

Exhibit E:
Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
 AFFORDABLE HOUSING PRESERVATION
 2022
 PURCHASE

ACTIVITY:

5 - Support for Residential Economic Diversity: Additional Activity

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 actions undertaken under this objective.

Include in the summary a list of any actions or deliverables specified in the objective that were not completed, or actions or deliverables that deviated from the Plan.

In 2022, Freddie Mac's objective to purchase loans on properties that support residential economic diversity (RED) was exceeded as we more than doubled our annual units target for purchases of mortgages in high opportunity areas (HOAs). The total of 9,340 restricted units supported by our financing was the highest amount since the start of the Duty to Serve program. Restricted units in HOAs provide low-income residents with access to economic and social benefits, while also increasing RED. We achieved this success as a result of a diligent focus on our objective in the face of a shrinking multifamily origination market, a rising interest rate environment and significant capital markets volatility.

Our innovative loan offerings, ability to leverage the capital markets to distribute risk away from taxpayers and access cost-effective private investment capital at significant scale allowed us to exceed our target and substantially increase our purchase of loans originated on properties located in HOAs. Approximately 55% of 2022 loans in HOAs have already undergone risk transfer, and the remaining loans are slated for risk transfer.

<i>Objective's components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>	<i>Any deviations from the Plan (if applicable)</i>
4,100 Restricted Units	9,340 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 actions under this objective impactful in addressing underserved market needs, or in laying the foundation for future impact in addressing underserved market needs?

Freddie Mac's purchase activity in 2022 provided significant liquidity that enabled the preservation of affordable housing for more than 9,300 low- and moderate-income residents in HOAs, substantially impacting residential economic diversity (RED). We achieved this success as a result of a diligent focus on our objective in the face of a shrinking multifamily origination market, a rising interest rate environment and significant capital markets volatility.

Freddie Mac's efforts with our Optigo lenders, the structure of our market-leading credit risk transfer executions, and the predictability that we are able to offer borrowers allow us to provide vital liquidity to this market, supporting consistent transactions even in times of market uncertainty, elevated interest rates, and rising property values.

Freddie Mac's loan purchases that support restricted units in HOAs increases RED and establish a pathway for future investment. Through our sustained effort, we have increased renters' access to affordable housing and the economic and social benefits these areas offer.

Some examples of Freddie Mac's high impact transactions include:

- Grove Senior Living is a 270 unit to-be-renovated property located in an HOA with a LIHTC and Section 8 project set-aside for senior (age 62+) households in Downers Grove, Illinois. This property is located in the northeast region of the state, approximately 24 miles from Chicago with easy access to employers, retail and recreational facilities. The sponsor, Embrace Living Charities, in partnership with Illinois Housing Development Authority will co-develop the property to preserve affordable housing units via a re-syndication of new 4% tax credits which will extend the already in-place 60% area median income (AMI) rent and income restrictions for all units. The property rents are on average 3.6% below the maximum Housing Assistance Payments (HAP) contract rents and approximately 25.4% below unrestricted market rents.
- Brittany Bay Apartments provides 392 units of affordable housing in Naples, Florida and is the largest property by unit count in an HOA we have supported through our financing to date. To support the renovation of the property, Freddie Mac first provided Bridge to Rehabilitation financing in 2021 and then a Tax-Exempt Loan in 2022. Of the units, all are restricted for low-income residents, and nearly 30% are restricted for very low-income residents. Rents will be nearly 50% below market rate. In Phase 2 of the rehabilitation, 100% of units are restricted with 85% at 60% AMI and 15% at 25% AMI. Services and amenities at the property include a swimming pool, clubhouse, fitness center, spa, playground, volleyball court, BBQ and picnic area, business center, dog park, car care center and bicycle storage.

2. What did the Enterprise learn from its work about the nature of underserved market needs and how to address them?

Freddie Mac has a long history of furthering RED through the creation of affordable housing units in HOAs. We have learned that supporting RED requires both the preservation of existing affordable housing units and the creation of new restricted units. Over time, we have shifted our business to serve both needs. We have also focused on providing diversity across housing types, enhancing our ability to target transactions for maximum impact.

Freddie Mac has also recognized a growing need to work with states and localities to combine major public subsidies with state and local programs to close capital shortages. This learning led us to streamline our regulatory agreement analysis and refine our standard subordination agreement to make it more accessible to a growing number of localities. We also worked closely with various localities and agencies on both programmatic and individual-level transactions. In 2022, 91% of properties in HOAs benefited from either a major public subsidy or a state and local program, and 65% of properties received financing from both. With actions like these, we continued to evolve our business to address market needs. As a result of our innovations, we were able to maintain liquidity in the market even as interest rates and property values continued to rise and competition from banks increased.

3. **Optional**: If applicable, why were all components of this objective not completed?

Not applicable.