

Fourth Quarter 2025 Financial Results Supplement

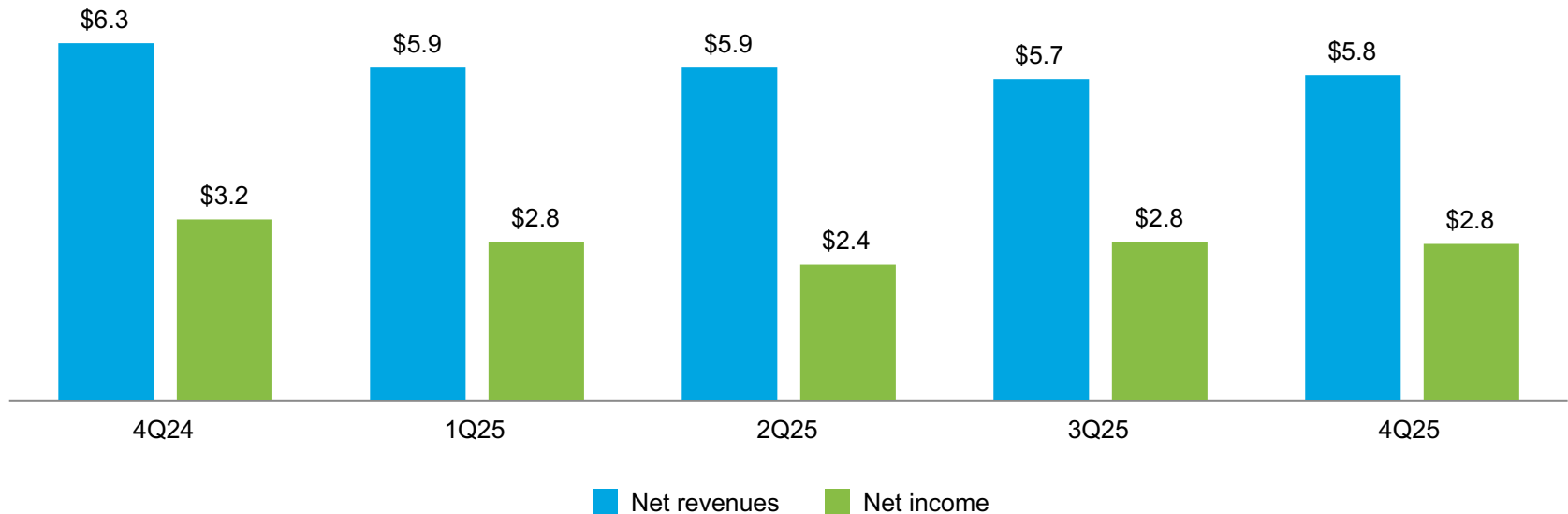
February 12, 2026





Net revenues and net income

\$ Billions



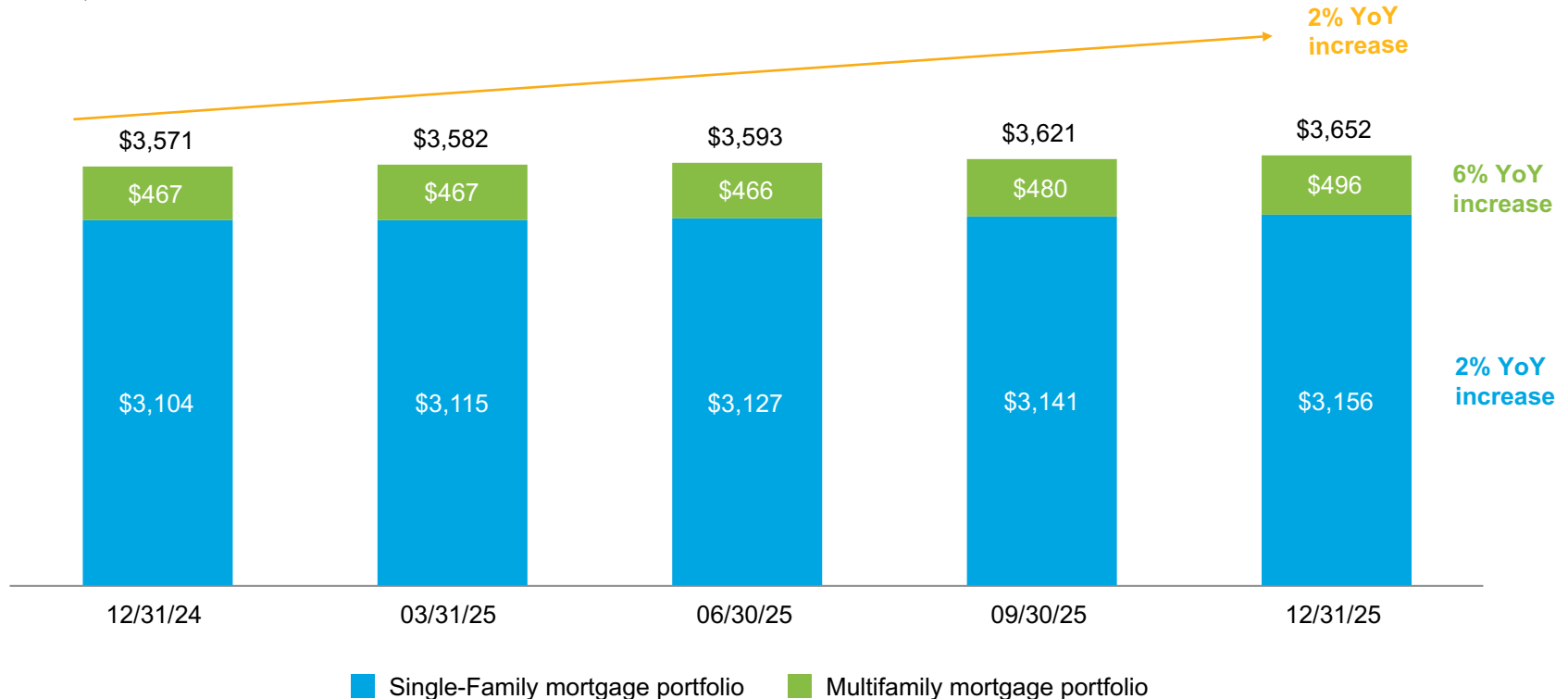
- **Net income** of \$2.8 billion for the fourth quarter of 2025, a decrease of 14% year-over-year, primarily driven by lower net revenues.
- **Net revenues** of \$5.8 billion for the fourth quarter of 2025, a decrease of 9% year-over-year, driven by lower non-interest income, partially offset by higher net interest income.

