

Exhibit E:
Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
AFFORDABLE HOUSING PRESERVATION
2025
PURCHASE

ACTIVITY:

Activity 4– Support for Residential Economic Diversity: Additional Activity¹

OBJECTIVE:

Objective A: Purchase Loans on Properties that Support Residential Economic Diversity in High Opportunity Areas

INFEASIBILITY:

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

SUMMARY OF RESULTS:

In 2025, Freddie Mac purchased loans supporting 10,167 restricted units that advance Residential Economic Diversity (RED), exceeding our target of 5,600 restricted units. Freddie Mac’s RED activities focus on supporting affordable housing in high-opportunity areas through targeted multifamily loan purchases. By financing properties in areas designated as high-opportunity—such as HUD Difficult Development Areas or those identified in state or local Qualified Allocation Plans—Freddie Mac aims to promote diverse, vibrant communities and enhance economic and social mobility for very low-, low-, and moderate-income households. Freddie Mac has advanced RED by extending substantial liquidity for affordable housing in these high-opportunity areas, helping to encourage economic mobility. Our baseline for this activity is 5,573 units.

| <i>Objective’s components detailed in the Plan</i> | <i>Corresponding actions or deliverables</i> |
|--|--|
| 5,600 Restricted Units | 10,167 Restricted Units |

SELF-ASSESSMENT RATING OF PROGRESS:

- Target met
 Target exceeded
 Objective partially completed
 No milestones achieved

¹ The Activity number has been updated to reflect the modified 2025-2027 Freddie Mac Duty to Serve Plan. In the unmodified 2025-2027 Plan, this is Activity 5.

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:

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 2025, Freddie Mac purchased loans supporting 10,167 restricted units that advance Residential Economic Diversity (RED), exceeding our target of 5,600 restricted units. Through 2025, Freddie Mac maintained our commitment to meeting the liquidity needs of the market by funding impactful business and creating affordable housing by seeking opportunities to support properties that advance RED. Last year presented a more stable and predictable market, helping us exceed this target despite interest rates that remained elevated when compared with recent lows. We saw a record number of potential transactions, due in part to our strong, well-established relationships throughout the industry. These transactions required substantial effort to quote, underwrite, close, and fund this large number of loans. We continued our efforts to maximize the impact of loan purchases supporting RED by leveraging our product offerings and lender network.

In recent years, elevated interest rates have tempered both acquisitions and refinances, leading to a reduction in our transaction pipeline. Although rates in 2025 remained elevated compared to historic lows, the market seemed to no longer expect a significant or sustained decrease in rates or the volatility of the previous years. Consequently, capital has become more active, and the overall market experienced growth. This shift resulted in a robust pipeline for both RED and other Targeted Affordable Housing transactions.

Despite these positive trends, external factors, such as the government shutdown in the third quarter of 2025, impacted our operations, particularly for transactions dependent on Federal funding. Some of these loans were deferred to 2026 as a result.

Surpassing our target was driven not only by more favorable market conditions and interest, but also by Freddie Mac’s strategic positioning in the affordable housing market. Our concerted efforts to strengthen industry relationships were critical. In 2025, we achieved a record number of potential transactions, with nearly 1,500 deals quoted representing approximately \$31 billion in potential business. Our teams demonstrated substantial effort to quote, underwrite, close, and fund a large number of loans. The work to enhance internal efficiencies enabled us to effectively manage the increased volume, ensuring liquidity and supporting affordable housing for tens of thousands of families.

Relationship building with our lender network remains a cornerstone of our approach. In the first half of the year, our Production team conducted in-person visits to all Optigo lender offices, facilitating relationship development, in-office training, and reaffirming Freddie Mac’s commitment to affordable housing offerings. These visits laid the groundwork for exceptional performance throughout the year and underscored our dedication to client relationships and customer service.

Freddie Mac has been a consistent provider of financing for affordable housing properties in high-opportunity areas, and our support of RED allows us to help thousands of families achieve economic and social mobility. Our efficiency and reasonable credit terms provide stability within the market and ensure the ready availability of debt capital, and we help maintain consistent liquidity for properties that advance RED. Consistent liquidity in this space can help drive investor and developer attention to properties supporting RED, furthering the creation and preservation of affordable housing. Additionally, Freddie Mac’s financing for affordable housing in these areas can support state and local policy efforts to further RED. Finally, our focus on safety and soundness in the lending process allows for successful capital markets executions which attract private capital. Our securitizations allow us to improve liquidity to the market, provide attractive terms for borrowers, and appropriately distribute our own risk.

This work is important because the challenge of increased housing costs continues to burden renters nationwide. According to the Harvard Joint Center for Housing Studies, more than 43.5 million households were cost-burdened in 2024.² The impact is particularly acute in underserved areas, where higher living and construction costs make affordable housing more difficult to deliver.

