Fannie Mae

Fannie Mae GeMS™ Guaranteed REMIC

Fannie Mae Multifamily REMIC Trust 2026-G5

Structural and Collateral Term Sheet

As of October 9, 2026

Fannie Mae Structured Pass-Through Certificates
Series 2026-G5, Class A1 and A2 Certificates

$[516,450,260]
(Approximate Offered Certificates)

J.P.Morgan

Lead Manager and Bookrunner

Barclays
Co-Manager

Goldman Sachs
Co-Manager

TD Securities
Co-Manager

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Certificate Structure

Class	Approximate Initial Certificate Balance[1]	% of Initial Deal Certificate Balance [2]	Expected Weighted Average Life (Years) [3]	Expected Principal Window (Months) [4]	Coupon Type	Pricing Speed
A1	$ 5,450,260	1.06%	3.43	1 – 58	WAC	0 CPY
A2	$ 511,000,000	98.94%	4.88	58 – 59	WAC	0 CPY

(1) The initial certificate balances are approximate and on the settlement date may vary by up to 5%. Underlying pools may be removed from or added to the mortgage pool prior to the settlement date within the same maximum permitted variance. Any reduction or increase in the aggregate principal balance of underlying pools within these parameters will result in changes to the initial certificate balance of each class of certificates and to the other statistical data.
(2) Approximate as of the settlement date.
(3) Calculated at 0% CPY.
(4) The expected principal window is expressed in months following the settlement date and reflects the period during which distributions of principal would be received under the pricing speed assumptions.

Issue Characteristics

Securities:	[$516,450,260] (approximate) monthly pay variable rate multi-class commercial mortgage REMIC Pass-Through Certificates (Class A1 and Class A2)
Lead Manager:	J.P. Morgan Securities LLC
Issuer:	Federal National Mortgage Association ("Fannie Mae")
Issuing Entity:	Fannie Mae Multifamily REMIC Trust 2026-G5, a trust to be formed by Fannie Mae
Trustee:	Fannie Mae
Cut-off Date:	On or about October 1, 2026
Settlement Date:	October 29, 2026
Distribution Date:	The monthly distribution date for the certificates will be the 25th day of each calendar month or on the next business day if the 25th is not a business day, commencing November 2026
Accrual:	Each class of certificates will accrue interest on an 30/360 basis during the preceding calendar month
ERISA:	It is expected that all offered certificates will be ERISA eligible
Tax Treatment:	Single REMIC Series
Form of Offering:	The certificates are exempt from registration under the Securities Act of 1933 and are "exempted securities" under the Securities Exchange Act of 1934
Offered Certificates:	The Class A1 and Class A2 Certificates
Optional Termination:	None
Minimum Denominations:	$1,000 for the Class A1 and Class A2 Certificates, $1 in excess thereof
Settlement Terms:	Book-Entry except for Class R
Analytics:	Cash flows are expected to be available through Bloomberg, L.P., Intex Solutions, Inc. and Trepp, LLC
Bloomberg Ticker:	FNA 2026-G5 <MTGE><GO>
Risk Factors:	THE CERTIFICATES INVOLVE CERTAIN RISKS AND MAY NOT BE SUITABLE FOR ALL INVESTORS. SEE THE "RISK FACTORS" SECTION OF FANNIE MAE'S MULTIFAMILY REMIC PROSPECTUS

Structural Overview

Amount of Distributions: On each Distribution Date, certificate holders will be entitled to receive interest and any principal required to be paid on their certificates on such Distribution Date, distributed from funds available for distribution from the MBS Pool.

Priority of Principal: The Principal Distribution Amount for any Distribution Date will be allocated as follows: scheduled and unscheduled principal payments included in the principal distribution for each MBS on an aggregate basis, sequentially to Class A1 and Class A2 in that order, until retired.

Prepayment Premiums Distribution: On each Distribution Date, any prepayment premiums that are included in the MBS distributions on that date will be allocated as follows:

1. To the A1 Class, an amount equal to 100% of the prepayment premiums for that Distribution Date multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to the A1 Class on that date and the denominator of which is the aggregate principal payable to the A1 and A2 Classes for that Distribution Date; and

2. To the A2 Class, an amount equal to 100% of the prepayment premiums for that Distribution Date multiplied by the percentage equivalent of a fraction, the numerator of which is the principal payable to the A2 Class on that date and the denominator of which is the aggregate principal payable to the A1 and A2 Classes for that Distribution Date.

Call Protection [(1)(2)]: [35] underlying securities provide for a remaining yield maintenance prepayment premium term. The Collateral Pool has a weighted average remaining yield maintenance prepayment premium term of [52] months.

Guarantee: All underlying pools will be guaranteed by Fannie Mae with respect to the full and timely payment of interest and principal. Fannie Mae's guarantee does not cover any yield maintenance prepayment premium payments due on the MBS Pool.

(1) For more detail on collateral call protection, see Collateral Overview.
(2) Remaining Yield Maintenance Term (months) is calculated from the end of the month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.

