

Single-Family Social Bonds

Overview

April 2025



Fannie Mae®

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Overview

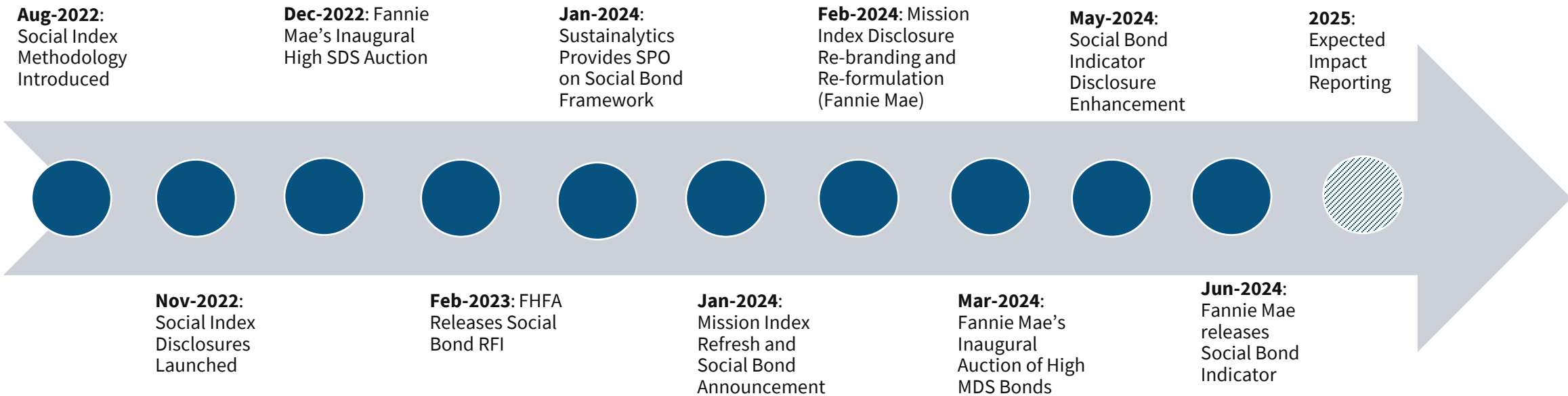
- Fannie Mae's [Single-Family Social Bond program](#) offers investors the ability to invest in single-family mortgage-backed securities (MBS) that have a high concentration of loans that align with the Enterprise's mission objectives.
- The foundation of our Social Bonds is The Mission Index™ (v1.1)¹, designed reflecting feedback from market participants. Social labels are assigned to bonds having 100% Mission Criteria Share (MCS) and a Mission Density Score (MDS) ≥ 2.0 .
- Fannie Mae's Social Indicator, available on PoolTalk®, Data Dynamics® and third-party tools such as Bloomberg, easily identify Single-Family MBS issued since March 1, 2024, that meet the Social Bond criteria.
- Beginning in 2025 for 2024 issuances, we will provide annual impact reporting to provide transparency into the social impact of loans that collateralize their investments in Single-Family Social MBS.
- Our published [Social Bond framework](#) addresses the four components of the International Capital Markets Association (ICMA) Social Bond Principles (SBP). It is also validated by an independent [second party opinion](#) from Sustainalytics.

1. In this presentation, we will refer to the original Social Index formulation as Mission Index v1 and the re-formulated Mission Index as Mission Index v1.1.



Single-Family Social Bond Timeline

The evolution of our framework for highlighting mission-oriented lending activities.





Single-Family Social Bond Framework



Requirements for a Social Bond Label

- The Enterprises will assign a Social Bond label to any Single-Family MBS having:
 - ✓ Mission Criteria Share (MCS) of 100% and
 - ✓ Mission Density Score (MDS) greater than or equal to 2.0.
- Only pools under the Mission Index re-formulation (v1.1) will be eligible for the Social label. Previously issued pools will retain their original disclosures using the prior formulation (v1) and will not be recalculated to reflect the Mission Index re-formulation (v1.1).
- The Social Bond program will feature additional impact reporting to provide investors with transparency into social impact of the loans underlying their investments.
- The Enterprises expect that our Single-Family Social Bond program will evolve as appropriate based on engagement with market participants and evaluation of market dynamics.



