

**\$561,344,046**  
**(Notional Balance)**  
**Government National Mortgage Association**  
**GINNIE MAE®**  
**Guaranteed Multifamily REMIC Pass-Through Securities**  
**Ginnie Mae REMIC Trust 2025-042**

### The Securities

The Trust will issue the Classes of Securities listed on the front cover of this offering circular supplement.

Class of REMIC Securities	Original Notional Balance(1)	Interest Rate	Principal Type(2)	Interest Type(2)	CUSIP Number	Final Distribution Date(3)
IO .....	\$561,344,046	(4)	NTL(SC/PT)	WAC/IO/DLY	38381MBQ2	November 2065
<b>Residual</b>						
RR .....	0	0.00	NPR	NPR	38381MBR0	November 2065

- (1) Subject to increase as described under “Increase in Size” in this Supplement. The amount shown for the Notional Class (indicated by “NTL” under Principal Type) is its original Class Notional Balance and does not represent principal that will be paid.
- (2) As defined under “Class Types” in Appendix I to the Multifamily Base Offering Circular. The Class Notional Balance of the Notional Class will be reduced as shown under “Terms Sheet — Notional Class” in this Supplement.
- (3) See “Yield, Maturity and Prepayment Considerations — Final Distribution Date” in this Supplement.
- (4) See “Terms Sheet — Interest Rates” in this Supplement.

### The Ginnie Mae Guaranty

Ginnie Mae will guarantee the timely payment of interest on the securities. The Ginnie Mae Guaranty is backed by the full faith and credit of the United States of America. Ginnie Mae does not guarantee the payment of any Prepayment Penalties.

### The Trust and its Assets

The Trust will own certain previously issued multifamily certificates.

**The securities may not be suitable investments for you. You should consider carefully the risks of investing in them.**

**See “Risk Factors” beginning on page S-5 which highlights some of these risks.**

The Sponsor and the Co-Sponsor will offer the securities from time to time in negotiated transactions at varying prices. We expect the closing date to be March 28, 2025.

You should read the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities, Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended, and this Supplement.

The securities are exempt from registration under the Securities Act of 1933 and are “exempted securities” under the Securities Exchange Act of 1934.



**Ramirez and Co., Inc.**

**The date of this Offering Circular Supplement is March 24, 2025.**

## AVAILABLE INFORMATION

You should purchase the securities only if you have read and understood the following documents:

- this Offering Circular Supplement (this “Supplement”),
- the Base Offering Circular for Guaranteed Multifamily REMIC Pass-Through Securities dated as of July 1, 2023 (hereinafter referred to as the “Multifamily Base Offering Circular”),
- Chapter 31 and Chapter 32 of the Ginnie Mae Mortgage-Backed Securities Guide 5500.3, as amended (the “MBS Guide”) and
- the disclosure documents relating to the Underlying Certificates (the “Underlying Certificate Disclosure Documents”).

The Multifamily Base Offering Circular, the MBS Guide and the Underlying Certificate Disclosure Documents are available on Ginnie Mae’s website located at <http://www.ginniemae.gov> (“ginniemae.gov”).

If you do not have access to the internet, call BNY Mellon, which will act as information agent for the Trust, at (800) 234-GNMA, to order copies of the Multifamily Base Offering Circular and the MBS Guide.

In addition, you can obtain copies of the disclosure documents related to the Ginnie Mae Multifamily Certificates by contacting BNY Mellon at the telephone number listed above.

Please consult the standard abbreviations of Class Types included in the Multifamily Base Offering Circular as Appendix I and the glossary included in the Multifamily Base Offering Circular as Appendix II for definitions of capitalized terms.