Collateral Overview

- Aggregate Cut-off Date Balance: $[516,450,261]
- Number of Mortgage Loans: [40]
- Number of Underlying Pools: [35]
- Number of Underlying Properties: [64]
- Average Cut-off Date Balance per Mortgage Loan: $[14,755,722]
- Weighted Average Mortgage Rate: [5.554%]
- Weighted Average MBS Pass-Through Rate: [4.526%]
- Weighted Average Original Term to Maturity (months): [60]
- Weighted Average Remaining Term to Maturity (months): [59]
- Weighted Average Seasoning (months): [1]
- Weighted Average Remaining Yield Maintenance Term (months)(1): [52]
- Weighted Average Remaining Interest Only Term (months)(2): [54]

(1) Remaining Yield Maintenance Term (months) is calculated from the end of the month of the Cut-off Date to the Prepayment Premium End Date and would be one month longer if calculated from the beginning of the month of the Cut-off Date to the Prepayment Premium End Date.
(2) Weighted Average Remaining Interest Only Term (months) excludes all pools that do not contain Interest Only Terms from the calculation.

More information regarding the DUS MBS program can be found on Fannie Mae's website at:
https://www.fanniemae.com/resources/file/mbs/pdf/mbsenger-0819.pdf

Collateral Stratification

Underlying Securities by Cut-off Date Principal Balance

Cut-off Date Principal Balance	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
$0 - $9,999,999	17	86,920,617	16.83%	5.870	4.743	60	59	1	52
$10,000,000 - $19,999,999	11	157,412,644	30.48%	5.517	4.506	60	59	1	52
$20,000,000 - $29,999,999	4	97,821,000	18.94%	5.509	4.615	60	58	2	51
$30,000,000 - $39,999,999	1	32,231,000	6.24%	5.835	4.405	60	59	1	52
$50,000,000 - $59,999,999	1	56,015,000	10.85%	5.685	4.745	60	59	1	52
$80,000,000 - $89,999,999	1	86,050,000	16.66%	5.165	4.145	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Top 10 Loan Information

Pool Number	Property Name	City	State	Property type	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	DSCR (x) [1]	LTV (%) [2]
BZ7583	Griffis Union Station	Denver	CO	Multifamily	86,050,000	16.66	1.48	60.5
BZ7817	The Pointe Apartments	Fairfield	CA	Multifamily	56,015,000	10.85	1.63	59.1
BZ7929	Multiple	Multiple	Multiple	Manufactured Housing	32,231,000	6.24	1.25	55.6
BZ7433	Forest View Apartments	The Woodlands	TX	Multifamily	25,740,000	4.98	1.46	65.0
BZ7692	Mariners Watch	Norfolk	VA	Multifamily	24,964,000	4.83	1.67	57.9
BZ7601	Cresterra Apartments	San Marcos	CA	Multifamily	24,359,000	4.72	1.62	56.7
BZ7843	Pacifica Palms Apartments	Escondido	CA	Multifamily	22,758,000	4.41	1.43	64.7
BZ7589	Bar Harbor Apartments	Seabrook	TX	Multifamily	19,125,000	3.70	1.28	75
BZ7941	The Sycamores	Indianapolis	IN	Multifamily	18,462,000	3.57	1.25	71.8
BZ7671	La Vina Apartments	Livermore	CA	Multifamily	17,870,000	3.46	1.53	65
Total / WA					**327,574,000**	**63.43**	**1.48**	**61.7**

(1) DSCR calculations are based on the most recent annual amortizing data for the related mortgage loan, except for the full term interest only loans, which are based on interest only payments.
(2) LTV values are as of the loan origination date of the related mortgage loan.

Collateral Stratification (cont.)

Underlying Securities by Most Recent DSCR [(1)]

Most Recent Annual DSCR	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
1.00x - 1.49x	19	286,730,261	55.52%	5.569	4.454	60	59	1	52
1.50x - 1.99x	15	223,220,000	43.22%	5.532	4.609	60	59	1	52
2.00x - 2.49x	1	6,500,000	1.26%	5.680	4.860	60	58	2	51
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by At Issuance LTV [(2)]

UW Loan to Value Ratio	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
45.00% - 49.99%	2	15,000,000	2.90%	5.725	4.832	60	59	1	52
50.00% - 54.99%	4	45,236,000	8.76%	5.656	4.797	60	59	1	52
55.00% - 59.99%	5	144,813,000	28.04%	5.634	4.592	60	59	1	52
60.00% - 64.99%	9	150,683,000	29.18%	5.372	4.349	60	59	1	52
65.00% - 69.99%	6	75,526,935	14.62%	5.417	4.451	60	58	2	51
70.00% - 74.99%	5	32,453,336	6.28%	6.170	4.712	60	59	1	52
75.00% - 79.99%	3	39,497,990	7.65%	5.472	4.521	60	59	1	52
80.00% - 84.99%	1	13,240,000	2.56%	5.740	4.540	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by Current Amortization Type

Amortization Type	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
Interest Only/Balloon	22	382,671,000	74.10%	5.456	4.513	60	59	1	52
Interest Only/Amortizing/Balloon	8	96,624,000	18.71%	5.801	4.521	60	59	1	52
Amortizing/Balloon	5	37,155,261	7.19%	5.928	4.675	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by Property Type

Property Type	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
Multifamily	33	468,969,261	90.81%	5.529	4.524	60	59	1	52
Manufactured Housing	2	47,481,000	9.19%	5.808	4.551	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

(1) DSCR calculations are based on the most recent annual amortizing data for the related mortgage loan, except for the full term interest only loans, which are based on interest only payments.
(2) LTV values are as of the loan origination date of the related mortgage loan.

