average original debt service coverage ratio (ODSCR) and weighted average OLTV ratio



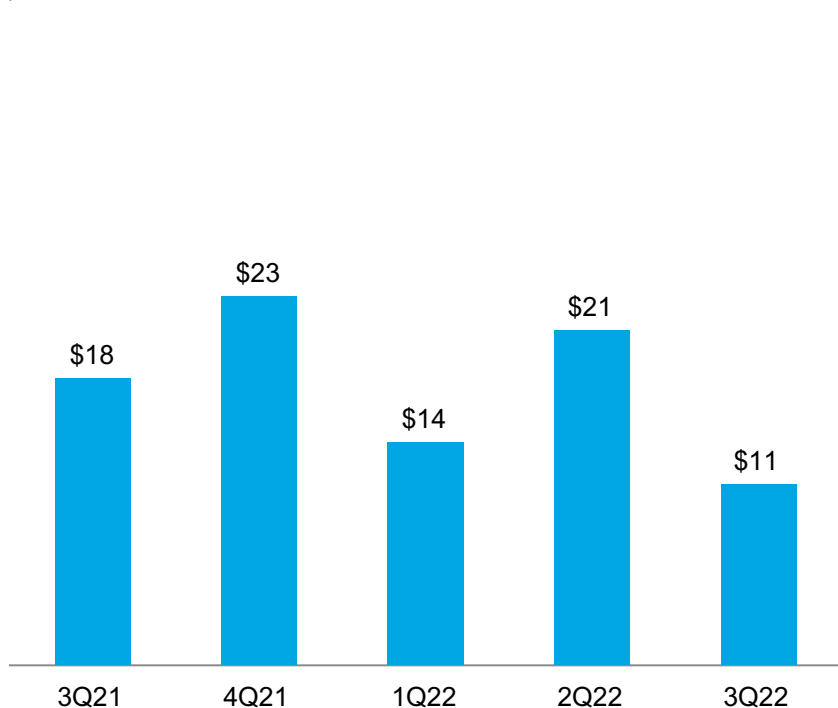
Acquisitions of units by area median income (AMI) (% of eligible units acquired)