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## TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
Terms Sheet . . . . .	S-3	ERISA Matters . . . . .	S-25
Risk Factors . . . . .	S-5	Legal Investment Considerations . . . . .	S-26
The Trust Assets . . . . .	S-8	Plan of Distribution . . . . .	S-26
Ginnie Mae Guaranty . . . . .	S-13	Increase in Size . . . . .	S-26
Description of the Securities . . . . .	S-14	Legal Matters . . . . .	S-26
Yield, Maturity and Prepayment		Exhibit A: Underlying Certificates . . . . .	A-1
Considerations . . . . .	S-16	Exhibit B: Updated Exhibits A . . . . .	B-1
Certain United States Federal Income Tax			
Consequences . . . . .	S-24		

## TERMS SHEET

This terms sheet contains selected information for quick reference only. You should read this Supplement, particularly “Risk Factors,” and each of the other documents listed under “Available Information.”

**Sponsor:** BMO Capital Markets Corp.

**Co-Sponsor:** Samuel A. Ramirez & Company, Inc.

**Trustee:** U.S. Bank National Association

**Tax Administrator:** The Trustee

**Closing Date:** March 28, 2025

**Distribution Date:** The 16th day of each month or, if the 16th day is not a Business Day, the first Business Day thereafter, commencing in April 2025.

**Composition of the Trust Assets:** The Trust Assets consist of Underlying Certificates. The aggregate notional balance of the Trust Assets is \$561,344,046 as of March 2025. Certain information regarding the Underlying Certificates is set forth in Exhibit A to this Supplement. Certain information regarding the Ginnie Mae Multifamily Certificates and the related Mortgage Loans underlying the Underlying Certificates (the “Underlying Certificate Trust Assets”) is set forth in the respective updated Exhibit A for each of the Underlying Certificates (the “Updated Exhibits A”) in Exhibit B to this Supplement.

**Ginnie Mae Multifamily Certificates and Mortgage Loans:** As used in this Supplement, the terms Ginnie Mae Multifamily Certificate, Ginnie Mae Project Loan Certificate, Ginnie Mae Construction Loan Certificate and Mortgage Loan refer to such certificates or loans underlying the Underlying Certificates. The Trust does not directly hold any Ginnie Mae Multifamily Certificates or Mortgage Loans.

**Certain Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans Underlying the Trust Assets:** Certain information regarding the characteristics of the Ginnie Mae Multifamily Certificates and the related Mortgage Loans underlying the Underlying Certificates is provided in Exhibits A and B to this Supplement.

**Lockout Periods and Prepayment Penalties:** Certain of the Mortgage Loans underlying the Underlying Certificates prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 9 months. The Mortgage Loans underlying the Underlying Certificates have a weighted average remaining lockout period of approximately 0 months. See the Updated Exhibits A in Exhibit B for additional information with respect to remaining lockout periods of the Mortgage Loans underlying the Underlying Certificate Trust Assets. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. The Mortgage Loans provide for payment of Prepayment Penalties during specified periods beginning on the applicable lockout period end date or, if no lockout period applies, the applicable Issue Date. In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. See *“The Trust Assets--Certain Additional Characteristics of the Mortgage Loans (Underlying the Underlying Certificates)”* and *“Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans”* in the *Updated Exhibits A in Exhibit B to this Supplement*. Prepayment Penalties received by the Trust will be allocated as described in this Supplement.

**Issuance of Securities:** The Securities, other than the Residual Securities, will initially be issued in book-entry form through the book-entry system of the U.S. Federal Reserve Banks (the “Fedwire Book-Entry System”). The Residual Securities will be issued in fully registered, certificated form. See “Description of the Securities — Form of Securities” in this Supplement.

**Increased Minimum Denomination Class:** Class IO. See “Description of the Securities — Form of Securities” in this Supplement.

**Interest Rate:** Class IO is a Weighted Average Coupon Class that will bear interest during each Accrual Period at a per annum Interest Rate equal to the total interest accrued on the Underlying Certificates for such Accrual Period, multiplied by 12, and divided by the Class Notional Balance of Class IO (before giving effect to any payments on such Distribution Date) for such Accrual Period.