Mission Score v1.1 Formulation Methodology

Income		Borrower		Property	
Criterion	AMI Cap	Criterion	AMI Cap	Criterion	AMI Cap
Low-Income Borrower	≤80	First-Time Homebuyer	≤100	Low-Income Census Tract	≤100
Affordable Rental (at ≤80 AMI)	N/A	Borrowers Residing in Underserved Markets ¹	N/A	Minority Tract	≤100
		Special Purpose Credit Program (SPCP) Borrower ²	N/A	High-Needs Rural	N/A
				Manufactured Housing	≤100
				Designated Disaster Area	≤100

¹ Borrowers Residing in Underserved Markets would initially comprise applicants from High Poverty Area census tracts, defined as: any census tract with a poverty rate of at least 20% as measured by the five-year data series available from the American Community Survey. Additional areas may be added to this criterion, as necessary.

² Fannie Mae has stopped acquiring loans through HomeReady First and Fannie Mae-supported SPCPs. Loans acquired through Selling Guide-eligible SPCPs will not be identified after July 4, 2025, and thus will not be included in the calculation of Mission Index scores.



Criteria-Specific Inclusion Rationale

Dimension	Criterion	Income Limit	Mission Element	Description/Rationale
Income	Low-Income Borrower	80% of AMI	Liquidity, Affordability	Our Charter directs us to facilitate the financing of residential mortgages for low-income borrowers , with a special focus in Housing Goals.
Income	Affordable Rental	N/A	Liquidity, Affordability	Our Mission obligates us to facilitate equitable and sustainable access to quality, affordable rental housing , with a special focus in Housing Goals.
Borrower	First-Time Homebuyer	100% of AMI	Liquidity, Affordability	Our Charter directs us to promote access to credit, with a special focus on first-time homebuyers in the GSE Act.
Borrower	Residing in Underserved Market	N/A	Liquidity, Affordability	Our Charter directs us to promote access to credit throughout the Nation, with a special focus on underserved areas .
Borrower	Special Purpose Credit Program (SPCP) Loan	N/A	Liquidity, Affordability	Our Equitable Housing Finance Plan commits us to supporting the expansion of homeownership through Special Purpose Credit Programs.
Property	Low-Income Census Tract	100% of AMI	Liquidity, Affordability	Our Mission obligates us to facilitate equitable and sustainable access to homeownership, with a special focus in Housing Goals .
Property	Minority Tract	100% of AMI	Liquidity, Affordability	Our Mission obligates us to facilitate equitable and sustainable access to homeownership, with a special focus in Housing Goals .
Property	High-Needs Rural Areas	N/A	Liquidity, Affordability	Our Mission obligates us to facilitate equitable and sustainable access to homeownership, with a special focus in Duty to Serve .
Property	Manufactured Housing	100% of AMI	Liquidity, Affordability	Our Mission obligates us to facilitate equitable and sustainable access to homeownership, with a special focus in Duty to Serve .
Property	Designated Disaster Areas	100% of AMI	Liquidity, Stability	Our Charter directs us to provide liquidity and stability in the secondary market for residential mortgages, with a special focus in Housing Goals .





Disclosures & Impact Reporting



Disclosures

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

PoolTalk®

PoolTalk: provides transparency into our Social MBS including the Social Indicator, MCS, and MDS available at the pool-level.

