

Single-Family Green Mortgage-Backed Securities (MBS)



July 2022



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Single-Family Green Bonds

Fannie Mae launched its program in April 2020 demonstrating its commitment to achieving environmental, social, and economic outcomes by financing single-family homes that exceed energy- and water-saving standards



Single-Family Green MBS include either **purchase money or refinance mortgage loans** backed by **newly constructed single-family residential homes** receiving approved **green building certifications** (GBCs) within the last five years that meet or exceed the national program requirements for **ENERGY STAR® Certified Homes, Version 3.0**



The ENERGY STAR Certification is our minimum threshold for new construction because it is at least **10% more efficient than homes built to current state energy building codes** and a **20% improvement on average**. We aim to drive the housing industry to continue moving toward higher energy efficiency standards



The **Single-Family Green Bond Framework** received a [Light Green Second Opinion](#) from **CICERO Shades of Green**, a leading global provider of green ratings for bonds. CICERO concluded that “it is a **strength** that Fannie Mae has **an explicit energy efficiency requirement** that goes **beyond the national building baseline**”

For more information on Single-Family Green MBS, please visit www.fanniemae.com/greenmbs



Single-Family GBCs

Certifications help to ensure that energy efficient features are thought of from the home design process through execution, resulting in a greener property with an array of homeowner benefits

1

What is an Energy Star certification?

- The ENERGY STAR program was developed by the U.S. Environmental Protection Agency (EPA) and is a government-backed symbol for energy efficiency
- A new home earning the ENERGY STAR label has undergone **independent inspections, testing, and verification** to meet stringent requirements set by the EPA

2

Why did you choose the ENERGY STAR certification as the minimum threshold for new construction?

- While the **2006 International Energy Conservation Code** is often referenced as a reasonable measurement for energy efficiency, **approximately 80% of states have energy building codes above it**
- The ENERGY STAR Certification is based on a state's current energy efficiency code, meaning that **as the requirements rise, the threshold to receive an ENERGY STAR Certification also rises**

3

What are some of the additional homeowner benefits with a GBC Home?

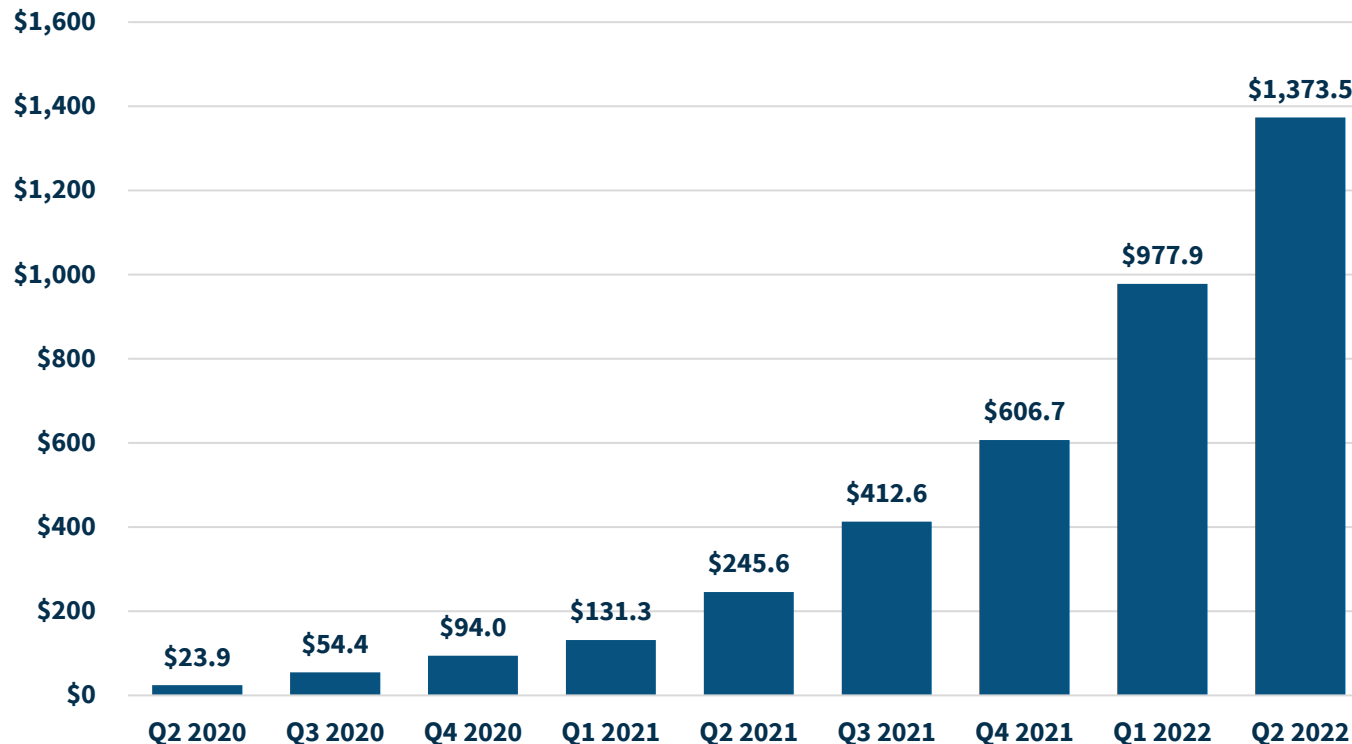
- Improved home comfort from comprehensive air sealing and insulation
- Protection from moisture damage with a comprehensive water management system
- Required fresh air ventilation which improves indoor air quality and prevents mold build up