Class IO will bear interest during the initial Accrual Period at the following approximate Interest Rate:

<u>Class</u>	<u>Approximate Initial Interest Rate</u>
IO .....	0.53897%

**Allocation of Prepayment Penalties:** On each Distribution Date, the Trustee will pay 100% of any Prepayment Penalties that are collected and passed through to the Trust to Class IO.

**Notional Class:** The Notional Class will not receive distributions of principal but has a Class Notional Balance for convenience in describing its entitlement to interest. The Class Notional Balance of the Notional Class represents the percentage indicated below of, and reduces to that extent with, the outstanding notional balance of the Trust Assets:

<u>Class</u>	<u>Original Class Notional Balance</u>	<u>Represents</u>
IO .....	\$561,344,046	100% of the Trust Assets

**Tax Status:** Double REMIC Series. See “Certain United States Federal Income Tax Consequences” in this Supplement and in the Multifamily Base Offering Circular.

**Regular and Residual Classes:** Class RR is a Residual Class and represents the Residual Interest of the Issuing REMIC and the Pooling REMIC. The other Class of REMIC Securities is a Regular Class.

## RISK FACTORS

*You should purchase securities only if you understand and are able to bear the associated risks. The risks applicable to your investment depend on the principal and interest type of your securities. This section highlights certain of these risks.*

***The rate of principal payments on the underlying mortgage loans will affect the amount of interest payments on your securities.***

The amount of interest payments you will receive will depend largely on the rate of principal payments, including prepayments, on the mortgage loans underlying the related trust assets. Any historical data regarding mortgage loan prepayment rates may not be indicative of the rate of future prepayments on the underlying mortgage loans, and no assurances can be given about the rates at which the underlying mortgage loans will prepay. We expect the rate of principal payments on the underlying mortgage loans will vary. Generally, following any applicable lockout period, and upon payment of any applicable prepayment penalty, borrowers may prepay their mortgage loans at any time. However, borrowers cannot prepay certain mortgage loans insured under FHA insurance program Section 223(f) for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. In addition, in the case of FHA-insured mortgage loans, borrowers may prepay their mortgage loans during a lockout period, or during any statutory prepayment prohibition period or without paying any applicable prepayment penalty with the approval of FHA.

Additionally, in the event a borrower makes a voluntary prepayment in respect of a mortgage loan, the related Ginnie Mae issuer does not have consent rights, put rights or termination rights related to such mortgage loan underlying the related trust assets. The decision to make a voluntary prepayment is entirely within the control of the borrower. Any voluntary prepayment and any subsequent reamortization of the remaining principal balance of a mortgage loan required under the terms of the mortgage loan may adversely affect the amount of interest paid to investors and could reduce the yields on your securities.

In addition to voluntary prepayments, mortgage loans can be prepaid as a result of governmental mortgage insurance claim payments, loss mitigation arrangements, repurchases or liquidations of defaulted mortgage loans. Although under certain circumstances Ginnie Mae issuers have the option to repurchase defaulted mortgage loans from the related pool underlying a Ginnie Mae MBS certificate, they are not obligated to do so. Defaulted mortgage loans that remain in pools backing Ginnie Mae MBS certificates may be subject to governmental mortgage insurance claim payments, loss mitigation arrangements or foreclosure, which could have the same effect as voluntary prepayments on the cash flow available to pay the securities.

A catastrophic weather event, pandemic or other natural disaster may affect the rate of principal payments, including prepayments, on the underlying mortgage loans. Any such event may damage the related mortgaged properties that secure the mortgage loans or may lead to a general economic downturn in the affected regions, including job losses and declines in real estate values. A general economic downturn may increase the rate of defaults on the mortgage loans in such areas resulting in prepayments on the related securities due to governmental mortgage insurance claim payments, loss mitigation arrangements, repurchases or liquidations of defaulted mortgage loans. Insurance payments on damaged or destroyed mortgaged properties may also lead to prepayments on the underlying mortgage loans. Further, in connection with presidentially declared major disasters, Ginnie Mae may authorize optional special assistance to issuers, including expanded buyout authority which allows issuers, upon receiving written approval from Ginnie Mae, to repurchase eligible loans from the related pool underlying a Ginnie Mae MBS certificate, even if such loans are not delinquent or do not otherwise meet the standard conditions for removal or repurchase.

