



Freddie Mac Prices \$720 Million Multifamily K-Deal, K-SL1

December 19, 2018

MCLEAN, Va., Dec. 19, 2018 (GLOBE NEWSWIRE) -- [Freddie Mac](#) (OTCQB: FMCC) recently priced a new offering of Structured Pass-Through Certificates ([K Certificates](#)), which are multifamily mortgage-backed securities. Approximately \$720 million in K Certificates (K-SL1 Certificates) are backed by one loan with floating and fixed rate components and twenty-three underlying properties controlled directly or indirectly by Starlight Group Property Holdings Inc. K-SL1 is expected to settle on or about December 28, 2018.

The transaction collateral is part of Freddie Mac's single-asset, single borrower (SASB) series of certificates. The SASB execution transfers first loss credit risk on either one or multiple properties owned or controlled by a single sponsorship group.

K-SL1 Pricing

Class	Principal/Notional Amount (mm)	Weighted Average Life (Years)	Discount Margin or Spread (bps)	Coupon	Yield	Dollar Price
AFL	\$160.090	4.87	47	1 mo LIBOR + 47	2.8335%	\$100.00
AFX-1	\$400.225	5.90	S+55	3.4964%	3.2869%	\$100.63
AFX-2	\$160.090	6.87	S+60	3.4964%	3.3555%	\$100.35
XI	\$160.090	4.87	Non-Offered			
XP	\$800.450	N/A	Non-Offered			

Details

- Co-Lead Managers and Joint Bookrunners: J.P. Morgan Securities LLC and Credit Suisse Securities (USA) LLC
- Co-Managers: Barclays Capital Inc., Jefferies LLC, Morgan Stanley & Co. LLC and Stern Brothers & Co.

Related Links

- The K-SL1 Offering Circular Supplement: <http://www.freddiemac.com/mbs/data/ksl01oc.pdf>
- Freddie Mac Multifamily [Securitization Overview](#)
- [Multifamily Securities Investor Access](#) database of post-securitization data from Investor Reporting Packages

The K-SL1 Certificates will not be rated, and will include three senior principal and interest classes, one interest-only class, and one class entitled to static prepayment premiums. The K-SL1 Certificates are backed by corresponding classes issued by the FREMF 2018-KSL1 Mortgage Trust (K-SL1 Trust) and guaranteed by Freddie Mac. The K-SL1 Trust will also issue certificates consisting of the Class B, C and R Certificates, which will be subordinate to the classes backing the K-SL1 Certificates and will not be guaranteed by Freddie Mac.

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 and the SEC's website at 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 multifamily investors section of the company's Web site at <https://mf.freddiemac.com/investors/> will also be updated, from time to time, with any information on material developments or other events that may be important to investors, and we encourage investors to access this website on a regular basis for such updated information.

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.

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MEDIA CONTACT: Mike Morosi

703-903-3999

Michael_Morosi@FreddieMac.com

INVESTOR CONTACTS: Robert Koontz

571-382-4082

Daniel Barnes

571-382-3546