Mortgage Portfolio Balances



Mortgage portfolio¹

UPB in \$ Billions

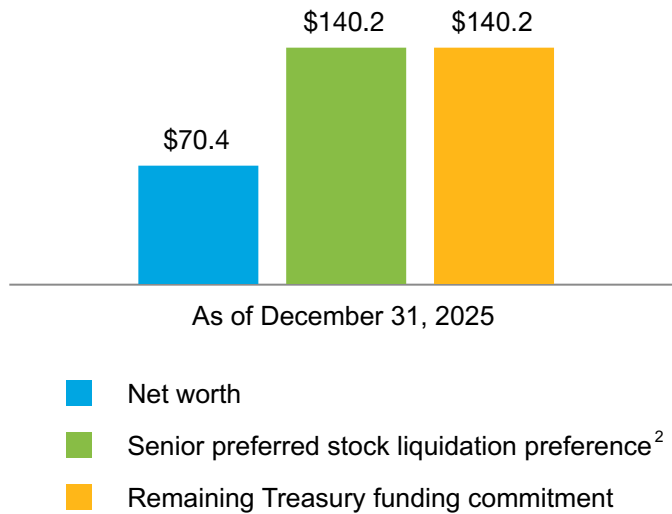


- **Total mortgage portfolio** increased 2% year-over-year to \$3.7 trillion, driven by a 2% increase in the Single-Family mortgage portfolio and a 6% increase in the Multifamily mortgage portfolio.



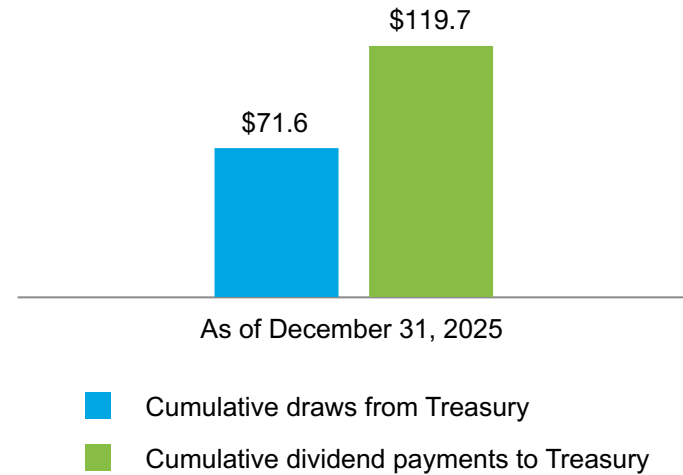
Net worth, liquidation preference, and Treasury funding commitment