Collateral Stratification (cont.)

Underlying Securities by Loan Note Rate

Loan Note Rate	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
4.75% - 4.99%	1	24,359,000	4.72%	4.980	4.240	60	58	2	51
5.00% - 5.24%	3	114,435,000	22.16%	5.150	4.150	60	59	1	52
5.25% - 5.49%	7	95,237,709	18.44%	5.409	4.485	60	59	1	52
5.50% - 5.74%	11	150,406,935	29.12%	5.662	4.683	60	59	1	52
5.75% - 5.99%	8	118,535,281	22.95%	5.854	4.699	60	59	1	52
6.25% - 6.49%	1	2,741,000	0.53%	6.390	5.040	60	58	2	51
6.75% - 6.99%	2	5,430,000	1.05%	6.873	5.165	60	59	1	52
7.75% - 7.99%	1	2,327,263	0.45%	7.830	5.380	60	58	2	51
8.00% - 8.24%	1	2,978,072	0.58%	8.180	5.500	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by Pass Through Rate

Pass-Through Rate	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
4.00% - 4.24%	4	138,794,000	26.87%	5.120	4.166	60	59	1	52
4.25% - 4.49%	8	96,082,935	18.60%	5.577	4.377	60	59	1	52
4.50% - 4.74%	10	178,214,990	34.51%	5.632	4.668	60	59	1	52
4.75% - 4.99%	8	89,882,000	17.40%	5.797	4.852	60	58	2	51
5.00% - 5.24%	2	5,906,000	1.14%	6.631	5.067	60	59	1	52
5.25% - 5.49%	2	4,592,263	0.89%	7.381	5.326	60	58	2	51
5.50% - 5.74%	1	2,978,072	0.58%	8.180	5.500	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by Loan Age

Loan Age Range (Months)	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
0 - 2	35	516,450,261	100.00%	5.554	4.526	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Collateral Stratification (cont.)

Underlying Securities by State

State	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
CA	5	127,442,000	24.68%	5.437	4.540	60	59	1	52
CO	2	99,217,000	19.21%	5.235	4.229	60	59	1	52
TX	3	51,625,000	10.00%	5.445	4.563	60	58	2	51
Multiple[(1)]	2	35,522,000	6.88%	5.816	4.410	60	59	1	52
NY	3	31,849,925	6.17%	5.578	4.547	60	59	1	52
IN	2	26,962,000	5.22%	5.835	4.680	60	59	1	52
VA	1	24,964,000	4.83%	5.980	4.900	60	58	2	51
FL	4	24,675,000	4.78%	5.598	4.525	60	59	1	52
MN	1	15,250,000	2.95%	5.750	4.860	60	59	1	52
GA	1	13,240,000	2.56%	5.740	4.540	60	59	1	52
AL	1	10,880,000	2.11%	5.410	4.320	60	59	1	52
NJ	1	10,750,000	2.08%	5.540	4.720	60	59	1	52
OH	1	9,132,000	1.77%	5.420	4.500	60	59	1	52
WA	2	8,989,000	1.74%	5.418	4.410	60	59	1	52
PA	1	8,672,000	1.68%	5.820	4.780	60	58	2	51
OR	1	6,069,000	1.18%	5.540	4.820	60	59	1	52
MI	2	5,906,000	1.14%	6.631	5.067	60	59	1	52
CT	2	5,305,336	1.03%	8.026	5.447	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

Underlying Securities by Remaining Term To Maturity

Remaining Term to Maturity (Months)	Number of Underlying Pools	Cut-off Date Principal Balance ($)	% of Cut-off Date Principal Balance	Weighted Average Mortgage Rate (%)	Weighted Average Pass Through Rate (%)	Weighted Average Original Term to Maturity (Months)	Weighted Average Remaining Term to Maturity (Months)	Weighted Average Loan Age (Months)	Weighted Average Remaining Yield Maintenance (Months)
58	14	168,738,198	32.67%	5.525	4.564	60	58	2	51
59	21	347,712,063	67.33%	5.569	4.508	60	59	1	52
Total / WA	**35**	**516,450,261**	**100.00%**	**5.554**	**4.526**	**60**	**59**	**1**	**52**

(1) Pool BZ7929 is secured by 5 underlying properties located in Maryland and North Carolina. Pool BZ7738 is secured by 21 underlying properties located in Arizona, Colorado, Florida, Georgia, New Mexico, Oklahoma, Oregon, Texas and Utah