No assurances can be given as to the timing or frequency of any governmental mortgage insurance claim payments, issuer repurchases, loss mitigation arrangements or foreclosure proceedings with respect to defaulted mortgage loans and the resulting effect on the timing or rate of payments on your securities.

The terms of the mortgage loans may be modified, among other things, to permit a partial release of the mortgaged property securing the related mortgage loan, to permit a pledge of all or part of such mortgaged property to secure additional debt of the related borrower, to provide for a cross default between the mortgage loan and such additional debt or to provide for additional collateral. Partial releases of security may allow the related borrower to sell the released property and generate proceeds that may be used to prepay the related mortgage loan in whole or in part. Such releases also may reduce the value of the remaining property. Modifications in connection with additional debt could adversely affect the security afforded to the existing mortgage loan by the mortgaged property and, even if the additional debt is subordinated to the existing mortgage loan, increase the likelihood of default on such mortgage loan by the related borrower. The amount of additional debt may exceed the amount of the existing debt secured by the related mortgage loan. Additional debt may include, but is not limited to, mortgage loans originated under FHA insurance program Section 241.

***Rates of principal payments can reduce your yield.*** The yield on your securities probably will be lower than you expect if principal payments on the mortgage loans underlying the related trust assets are faster than you expected.

In addition, you could lose money on your investment if prepayments occur at a rapid rate.

***Under certain circumstances, a Ginnie Mae issuer has the right to repurchase a defaulted mortgage loan from the related pool of mortgage loans underlying a particular Ginnie Mae MBS certificate, the effect of which would be comparable to a***

***prepayment of such mortgage loan.*** At its option and without Ginnie Mae's prior consent, a Ginnie Mae issuer may repurchase any mortgage loan at an amount equal to par less any amounts previously advanced by such issuer in connection with its responsibilities as servicer of such mortgage loan to the extent that (i) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or before December 1, 2002, such mortgage loan has been delinquent for four consecutive months, and at least one delinquent payment remains uncured or (ii) in the case of a mortgage loan included in a pool of mortgage loans underlying a Ginnie Mae MBS certificate issued on or after January 1, 2003, no payment has been made on such mortgage loan for three consecutive months. Any such repurchase will result in the reduction in the notional balance of the securities ultimately backed by such mortgage loan. No assurances can be given as to the timing or frequency of any such repurchases.

***An investment in the securities is subject to significant reinvestment and extension risk.***

The rate of payments on your securities is uncertain. You may be unable to reinvest the payments on your securities at the same returns provided by the securities. Lower prevailing interest rates may result in an unexpected return of principal. In that interest rate climate, higher yielding reinvestment opportunities may be limited. Conversely, higher prevailing interest rates may result in slower returns of principal, and you may not be able to take advantage of higher yielding investment opportunities. The final payment on your security may occur much earlier than the final distribution date.

***Defaults will increase the rate of prepayment.***

Lending on multifamily properties and nursing facilities is generally viewed as exposing the lender to a greater risk of loss than single-family lending. If a mortgagor defaults on a mortgage loan and the loan is subsequently foreclosed upon or assigned to FHA for FHA insurance benefits, or Rural Development for Section 538 guarantee benefits, or otherwise liquidated, the effect would be comparable to a prepayment of the mortgage loan; however, no



prepayment penalty would be received. Similarly, mortgage loans as to which there is a material breach of a representation may be purchased out of the trust without the payment of a prepayment penalty.