\$ Billions



Draws and dividend payments

\$ Billions

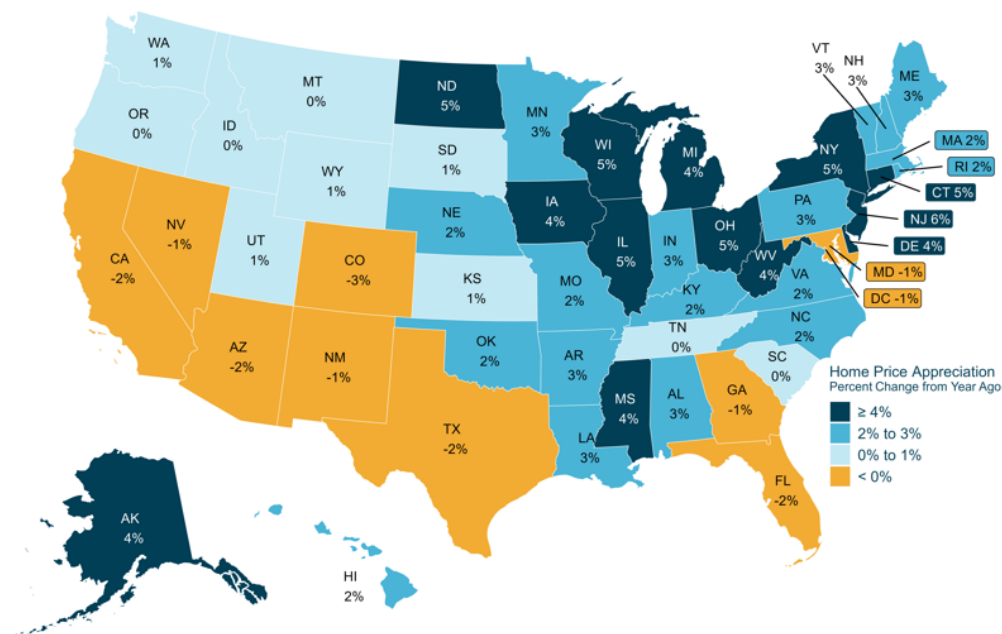


Pursuant to the Purchase Agreement, Freddie Mac will not be required to pay a dividend to Treasury until it has built sufficient capital to meet the capital requirements and buffers set forth in the Enterprise Regulatory Capital Framework (ERCF).

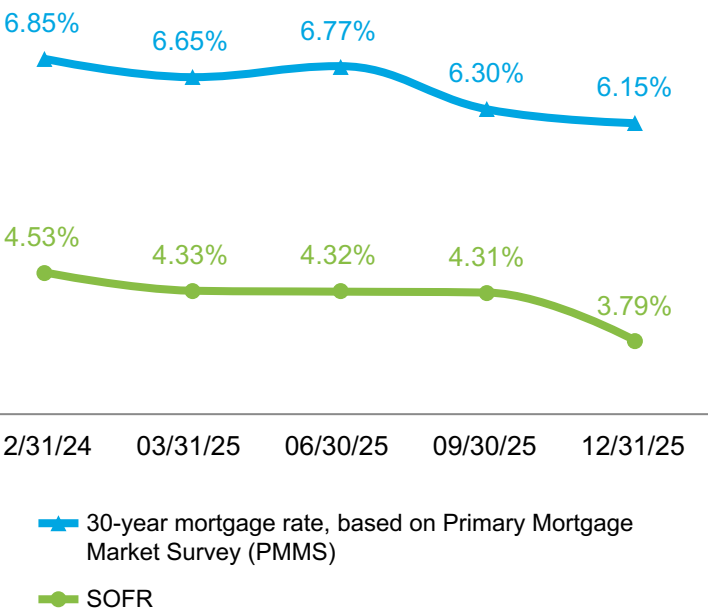
Key Economic Indicators



National home prices³ increased by an average of 0.7% over the past year



Quarterly ending interest rates



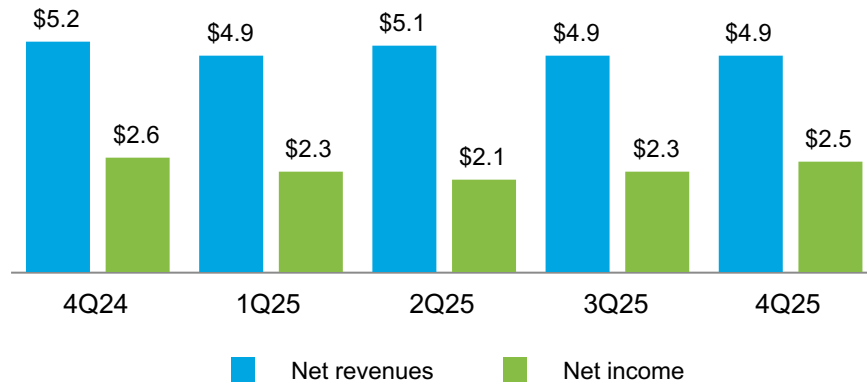
SOFR interest rates are 30-day average rates.