Learn more about [green building certifications](#)



Issuance and Projected Impact

Single-Family Green MBS Cumulative Issuance Volumes



1. Includes estimated impacts only from Fannie Mae Single-Family Green Bonds.

2020 - 2021 Single-Family Projected Impact Metrics⁽¹⁾

\$265 average homeowner utility cost savings per single-family home per year

>45 million kilo British Thermal Units (kBtu) of source energy saved

>2,100 metric tons of carbon dioxide equivalent (MTCO₂d) of GHG emissions prevented

We publish annual impact metrics, providing investors with continued transparency.

View the [CUSIP-level impact](#) and our [impact methodology](#)



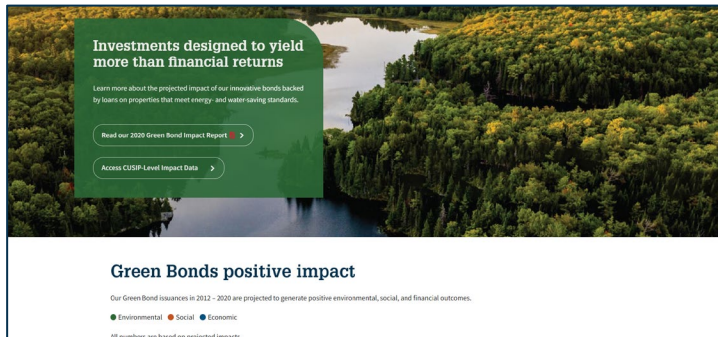
Single-Family Green Disclosures

Fannie Mae remains committed to providing investors with comprehensive and highly transparent disclosures

Website

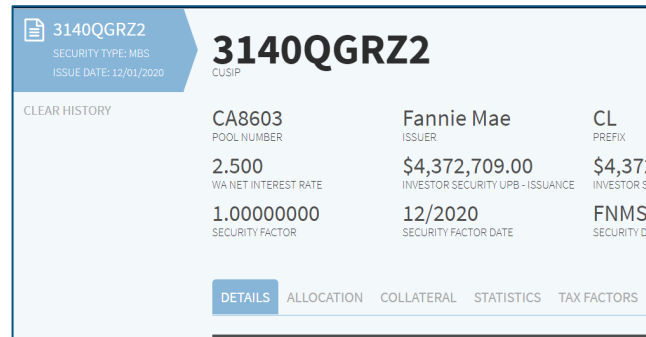
Our [website](#) provides a variety of investor resources, including:

- Issuance file
- Green Bond Framework and Second Opinion
- Details on green building certifications
- CUSIP-level impact reporting



PoolTalk®

Fannie Mae's PoolTalk tool provides access to securities disclosure data, including at-issuance and monthly data, Legal documents, consumable data files and search capabilities for UMBS, MBS, Supers/Megas, SMBS, and REMICs.



Bloomberg

The securities can also be identified using Bloomberg's Green Bond indicator by searching <CUSIP> MTGE GO then DES GO



Why invest in our Single-Family Green Bonds?



Rigorous Standards

Fannie Mae's Single-Family Green Bond program relies on **green building certifications**.

We partner with a **third party** to **verify** the green building certification achieved by the properties collateralizing the Single-Family Green MBS.



Quantified Impact

Environmental, social, and economic **benefits** of these securities are **quantified through enhanced reporting** including our annual projected impact metrics provided at a **CUSIP-level**.



Recognized Leader

Fannie Mae earned the **2022 ENERGY STAR® Partner of the Year – Sustained Excellence Award** from the **U.S. Environmental Protection Agency** and **U.S. Department of Energy** for the second consecutive year for the Single-Family business.



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