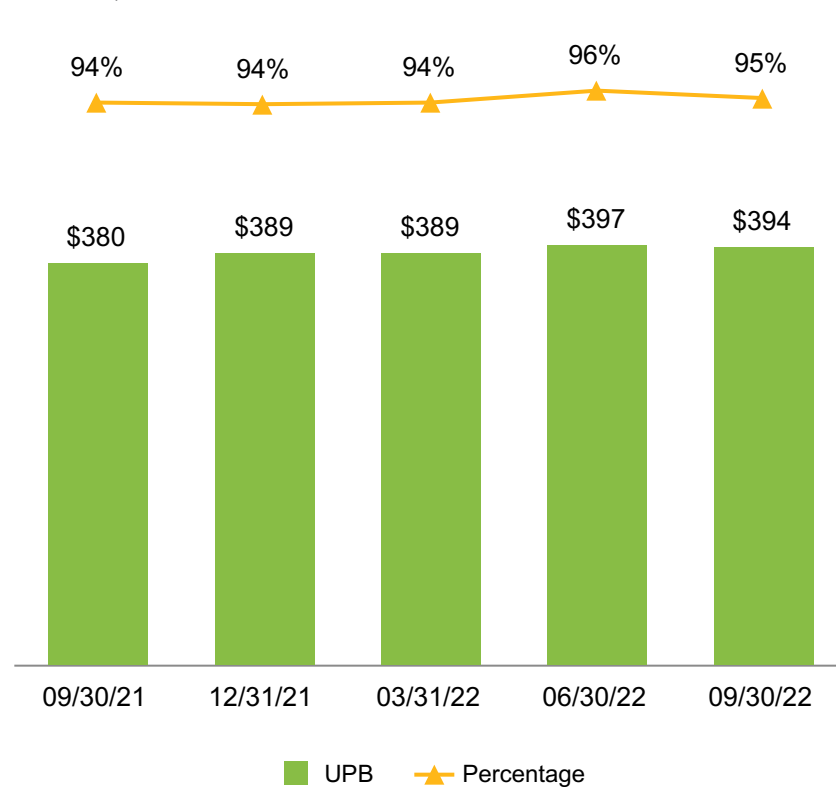
Multifamily Credit Risk Transfer



UPB covered by new CRT issuance
\$ Billions



Mortgage portfolio with credit enhancement
UPB in \$ Billions

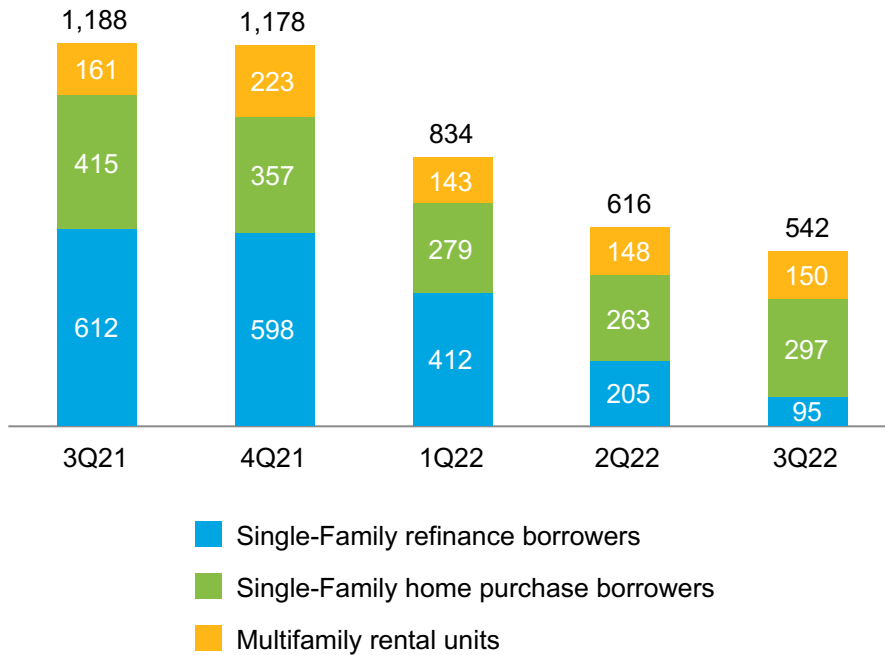


Housing Market Support



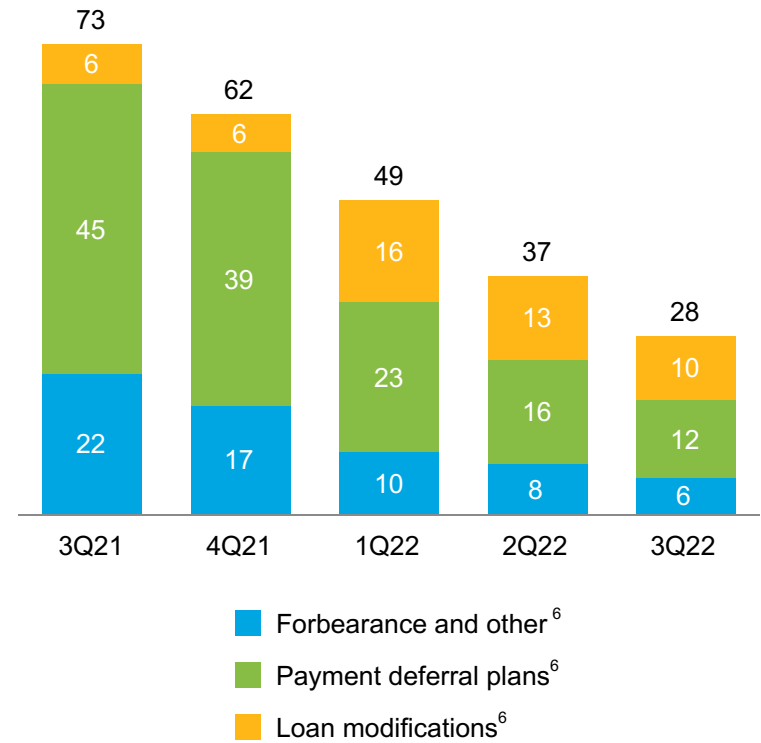
Number of families Freddie Mac helped to own or rent a home⁴