Three examples of where Freddie Mac’s transactions supported RED include:

- **Park Kiely – San Jose, CA:** The Park Kiely Apartments project in San Jose is a major acquisition of a 948-unit, garden-style apartment community comprised of 3 two- and three-story buildings containing studio, one-, two- and three-bedroom units with floorplans ranging between 294 and 1,318 square feet. The property will serve residents who earn up to 80% of the area median income. This project is the largest market-rate-to-affordable conversion that Freddie Mac has done in California. The property also benefits from a pending 50% property tax abatement under California’s Welfare Exemption, further supporting long-term affordability.

Residents enjoy a wide range of amenities, including two swimming pools, a tennis court, a fitness center, sand volleyball courts, basketball courts, a dog park, playground, theater room, spa, BBQ area, business center, community room, and more. Units feature washer/dryer connections, walk-in closets, patios/balconies, and modern appliances. The surrounding area offers excellent access to major employers including large tech firms, with convenient proximity to downtown San Jose, major highways, and the airport. The property is located within a strong school district and near retail, health care, and higher education (San Jose State University).

- **Westbeth Artist Housing – New York, NY:** Westbeth Artist Housing is a landmark affordable housing and artist workspace community located in New York City’s West Village. The project is centered on preserving and rehabilitating a historic building with 384 residential units and 62 commercial spaces, 46 of which are artist studios. 100% of units are rent and income restricted, with regulatory agreements ensuring all units are reserved for households earning no more than 60% of Area Median Income (AMI). Rents are deeply discounted—on average, 74% below market—making Westbeth uniquely accessible and affordable in Manhattan. The project also benefits from a 40-year Article XI tax abatement, which helps keep operating costs and rents low for decades to come.

² <https://www.jchs.harvard.edu/blog/housing-unaffordability-soared-new-highs-2024>

Westbeth offers a rich array of amenities including laundry facilities, outdoor courtyards with Hudson River views, rentable storage, and on-site management and maintenance. Social services are provided through the HUD Service Coordinators in Multifamily Housing (SCMF) Program, and the artist studios will foster creativity and collaboration. The surrounding West Village/Downtown area is renowned for its vibrant cultural scene, proximity to Chelsea Market, excellent public transportation (multiple subway and bus lines), and access to retail, healthcare, education, and parks.

- **Aviara East Apartments – Carlsbad, CA:** Aviara East Apartments is a newly constructed, 70-unit affordable housing community located in Carlsbad. The community was developed by BRIDGE Housing Corporation and is managed by BRIDGE Property Management Company. In 2022, Freddie Mac entered into an unfunded forward commitment to take out the construction loan for the property. The project was completed in 2024 and financed through a combination of a Freddie Mac loan and Low-Income Housing Tax Credit (LIHTC) equity. All of the units (excluding one management unit) are rent- and income-restricted under four regulatory agreements with set-asides that require 10% of units at 30% AMI, 10% at 50% AMI, and the remaining nearly 80% at 60% AMI. Rents are, on average, 39% below market. The property is expected to receive a California Welfare Tax Exemption, further reducing operating costs and supporting long-term affordability.

Residents benefit from a robust set of amenities designed to foster community and quality of life. Common area amenities include a playground, laundry facility, bike storage, and electric vehicle charging stations. Unit amenities feature electric range/ovens and modern finishes. Aviara East is strategically located in an infill neighborhood with easy access to major employers, retail, recreation, and schools. The project is well-positioned for residents seeking access to jobs in the thriving San Diego area, which is home to major employers in tech, healthcare, education, and defense. Aviara East Apartments provides much-needed affordable housing for working families and individuals, supporting long-term stability and community integration in one of Southern California’s most desirable coastal cities.

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

Since 2016, Freddie Mac has been a consistent provider and supporter of financing for affordable housing properties in high-opportunity areas. This work has taught us the importance of leveraging our lender network to maximize impact. In 2025, we continued to build on lessons around how to best support affordable housing development in high-opportunity areas. The increased housing costs that lead to cost burdening for millions of renters can be particularly acute in the higher cost of living, high-opportunity areas that our RED offering targets. As affordable housing development in these areas continues to face challenges from high development and land costs, increased material and labor costs, zoning and permitting delays, and other barriers, these challenges often apply to our RED unit development as well.

Additionally, as many states and localities increase their legislative and programmatic support to spur more affordable housing development, we are seeing an increased interest in developing and maintaining affordable properties. While this focus is a positive shift, we are continually examining these changes as they happen to learn new structures and nuances that go along with these programs.

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

Not applicable