Freddie Mac Sells $3.8 Million in Non-Performing Loans

October 28, 2026

MCLEAN, Va., Oct. 28, 2026 (GLOBE NEWSWIRE) -- Freddie Mac (OTCQB: FMCC) today announced it sold via auction 25 deeply delinquent non-performing residential first lien loans (NPLs) from its mortgage-related investments portfolio to Igloo Series VII Trust. The loans, with a balance of approximately $3.8 million, are currently serviced by Selene Finance LP. The sale is part of Freddie Mac's Extended Timeline Pool Offering (EXPO ®) and the transaction is expected to settle in December 2026. Freddie Mac, through its advisors, began marketing the transaction on September 16, 2026, to potential bidders active in the NPL market.

Given the delinquency status of the loans, the borrowers have likely been evaluated previously for loss mitigation, including modification or other alternatives to foreclosure, or are in foreclosure. Mortgages that were previously modified and subsequently became delinquent comprise approximately 49 percent of the aggregate pool balance. Additionally, purchasers are required to honor the terms of existing loss mitigation agreements and solicit distressed borrowers for additional assistance except in limited cases and ensure all pending loss mitigation actions are completed.

The EXPO pool and bid information is summarized below:

Description	EXPO Pool #1
Unpaid Principal Balance	$3.8 million
Loan Count	25
BPO-weighted* CLTV (in %)	48
UPB-weighted CLTV (in %)	57
Average Months Delinquent	15
Average Loan Balance (in $000s)	154
Geographical Distribution	Texas
Winning Bidder	Igloo Series VII Trust
Cover Bid Price (% of UPB) (second-highest bid price)	Low-Mid 90s Area

*Broker Price Opinions (BPOs)

Advisors to Freddie Mac on the transaction are BofA Securities, Inc. and First Financial Network, Inc.

Freddie Mac's seasoned loan offerings focus on reducing less-liquid assets in the company's mortgage-related investments portfolio in an economically sensible way. This includes sales of NPLs, securitizations of re-performing loans (RPLs) and structured RPL transactions. Since 2011, Freddie Mac has sold $11.4 billion of NPLs and securitized approximately $81.7 billion of RPLs consisting of $30.5 billion via fully guaranteed MBS, $37.6 billion via the Seasoned Credit Risk Transfer (SCRT) program, and $13.6 billion via the Seasoned Loans Structured Transaction (SLST) program. Requirements guiding the servicing of these transactions are focused on improving borrower outcomes and stabilizing communities. Additional information about Freddie Mac's seasoned loan offerings is available at: https://capitalmarkets.freddiemac.com/seasonedloanofferings

Freddie Mac's mission is to make home possible for families across the nation. We promote liquidity, stability and affordability in the housing market throughout all economic cycles. Since 1970, we have helped tens of millions of families buy, rent or keep their home. Learn More: Website | Consumers | X | LinkedIn | Facebook | Instagram | YouTube

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