



Freddie Mac Prices \$394 Million Seniors Housing Multifamily K Certificates

August 12, 2019

MCLEAN, Va., Aug. 12, 2019 (GLOBE NEWSWIRE) -- [Freddie Mac](#) (OTCQB: FMCC) Multifamily recently priced an offering of Structured Pass-Through Certificates ([K Certificates](#)) backed exclusively by multifamily mortgages on seniors housing properties. The company offered approximately \$394 million in K Certificates (K-S11 Certificates) backed by two loans, each with fixed and floating-rate components and, collectively, forty-two underlying properties controlled directly or indirectly by Brookdale Senior Living Inc. K-S11 is expected to settle on or about August 16, 2019. This is Freddie Mac's eleventh K Certificate offering backed exclusively by seniors housing.

K-S11 Pricing

Class	Principal/Notional Amount (mm)	Weighted Average Life (Years)	Spread/Discount Margin	Coupon	Dollar Price
AFL	\$158.893	9.29	62	1 mo LIBOR + 62	100.0000
AFX-1	\$20.849	7.01	S + 65	2.1540%	99.9988
AFX-2	\$214.554	9.40	S + 72	2.6540%	102.9938
XFL	\$158.893	9.29	Non-Offered		
XFX	\$235.403	9.19	T + 205	1.7589%	12.5024
XP	\$438.107	N/A	Non-Offered		

Details

- Co-Lead Managers and Joint Bookrunners: Goldman Sachs and Co. LLC, Credit Suisse Securities (USA) LLC
- Co-Managers: Citigroup Global Markets Inc., KeyBanc Capital Markets Inc., Morgan Stanley & Co. LLC, Stern Brothers & Co.
- The K-S11 Certificates include three senior principal and interest classes, two interest-only classes and one class entitled to static prepayment premiums. They are not rated.
- The K-S11 Certificates are backed by corresponding classes issued by the FREMF 2019-KS11 Mortgage Trust (KS11 Trust) and guaranteed by Freddie Mac. The KS11 Trust will also issue Class B, C and R certificates, which will be subordinate to the classes backing the K-S11 Certificates and will not be guaranteed by Freddie Mac.

Related Links

- [The K-S11 Preliminary Offering Circular Supplement](#)
- Freddie Mac Multifamily [Securitization Overview](#)
- [Multifamily Securities Investor Access](#) database of post-securitization data from Investor Reporting Packages

Freddie Mac Multifamily sources its seniors housing loans from a select group of [Optigo lenders](#) with extensive experience in the seniors housing market. Freddie Mac purchases a variety of seniors housing loans including those backed by independent living properties, assisted living properties, memory care properties and senior properties with a limited amount of skilled nursing care.

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, 2018, filed with the Securities and Exchange Commission (SEC) on February 14, 2019; 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, 2018, 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, 2018, 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.freddie.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.

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, Twitter [@FreddieMac](https://twitter.com/FreddieMac) and Freddie Mac's blog FreddieMac.com/blog.

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