Exhibit B:

Annual Loan Purchase Narrative Reporting Template

FREDDIE MAC
RURAL HOUSING
2025
LOAN PURCHASE

ACTIVITY:

Activity 2 - Support for High-Needs Rural Regions: Regulatory Activity

OBJECTIVE:

Objective A - Purchase Single-Family Loans in High-Needs Rural Regions

INFEASIBILITY:

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

SUMMARY OF RESULTS:

Freddie Mac exceeded our baseline of 6,586 loans by 11% and achieved 99% of our 2025 target under this objective to purchase loans on homes in high-needs rural regions (HNRR).

In total, we provided more than $1.28 billion in liquidity to fund 7,327 loans in HNRR toward our target of 7,400 loans, ending the year just 73 loans short of our ambitious goal. Of our 2025 purchases in HNRR, 68% of the loans were for borrowers with very low and low incomes.

Our answer to Question 3 in the Impact Explanation section describes the factors that affected our results.

We drove loan purchases in HNRR through a multi-pronged approach. We continued our outreach to lenders and potential aggregators as well as worked to form direct and indirect selling relationships with lenders serving HNRR, including small financial institutions as defined under the Duty to Serve rule. To identify areas and lenders where we should increase our focus to boost loan deliveries, we analyzed our loan data. We also educated industry professionals on how using our products and resources can help them create more homeownership opportunities and grow their businesses. As part of this, we highlighted offerings with zero credit fees that help make financing a home more affordable for homebuyers with very low, low, and moderate incomes.

We increased our already-significant efforts to help overcome strong market headwinds. Through coordinated, data-driven, high-touch efforts, we nearly closed the gap. We significantly increased our lender outreach activities as well as targeted certain lenders and potential aggregators to encourage additional loan deliveries. Loan deliveries accelerated in the second half of the year; volume each month from July through December significantly outpaced monthly volumes from January through June. Through our efforts, we came within 73 loans of our goal.

We delivered this level of effort and nearly met our purchase target in the face of challenging market and economic conditions, which are described in our answer to Question 3 under Impact Explanation. Our results reflect our collaboration, creativity, and commitment to this market.

SELF-ASSESSMENT RATING OF PROGRESS:

☐ Target met
☐ Target exceeded
☒ Objective partially completed
☐ No milestones achieved

IMPACT:

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

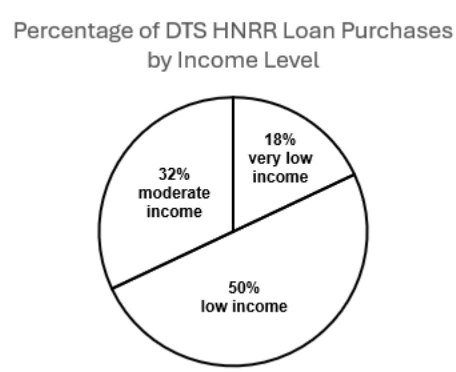
IMPACT EXPLANATION:

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?**

   Our results under this objective had meaningful impact on HNRR. We provided liquidity, access to the secondary market, and opportunities to achieve sustainable homeownership, while contending with low inventory of affordable homes, rising home prices and related expenses, higher-than-expected interest rates, and a higher cost of living. Collaborating across the housing ecosystem, we responsibly expanded affordable lending opportunities and broadened access to credit.

   As a result, more very low-, low-, and moderate-income households were able to buy homes in HNRR.

   About 70% of the loans that we purchased in HNRR helped very low- and low-income households realize affordable homeownership. People at these income levels often find it challenging to obtain affordable mortgage terms.



   Of the loans we purchased in this market, 56% helped create first-time homebuyers, a slight increase over the previous year. In comparison, 51% of Freddie Mac Single-Family loan purchases in 2025 supported first-time homebuyers.

More than 20% of lenders that delivered HNRR loans to us in 2025 had not sold loans to us in at least a year, if ever.