Single-Family Financial Highlights and Key Metrics



Net revenues and net income

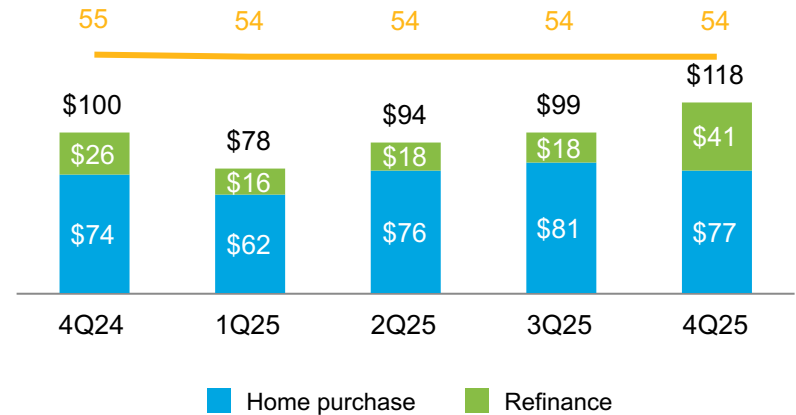
\$ Billions



New business activity

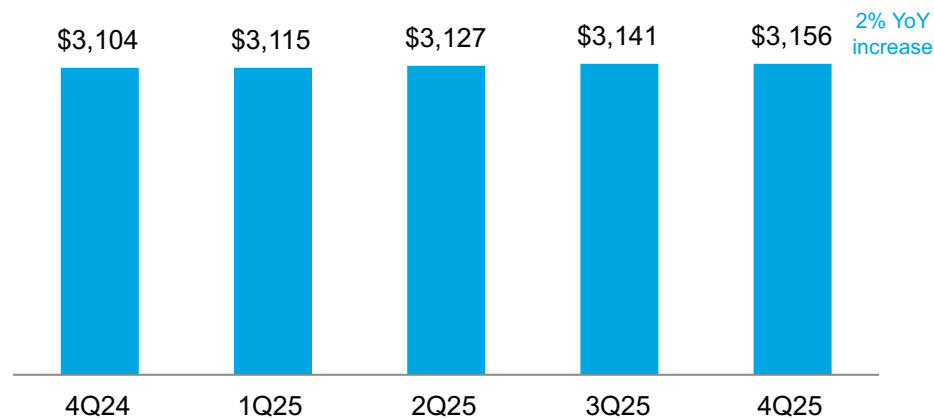
UPB in \$ Billions

Average estimated guarantee fee rate on new acquisitions (bps)⁴

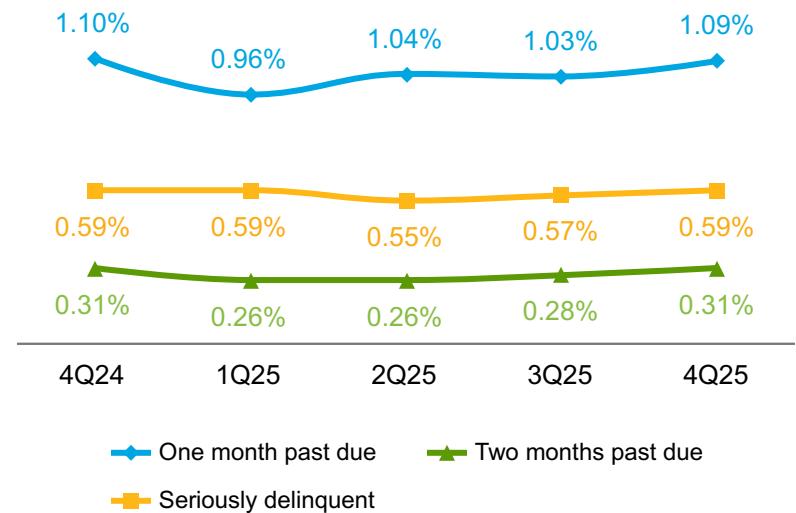


