

Exhibit E:
Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
 AFFORDBALE HOUSING PRESEVATION
 2025
 PURCHASE

ACTIVITY:

Activity 5 – Comparable State and Local Affordable Housing Programs: Statutory Activity¹

OBJECTIVE:

Objective A: Purchase Loans with State and Local Programs

INFEASIBILITY:

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

SUMMARY OF RESULTS:

In 2025, Freddie Mac supported 58,326 units through our purchase of loans for properties benefiting from state and local programs. This work exceeded our 2025 target of 44,000 units and extended substantial liquidity to this market. Our efforts provide a stable source of debt capital for these transactions through all economic cycles. Our baseline for this objective is 43,085 units.

<i>Objective's components detailed in the Plan</i>	<i>Corresponding actions or deliverables</i>
44,000 Units	58,326 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 6.

IMPACT:

- 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 supported 58,326 units through transactions that involved state and local programs. Because of high development costs and other barriers, the development and maintenance of affordable multifamily properties often requires layering Federal subsidies with state and local programs. These programs, which include tax credits and abatements, attract additional investment in properties and help bridge funding gaps, increasing project feasibility. Freddie Mac plays an important role in advancing local and state housing goals through our acquisition of these loans and often helps preserve affordability in areas where supportive financing options may be limited or otherwise unavailable. Freddie Mac financing provides liquidity and stability to these markets.

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 State and Local 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.

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 a successful transactions that involved state or local programs are:

- **Bloomington RAD II (Crestmont) – Bloomington, IN:** Bloomington RAD II (Crestmont) is a newly rehabilitated, 204-unit affordable housing community and Rental Assistance Demonstration (RAD) project in Bloomington. The project was financed with LIHTC equity, a Freddie Mac loan, and subordinate debt from the Bloomington Housing Authority, ensuring long-term financial stability and deep affordability. All units are rent- and income-restricted, with regulatory agreements requiring 100% of units to be leased to households earning no more than 60% of Area Median Income (AMI). Rents are, on average, 4.4% below market, and the property benefits from a perpetual Indiana tax exemption and 40-year PILOT waiver, keeping operating costs low for decades to come.

Residents enjoy a mix of amenities, including a community room with a patio, on-site management, and unit amenities such as in-unit washer/dryer, electric appliances, and private balconies and patios. Shared amenities with the adjacent RAD I phase include a community building and mail facilities.

Bloomington is a thriving college town, anchored by Indiana University, with strong employment in education, healthcare, and manufacturing. The property's location offers residents convenient access to jobs, education, and public transportation, supporting economic mobility.

- **Elliot Baymeadows – Jacksonville, FL:** Elliot Baymeadows is a 352-unit, garden-style apartment community in Jacksonville. All units are subject to rent and income restrictions, with 141 units (40%) at 60% AMI, 124 units (35%) at 80% AMI, and 87 units (25%) at 120% AMI, ensuring broad access for low- and moderate-income households. Rents are, on average, 3.26% below market. Foothill Affordable Housing Foundation, a nonprofit charitable organization, acquired this market rate property and converted it to complete rent- and income-restricted affordable housing. The property is expected to receive a 100% exemption from ad valorem real estate taxes under Florida Statutes Section 196.1978, further supporting long-term affordability and stability for residents. The acquisition was financed with a Freddie Mac loan, part of which is escrowed for planned renovations, including upgrades to parking, landscaping, roof, siding, HVAC, electrical, amenities, and unit interiors.

Residents benefit from a robust package of amenities and planned improvements. The community offers a clubhouse/leasing office with lounge area, coffee bar, business center, fitness center, two pools, car wash area, dog wash and grooming station, and a dog park. All apartments have private patios or balconies with exterior storage. Planned renovations will further enhance the building with upgrades to site utilities, pool resurfacing, exterior repairs, landscaping, and interior unit updates.

Located in the Baymeadows submarket, Elliot Baymeadows has easy access to major employers, retail centers, healthcare, and transportation. Elliot Baymeadows provides sustainable housing for working families and individuals, fostering long-term community stability in a high-demand market.

- **Technology Park Apartments II – Rochester, MN:** Technology Park Apartments II is a newly constructed, 140-unit, rent-restricted apartment community in Rochester. The property ensures that 75%

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

of its units (105 units) are income- and rent-restricted, with 40% set aside for households earning up to 60% of the area median income (AMI) and 35% for those earning up to 80% of AMI. The remaining 25% of units are offered at market rate. Rents are on average about 6% below comparable market rents. The project is supported by a Freddie Mac loan and subordinate soft debt from the Greater Minnesota Housing Fund, which further enhances the project's affordability by bridging the gap between construction and full development costs.

Residents have access to a range of amenities including a management office, fitness center, clubroom, mail room, and detached garage parking. Each unit is equipped with modern appliances such as electric ranges, microwaves, dishwashers, refrigerators, in-unit washers/dryers, and balconies or patios. The property is pet-friendly, with access to two dog parks shared with the adjacent Phase I property. Located 3.5 miles northwest of downtown Rochester, the apartments are situated in a mixed-use area with proximity to major employers like the Mayo Clinic, IBM, and retail centers. The surrounding neighborhood offers convenient transportation links, healthcare facilities, and educational institutions, making it ideal for working families and individuals seeking stable, affordable housing.

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

State and local initiatives play a crucial role in funding the development and preservation of affordable housing. In 2025, we saw a large increase in states' and localities' focus on affordable housing and developing new programs, laws, ordinances, and incentives to support the production and maintenance of affordable multifamily housing. While this additional focus on affordable housing is welcome, Freddie Mac has spent considerable effort in tracking and understanding the impact of new laws and programs across this ever-changing landscape. We anticipate that legal and policy analysis as well as outreach to market participants will be needed to better understand the intricacies of the new laws and how they are implemented.

We continue to monitor political changes in some larger cities and larger housing markets that may impact state and local programming in other areas. Broadly, this focus on affordable and accessible housing is positive and we look forward to our continued involvement. We continue to learn to adapt to the ever-changing legislative and policy landscape.

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

Not applicable