Our achievements under this objective reflect our leadership and commitment to supporting lending and sustainable homeownership opportunities in HNRR:

- Continued to conduct industry outreach and education to raise awareness, adoption, and effective usage of our offerings to promote affordable lending and access to credit for sustainable homeownership through in-person events, webinars, and on-demand tutorials.
    - Educated more than 4,000 real estate professionals, lenders, and other industry professionals on our offerings in person through conferences and events.
    - Educated around 2,800 mortgage professionals through webinars or tutorials offered through Freddie Mac Learning.
- Mined our data to identify opportunities for additional targeted and individualized outreach to lenders.
- Strategically reached out to lenders that serve HNRR to encourage them to deliver Duty to Serve-qualifying loans to Freddie Mac.
- Strategically reached out to lenders to help expand our direct and indirect delivery channels.

Because of our Duty to Serve efforts, Freddie Mac made a meaningful impact on high-needs rural regions:

- Additional liquidity flowed into HNRR.
- About 7,400 people achieved affordable homeownership.
- More than 4,100 people became first-time homebuyers.
- More lenders gained access to the secondary market, more financing options, and more confidence in lending.

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

   We received feedback from staff at small lending institutions who buy rural loans that they find limitations in technology, trained staff, and sometimes risk management processes that cause hesitation in purchasing from the classified "small financial institutions". Large aggregators are essential in rural markets, as many small financial institutions lack the capacity to sell directly to the secondary mortgage market. Freddie Mac will continue to partner with large aggregators and expand our network of smaller aggregators to better support small financial institutions.

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

   Freddie Mac set aggressive purchase targets relative to the latest housing market forecasts when we finalized our 2025-2027 Duty to Serve Plan. Since then, the economic environment and continuing housing affordability challenges drove down loan originations in HNRR. The headwinds were stronger and more persistent than anticipated. The HNRR conventional market observable in Home Mortgage Disclosure Act (HMDA) data declined nearly 5% in 2024 year-over-year.

   Home prices continued to climb, in part based on the housing supply gap. Labor, materials, and land shortages expand the time and costs of building new and repairing or renovating existing homes, also affecting home prices. In addition, repairing and rebuilding homes following natural disasters consumes substantial amounts of construction resources. While home prices tend to be lower in rural areas than elsewhere, affordability is low, given comparative incomes and economic conditions.

Interest rates have held between 6% and 7% over the last year, higher than earlier forecasts and leading to lower loan origination volumes than expected. At the end of 2025, around 70% of U.S. homes with outstanding mortgages had fixed rates of 5% or lower, and slightly more than half had rates of 4% or below, according to Realtor.com. Many existing homeowners stay in their homes because they feel “locked in place,” unable to afford to move in the current environment. This further reduces for-sale inventory.

Other costs of homeownership have risen sharply, too, making a first-time or move-up home unaffordable for many households. The average annual home insurance premium grew by 14% in 2024 and 57% over the past five years. Property taxes increased 12% between 2021 and 2023, on average; increases by state ranged from 5% to 37%. Increases in insurance costs and property taxes tended to be greater for lower-income households than others.[1] These expenses have continued to rise since this research was conducted.

Investors accounted for 34% of U.S. home purchases in Q3 2025, the highest percentage in five years.[2] Investors’ share of purchases rose 1 percentage point over Q2 2025 and nearly 8 percentage points over Q3 2024. At the end of Q3 2025, investors owned 18% of single-family homes. Investors tend to focus on affordable homes – older homes priced below the national average. In more than half of U.S. markets, buying a home required an annual income of more than $110,000.

Compounding matters, wage growth has not kept pace with home prices and cost of living. From December 2024 through December 2025, average real wage growth, adjusted for inflation, was 1.1%.[3]

And the number of lenders serving rural areas is falling. FHFA’s 2025-2027 Small Financial Institutions Data file includes almost 19% fewer SFIs than the 2022-2024 file. More broadly, the number of rurally headquartered banks declined by 57% from 1995-2022; a quarter of reported rural home purchase loans in 2022 were made by 20 lenders.[4] Plus, to support their communities, some lenders in rural areas offer mortgage terms that do not meet GSE standards and hold the loans in portfolio.

Our strategic efforts intended to accelerate loan purchases in HNRR brought us within 73 loans – just 1% short – of our target. However, the external pressures affecting this market kept the target out of reach.

[1] Harvard Joint Center for Housing Studies, *2025 State of the Nation's Housing*
[2] BatchData Investor Pulse™ Report
[3] U.S. Bureau of Labor Statistics
[4] Housing Assistance Council, *Taking Stock*, 2023