In Thousands



Number of Single-Family loan workouts⁵

In Thousands



First quarter and second quarter 2022 Multifamily rental units revised to reflect updated information.

Other includes repayment plans and foreclosure alternatives.



- 1 Based on unpaid principal balances (UPB) of securitized mortgage loans, unsecuritized mortgage loans, and other, which primarily consists of other mortgage-related guarantees.
- 2 Includes the initial \$1 billion liquidation preference of the senior preferred stock issued to Treasury in September 2008, the \$71.6 billion of draws from Treasury, and the \$34.1 billion in increases to our Net Worth Amount pursuant to the Purchase Agreement.
- 3 Represents the estimated average rate of guarantee fees for new acquisitions during the period assuming amortization of upfront fees using the estimated life of the related loans rather than the original contractual maturity date of the related loans. Net of legislated 10 basis point fee remitted to Treasury pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 as extended by the Infrastructure Investment and Jobs Act.
- 4 Based on the company's purchases of loans and issuances of mortgage-related securities. For the periods presented, a borrower may be counted more than once if the company purchased more than one loan (purchase or refinance mortgage) relating to the same borrower.
- 5 Consists of both home retention actions and foreclosure alternatives.
- 6 Categories are not mutually exclusive, and a borrower in one category may also be included in another category in the same or another period. For example, a borrower helped through a home retention action in one period may subsequently lose his or her home through a foreclosure alternative in a later period.



Freddie Mac obligations

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Forward-looking statements

Freddie Mac's presentations may contain forward-looking statements, which may include statements pertaining to the conservatorship, the company's current expectations and objectives for its Single-Family and Multifamily segments, its efforts to assist the housing market, liquidity and capital management, economic and market conditions and trends including, but not limited to, changes in observed and forecasted house price appreciation, its market share, the effect of legislative and regulatory developments and new accounting guidance, the credit quality of loans the company owns or guarantees, the costs and benefits of the company's CRT transactions, the effects of natural disasters, other catastrophic events, including the effects of the COVID-19 pandemic, and significant climate change effects and actions taken in response thereto on its business, results of operations, and financial condition. Forward-looking statements involve known and unknown risks and uncertainties, some of which are beyond the company's control. Management's expectations for the company's future necessarily involve a number of assumptions, judgments, and estimates, and various factors, including changes in market conditions, liquidity, mortgage spreads, credit outlook, actions by the U.S. government (including FHFA, Treasury, and Congress) and state and local governments, changes in the fiscal and monetary policies of the Federal Reserve, uncertainty about the duration, severity, and effects of the COVID-19 pandemic and actions taken in response thereto, and the impacts of legislation or regulations and new or amended accounting guidance, that could cause actual results to differ materially from these expectations. These assumptions, judgments, estimates and factors are discussed in the company's Annual Report on Form 10-K for the year ended December 31, 2021, Quarterly Reports on Form 10-Q for the quarters ended March 31, 2022, June 30, 2022, and September 30, 2022, and Current Reports on Form 8-K, which are available on the Investor Relations page of the company's website at www.freddiemac.com and the SEC's website at www.sec.gov. The company undertakes no obligation to update forward-looking statements it makes to reflect events or circumstances occurring after the date of this presentation.