

Exhibit E:
Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
 AFFORDABLE HOUSING PRESERVATION
 2023
 PURCHASE

ACTIVITY:

Activity 5 – Support for Residential Economic Diversity: Additional Activity

OBJECTIVE:

Objective A: Purchase Loans on Properties that Support Residential Economic Diversity

INFEASIBILITY:

- Check here if the Enterprise is submitting an infeasibility request for the objective.

If applicable, provide a concise summary of the underserved market conditions or other extenuating circumstances outside of the Enterprise’s control that substantially interfered with accomplishment of the objective.

SUMMARY OF RESULTS:

Provide a concise summary of the volume of loan purchases under this objective and how they compare to the Plan targets. Include the baseline in the summary.

If there are other relevant results under this objective beyond the loan purchases themselves, provide a concise summary of those results here. Include in the summary a list of any non-loan purchase actions or deliverables specified in the objective that were not completed.

In 2023 Freddie Mac purchased 7,867 restricted units that support Residential Economic Diversity (RED), exceeding our target of 4,200 restricted units. Freddie Mac’s focus in advancing RED is on affordable housing in high-opportunity areas or mixed-income housing in areas of concentrated poverty. Freddie Mac’s financing for this type of affordable housing helps support diverse, vibrant, and healthy communities and encourage economic and social mobility. Our baseline for this activity is 4,082 units.

<i>Objective’s components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>	<i>Any deviations from the Plan (if applicable)</i>
4,200 Restricted Units	7,867 Restricted Units	N/A

SELF-ASSESSMENT RATING OF PROGRESS:

Select the category that best describes progress on this objective for the year.

- Target met
 Target exceeded
 Objective partially completed
 No milestones achieved

IMPACT:

Provide a self-assessment of the level of impact that actions under the objective have accomplished.

- 50 – Very Large Impact
 40
 30 – Meaningful Impact
 20
 10 – Minimal Impact
 0 – No Impact

IMPACT EXPLANATION:

Answer the following questions.

1. How and to what extent were the actions or deliverables under this objective impactful in addressing the applicable underserved market's needs, or in laying the foundation for future impact in addressing the underserved market's needs?

In 2023, Freddie Mac continued to provide liquidity for affordable housing that promotes residential economic diversity through loan purchases for properties in high-opportunity areas and mixed-income housing in areas of concentrated poverty. We have continued to leverage the strength of our lender network and the structure and predictability of credit risk transfer executions to support our efforts to meet our goals in these markets even in times of market volatility.

Although we surpassed our target, loan purchases that meet this objective face headwinds from elevated land values, land use restrictions, and other geographic constraints. Despite these challenges, Freddie Mac remains focused on the objective as our work in the space directly serves our mission by promoting social and economic development and diversity through the availability of affordable housing opportunities.

Two examples of Freddie Mac's transactions in support of RED include:

- **Audubon Bethune Marshall – New York, NY:** This is a 557-unit apartment complex spread across three high-rise buildings in New York City. All of the 557-units are income- and rent-restricted. This investment will finance the costs of renovation for all units, which includes updates to lighting, new flooring and paint, new kitchen cabinets, sinks, and appliances, new bathroom fixtures, vanities, and toilets, exterior renovations, and lead and asbestos abatement where necessary. This project is part of a New York City-wide, 10-year public-private partnership (PACT) to improve the city's public housing.
 - **Carter Terrace Apartments – San Francisco, CA:** This is a 101-unit Section 8, walk-up style apartment complex. All 100 of the property's units, except the manager unit, are rent- and income-restricted with rents that are on average 46.6% below estimated market rents. The affordable nature of the property is expected to limit turnover and vacancy, resulting in more stable income than would be experienced by an unrestricted, market-rate property.
2. What did the Enterprise learn from its work about the nature of the underserved market's needs and how to address them?

Freddie Mac continues to regularly provide financing for affordable housing that advances RED in high-opportunity areas or mixed-income housing in areas of concentrated poverty. Geographic and development limitations, zoning and land use restrictions, and high land and property costs all serve as obstacles to our investment in the space. Additionally, market conditions throughout 2023, namely volatile capital markets and elevated interest rates, dramatically shrunk the overall multifamily originations market. An MBA analysis projects a more than 40% contraction in multifamily lending for 2023. Despite these hurdles, Freddie Mac engaged our lender network and leveraged tools like our mission map to make competitive and appealing financing available for loans that aligned with our objective.

3. **Optional**: If applicable, why was the Enterprise unable to achieve the Plan target?

Not applicable.