Mortgage portfolio

UPB in \$ Billions



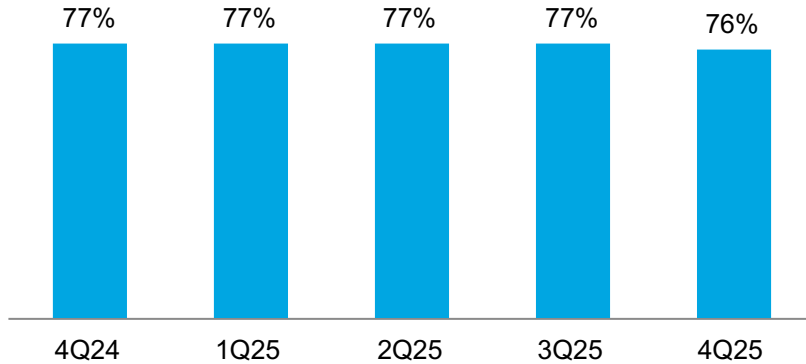
Delinquency rates



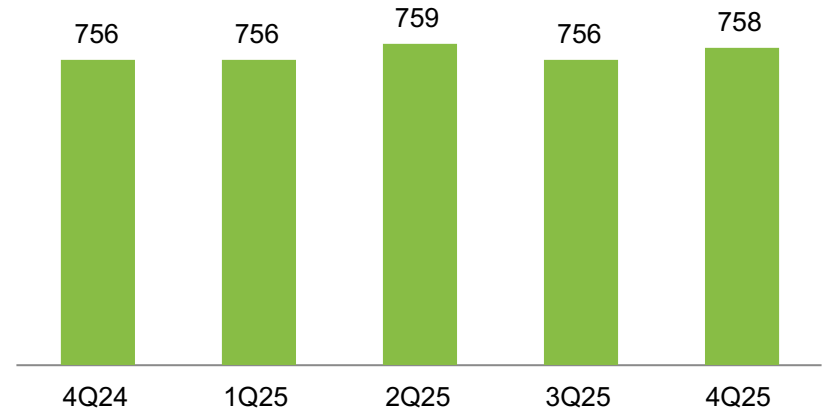
Single-Family Loan Purchase Credit Characteristics



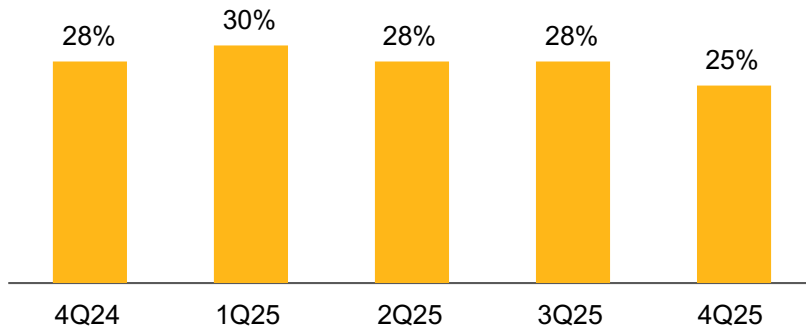
Weighted average original loan-to-value ratio (OLTV)



