



## Freddie Mac Prices \$568 Million K-Deal, K-W04, Supporting Affordable Multifamily Housing for Low- and Moderate-Income Working Families

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MCLEAN, VA -- (Marketwired) -- 03/23/18 -- [Freddie Mac](#) (OTCQB: FMCC) recently priced a new offering of Structured Pass-Through Certificates (K Certificates) backed by fixed-rate mortgages on multifamily properties affordable to working households earning low- to moderate-incomes. The company expects to issue approximately \$568 million in K Certificates (K-W04), which are expected to settle on or about March 29, 2018. K-W04 is the fourth K-Certificate issued under the K-W series.

The underlying mortgages backing K-W04 are on workforce properties, which have rents that are affordable to individuals earning 80 percent or less of their area median income, excluding high cost housing markets. K-W04 Certificates are guaranteed by Freddie Mac.

"We are pleased to offer our fourth securitization focused exclusively on workforce housing, which will continue to provide liquidity to this important portion of the multifamily market," said Robert Koontz, vice president of Multifamily Capital Markets. "The K-W series allows investors to responsibly support rental housing affordable to low- and moderate-income families, and we're proud to continue our work in this critical area."

### K-W04 Pricing

Class	Principal/ Notional Amount (mm)	Weighted Average Life (Years)	Discount Margin	Coupon	Dollar Price
A	\$568.346	8.72	24	1 mo LIBOR + 24	\$100.0000
X	\$631.496	9.06		Not Offered	

### Details

- Co-Lead Managers and Joint Bookrunners: Citigroup Global Markets Inc. and Credit Suisse Securities (USA) LLC
- Co-Managers: Goldman Sachs & Co. LLC, Jefferies LLC, Nomura Securities International, Inc. and Ramirez & Co., Inc.

### Related Links

- The K-W04 Offering Circular Supplement: <http://www.freddie.com/mbs/data/kw04oc.pdf>
- Freddie Mac Multifamily [Investor Presentation](#)
- [Multifamily Securities Investor Access](#) database of post-securitization data from Investor Reporting Packages
- Freddie Mac [workforce housing](#) loan initiative details

The K-W04 Certificates are backed by corresponding classes issued by the FREMF 2018-KW04 Mortgage Trust (K-W04 Trust) and guaranteed by Freddie Mac. The K-W04 Trust will also issue certificates consisting of the Class X2-A, X2-B, B, C and R Certificates, which will not be guaranteed by Freddie Mac and will not back any class of K-W04 Certificates.

Freddie Mac Multifamily is a leading issuer of agency-guaranteed structured multifamily securities. K-Deals are part of the company's business strategy to transfer a portion of the risk of losses away from taxpayers and to private investors who purchase the unguaranteed subordinate bonds. K Certificates typically feature a wide range of investor options with stable cash flows and structured credit enhancement.

This announcement is not an offer to sell any Freddie Mac securities. Offers for any given security are made only through applicable offering circulars and related supplements, which incorporate Freddie Mac's Annual Report on Form 10-K for the year ended December 31, 2017, filed with the Securities and Exchange Commission (SEC) on February 15, 2018; all other reports Freddie Mac filed with the SEC pursuant to Section 13(a) of the Securities Exchange Act of 1934 (Exchange Act) since December 31, 2017, excluding any information "furnished" to the SEC on Form 8-K; and all documents that Freddie Mac files with the SEC pursuant to Sections 13(a), 13(c) or 14 of the Exchange Act, excluding any information "furnished" to the SEC on Form 8-K.

Freddie Mac's press releases sometimes contain forward-looking statements. Forward-looking statements involve known and unknown risks and uncertainties, some of which are beyond the company's control. Management's expectations for the company's future necessarily involve a number of assumptions, judgments and estimates, and various factors could cause actual results to differ materially from the expectations expressed in these and other forward-looking statements. These assumptions, judgments, estimates and factors are discussed in the company's Annual Report on Form 10-K for the year ended December 31, 2017, and its reports on Form 10-Q and Form 8-K, which are available on the Investor Relations page of the company's Web site at [www.FreddieMac.com/investors](http://www.FreddieMac.com/investors) and the SEC's website at [www.sec.gov](http://www.sec.gov). The company undertakes no obligation to update forward-looking statements it makes to reflect events or circumstances occurring after the date of this press release.

The financial and other information contained in the documents that may be accessed on this page speaks only as of the date of those documents. The information could be out of date and no longer accurate. Freddie Mac undertakes no obligation, and disclaims any duty, to update any of the

information in those documents.

Freddie Mac makes home possible for millions of families and individuals by providing mortgage capital to lenders. Since our creation by Congress in 1970, we've made housing more accessible and affordable for homebuyers and renters in communities nationwide. We are building a better housing finance system for homebuyers, renters, lenders, and taxpayers. Learn more at [FreddieMac.com](http://FreddieMac.com), Twitter [@FreddieMac](https://twitter.com/FreddieMac) and Freddie Mac's blog [FreddieMac.com/blog](http://FreddieMac.com/blog).

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Source: Freddie Mac