



Freddie Mac Prices \$1 Billion Multifamily K-Deal, K-SW2, Backed by Properties Controlled by Starwood Capital Group

July 19, 2017

MCLEAN, VA--(Marketwired - Jul 19, 2017) - [Freddie Mac](#) (OTCQB: FMCC) recently priced a new offering of Structured Pass-Through Certificates ([K Certificates](#)), backed by floating rate multifamily mortgages with ten-year terms. The company expects to issue approximately \$1 billion in K Certificates (K-SW2 Certificates), which are backed by 36 properties indirectly controlled by Starwood Capital Group. The K-SW2 Certificates are expected to settle on or about July 28, 2017.

K-SW2 Pricing

Class	Principal/Notional Amount (mm)	Weighted Average Life (Years)	Discounted Margin	Coupon	Yield	Dollar Price
A	\$1,001.364	9.59	42	1 mo LIBOR + 42	1.9277%	100.00
XI	\$1,112.627	4.62	Non-Offered			
XP	\$1,112.627	4.58	Non-Offered			

Details

- Co-Lead Managers and Bookrunners: Morgan Stanley & Co. LLC and Wells Fargo Securities, LLC
- Co-Managers: Barclays Capital Inc., CastleOak Securities, L.P., Jefferies LLC, and J.P. Morgan Securities LLC

Related Links

- The K-SW2 preliminary offering circular supplement: <http://www.freddiemac.com/mbs/data/ksw02oc.pdf>
- Freddie Mac Multifamily [Investor Presentation pdf](#)
- [Multifamily Securities Investor Access](#) database of post-securitization data from Investor Reporting Packages

The K-SW2 Certificates will not be rated, and will include one senior principal and interest class, one interest only class, and one class that will receive static prepayment premiums. The K-SW2 Certificates are backed by corresponding classes issued by the FREMF 2017-KSW2 Mortgage Trust (KSW2 Trust) and guaranteed by Freddie Mac. The KSW2 Trust will also issue certificates consisting of the Class B, C and R Certificates, which will be subordinate to the classes backing the K-SW2 Certificates. The K-SW2 Trust Class B, C and R Certificates 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, 2016, filed with the Securities and Exchange Commission (SEC) on February 16, 2017; 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, 2016, 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. A description of factors that could cause actual results to differ materially from the expectations expressed in these and other forward-looking statements can be found in the company's Annual Report on Form 10-K for the year ended December 31, 2016, and its reports on Form 10-Q and Form 8-K, filed with the SEC and available on the Investor Relations page of the company's Web site at www.FreddieMac.com/investors and the SEC's Web site at www.sec.gov.

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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