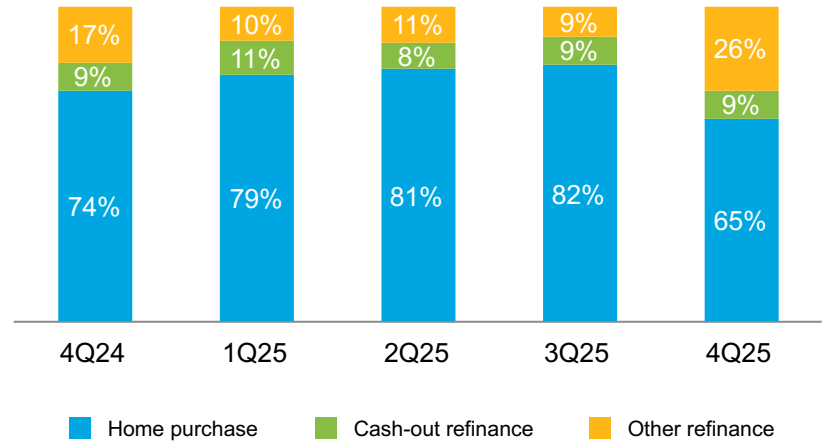
Weighted average original credit score



New business activity with debt-to-income ratio > 45%



Loan purpose



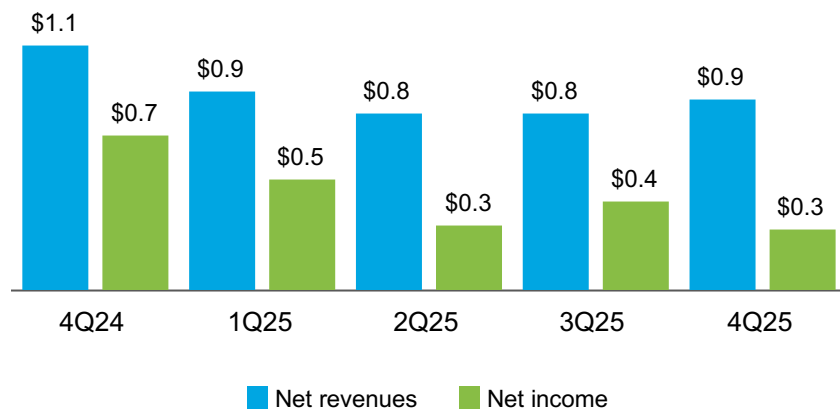
Multifamily

Financial Highlights and Key Metrics



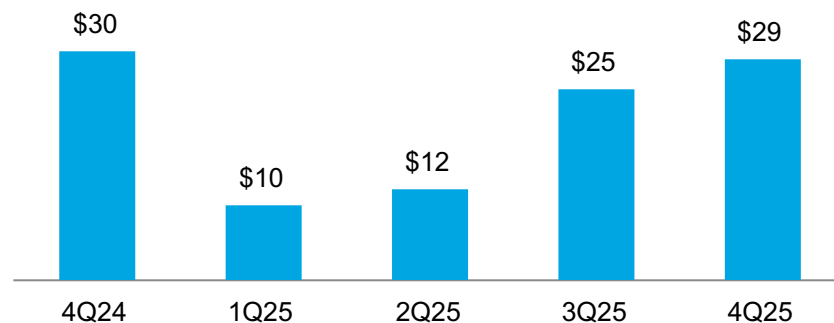
Net revenues and net income

\$ Billions



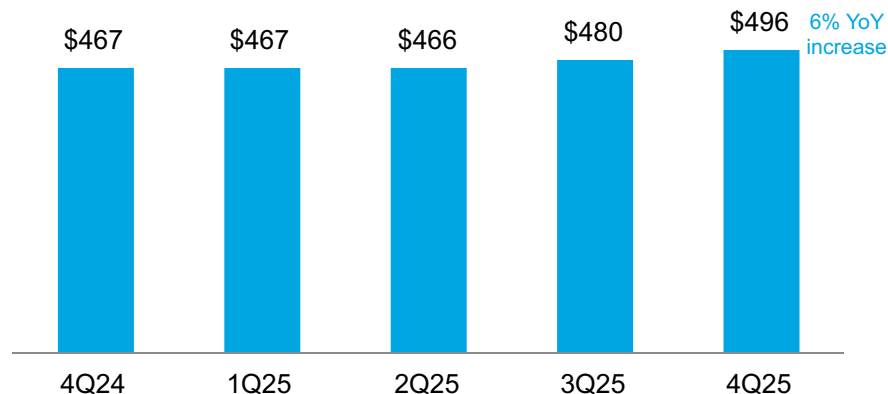
New business activity

UPB in \$ Billions

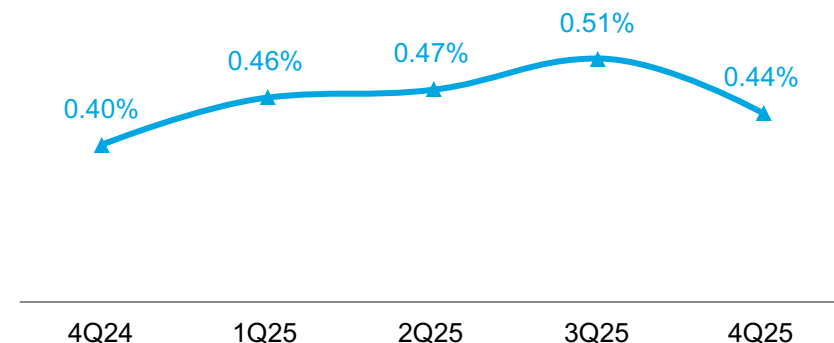


Mortgage portfolio

UPB in \$ Billions



Multifamily delinquency rate (60+ day)