3140QUWS1					
CLEAR HISTORY	CB8756	Fannie Mae	CL	06/01/2024	06/2024
	POOL NUMBER	ISSUER	PREF	ISSUE DATE	MATURITY DATE
	6.000	\$151,737,335.00	\$151,737,335.00	430	Active
	WMT INTEREST RATE	WMTOR SECURITY UPR - ISSUANCE	WMTOR SECURITY UPR - CURRENT	WMTOR SECURITY UPR - ISSUANCE	WMTOR SECURITY UPR - CURRENT
	1.00000000	06/2024	FNMS 06.0000 CL-CB8756		
	SECURITY FACTOR	SECURITY FACTOR DATE	SECURITY DESCRIPTION		
DETAILS ALLOCATION COLLATERAL STATISTICS TAX FACTORS DOCUMENTS					
ATTIBUTES					
Investor Security UPR					
WMT Net Interest Rate					
WMT Interest Rate					
WMT Remaining Months to Maturity					
WMT Loan Age					
WMT Loan Term					
Hedgeable Loan Amount					
Hedgeable Mortgage Loan Amount					
Loan To Value (LTV)					
WMT Combined Loan To Value (CLTV)					
WMT Borrower Credit Score					
Third Party Origination UPR Percent					
WMT Debt To Income (DTI)					
Green Indicator					
Social Indicator					
Mission Density Score					
Mission Criteria Share					

Data Dynamics®

Data Dynamics®: use the Social Indicator filter to identify labeled pools and apply specific screens for MCS and MDS thresholds.

Data Dynamics									
MBS									
REPORTS									
Single Family									
Prepayment Snapshot									
Benchmark CPR® Dashboard									
MBS Cohort Analyzer									
MBS Pool Details									
MBS Float Dashboard									
Forebearance and Delinquency Dashboard									
Structured Transactions Issuance Analytics									
Multifamily									
Multifamily DUS Prepayment History									
MESSAGES									
DOWNLOAD DATA									
RESOURCES									
MBS Pool Details									
CUSIP	Pool Number	Coupon	Prefix	Story	Indicator	Seller			
31418FB08	MA5435	7.5	CL	Major	N	Multiple			
31418FA20	MA5423	7	CL	Major	N	Multiple			
31418FAY3	MA5422	6.5	CL	Major	N	Multiple			
31418FAX5	MA5421	6	CL	Major	N	Multiple			
31418FAW7	MA5420	5.5	CL	Major	N	Multiple			
31418FAV9	MA5419	5	CL	Major	N	Multiple			
31418FAJ1	MA5418	4.5	CL	Major	N	Multiple			
31418FAT4	MA5417	4	CL	Major	N	Multiple			
31418FA08	MA5431	6.5	CT	150k	N	Multiple			
31418FA64	MA5428	5	CT	Major	N	Multiple			
31418FA31	MA5425	5.5	CI	Major	N	Multiple			
31418FA23	MA5424	5	CI	Major	N	Multiple			
31418YK78	DA6872	6	SO	Non-Spec	N	Multiple			
3140QUW06	CB8758	6.5	CL	HomeReady	Y	Multiple			
3140QUW19	CB8757	6.5	CL	High MDS	Y	Multiple			
3140QUW51	CB8756	6	CL	HomeReady	Y	Multiple			
3140QUW83	CB8755	6	CL	High MDS	Y	Multiple			
3140QUW25	CB8754	5.5	CL	High MDS	Y	Multiple			

Bloomberg

Bloomberg: the securities can also be identified using Bloomberg's Social Bond indicator by searching <CUSIP> MTGE GO then DES GO.

3140QUWS1									
FN CB8756									
AS of 29 May Pre									
FN CB8756 Mtge									
100% FNCL 6 N									
Summary									
Pool Type (CL)									
Collateral Information									
10 # Loans									
15 Paydown Info									
1 Month CPR									
3 Month CPR									
6 Month CPR									
12 Month CPR									



Impact Reporting Elements

Comprehensive impact reporting is central to the SF Social Bond framework.

- Fannie Mae will publish impact reporting to provide transparency into the social value enabled by the SF Social Bond framework. The elements of our impact reporting are:
 - **Access to Credit:** How many borrowers in mission-oriented populations are supported by Fannie Mae and the SF Social Bond program? What is the representation of individual Mission Index criteria in quarterly issuance?
 - **Value Created and Deployed:** How much incremental revenue was generated by the SF Social Bond program? How was that incremental revenue deployed in support of mission-oriented populations?
- Fannie Mae will generally provide impact reporting annually, beginning in 2025 for 2024 issuances. Certain elements of the impact reporting framework may be published more frequently.
- Fannie Mae expects the impact reporting to evolve in response to framework updates and market needs.