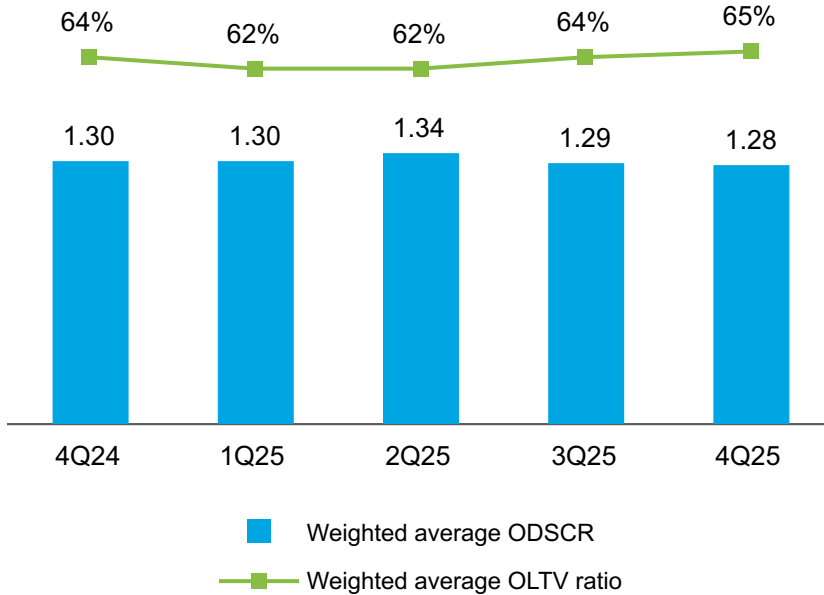


Multifamily

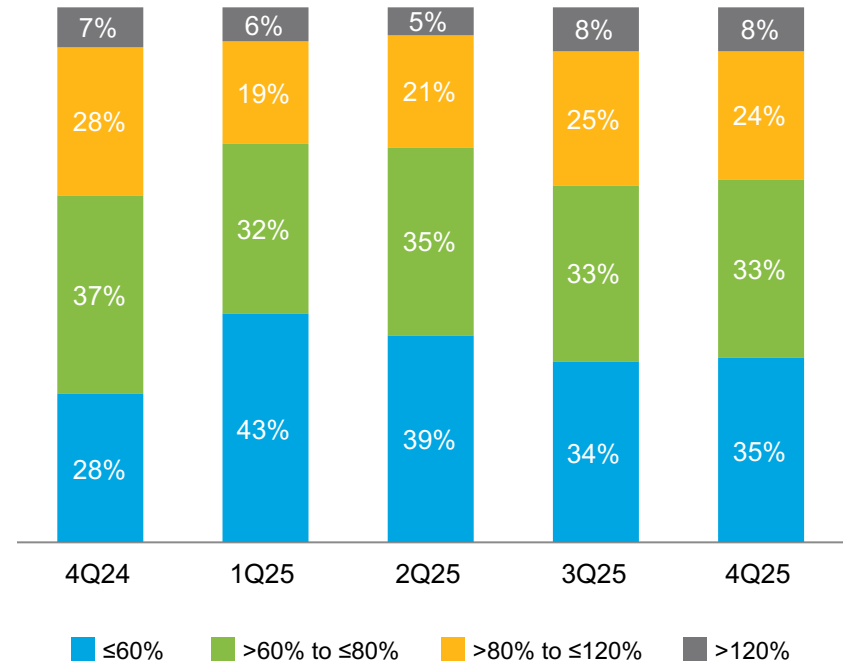
New Business Characteristics



Weighted average original debt service coverage ratio (ODSCR) and weighted average OLTV ratio



Acquisitions of units by area median income (AMI) (% of eligible units acquired)

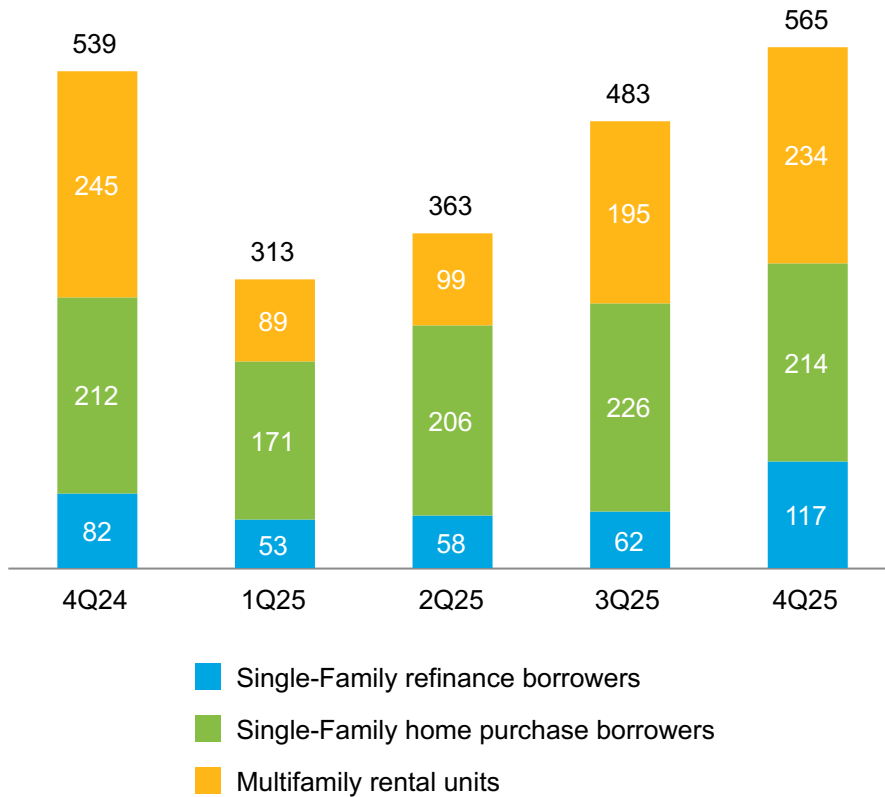


Weighted average ODSCR assumes monthly payments that reflect amortization of principal.



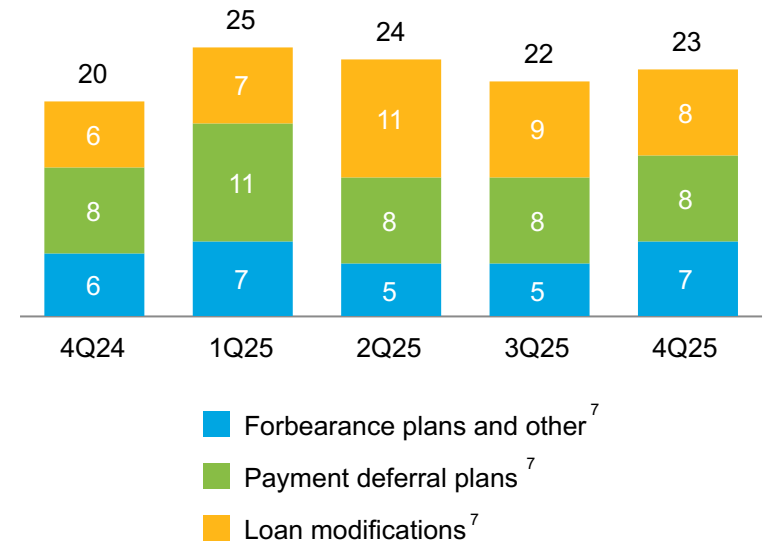
Number of families Freddie Mac helped to own or rent a home⁵

In Thousands



Number of Single-Family loan workouts⁶

In Thousands



Other includes repayment plans and foreclosure alternatives.



- 1 Based on unpaid principal balances (UPB) of mortgage loans held-for-investment, mortgage loans held-for-sale, and mortgage loans underlying our mortgage-related guarantees.
- 2 Includes the initial \$1 billion liquidation preference of the senior preferred stock issued to Treasury in September 2008, the \$71.6 billion of draws from Treasury, and the \$67.6 billion in increases to our Net Worth Amount pursuant to the Purchase Agreement.
- 3 Based on the Freddie Mac House Price Index. The Freddie Mac House Price Index for the U.S. is a value-weighted average of the state indexes where the value weights are based on Freddie Mac's single-family credit guarantee portfolio. Other indices of home prices may have different results, as they are determined using different pools of mortgage loans and calculated under different conventions. The Freddie Mac House Price Index for the U.S. is a seasonally-adjusted monthly series. Percent changes were rounded to nearest whole percentage point.
- 4 Excludes the legislated guarantee fees and includes deferred fees recognized over the estimated life of the related loans based on month-end market rates for the month of acquisition.
- 5 Based on the company's purchases of loans and issuances of mortgage-related securities. For the periods presented, a single-family borrower may be counted more than once if the company purchased more than one loan (purchase or refinance mortgage) relating to the same borrower. For Multifamily, rental units include units financed by supplemental loans.
- 6 Consists of both home retention actions and foreclosure alternatives.
- 7 Categories are not mutually exclusive, and a borrower in one category may also be included in another category in the same or another period. For example, a borrower helped through a home retention action in one period may subsequently lose his or her home through a foreclosure alternative in a later period.



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Forward-looking statements

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