***Available information about the mortgage loans is limited.*** Generally, neither audited financial statements nor recent appraisals are available with respect to the mortgage loans, the mortgaged properties, or the operating revenues, expenses and values of the mortgaged properties. Certain default, delinquency and other information relevant to the likelihood of prepayment of the multifamily mortgage loans underlying the Ginnie Mae multifamily certificates is made generally available to the public and holders of the securities should consult such information. The scope of such information is limited, however, and accordingly, at a time when you might be buying or selling your securities, you may not be aware of matters that, if known, would affect the value of your securities.

***FHA has authority to override lockouts and prepayment limitations.*** FHA insurance and certain mortgage loan and trust provisions may affect lockouts and the right to receive prepayment penalties. FHA may override any lockout, statutory prepayment prohibition or prepayment penalty provision with respect to the FHA-insured mortgage loans consistent with FHA policies and procedures.

***With respect to certain mortgage loans insured under Section 223(f) of the Housing Act, under certain circumstances FHA lockout and prepayment limitations may be more stringent than otherwise provided for in the related note or other evidence of indebtedness.*** In addition to FHA's ability to override lockout or prepayment penalty provisions with respect to the FHA-insured mortgage loans as described above, investors should note that with respect to certain mortgage loans insured under Section 223(f) of the Housing Act, Section 223(f) provides, in relevant part, that the related note or other evidence of indebtedness cannot be prepaid for a period of five (5) years

from the date of endorsement, unless prior written approval from FHA is obtained. In many instances with respect to such mortgage loans insured under Section 223(f), the related lender may have provided for a lockout period lasting for a term shorter than five (5) years. Therefore, investors should consider that any prepayment provisions following a lockout period that is shorter than five (5) years may not be effective if FHA approval is not obtained.

***Holders entitled to prepayment penalties may not receive them.*** Prepayment penalties received by the trustee will be distributed to Class IO as further described in this Supplement. Ginnie Mae, however, does not guarantee that mortgagors will in fact pay any prepayment penalties or that such prepayment penalties will be received by the trustee. Accordingly, holders of the class entitled to receive prepayment penalties will receive them only to the extent that the trustee receives them. Moreover, even if the trustee distributes prepayment penalties to the holders of that class, the additional amounts may not offset the reduction in yield caused by the corresponding prepayments.

***The rate of payments on the underlying certificates will directly affect the rate of payments on the securities.*** The notional balance of the underlying certificates will be sensitive in varying degrees to:

- the rate of payments of principal (including prepayments) of the related mortgage loans, and
- the priorities for the distribution of principal among the classes of the related underlying trust.

Prepayments on the related mortgage loans may have occurred at rates faster or slower than those initially assumed. This supplement contains no information as to whether the underlying certificates have performed as originally anticipated. The Updated Exhibits A in Exhibit B, however, contain certain information regarding the related mortgage loans as of the cut-off date. Additional information as to the underlying certificates may be obtained by performing an analysis of current principal factors of the underlying certificates in

light of applicable information contained in the related underlying certificate disclosure documents.

***The securities may not be a suitable investment for you.*** The securities are not suitable investments for all investors. Only “accredited investors,” as defined in Rule 501(a) of Regulation D of the Securities Act of 1933, who have substantial experience in mortgage-backed securities and are capable of understanding the risks should invest in the securities.

In addition, although the sponsor intends to make a market for the purchase and sale of the securities after their initial issuance, it has no obligation to do so. There is no assurance that a secondary market will develop, that any secondary market will continue, or that the price at which you can sell an investment in any class will enable you to realize a desired yield on that investment.

You will bear the market risks of your investment. The market values of the classes are likely to fluctuate. These fluctuations may be significant and could result in significant losses to you.

The secondary markets for mortgage-related securities have experienced periods of illiquidity and can be expected to do so in the future. Illiquidity can have a severely adverse effect on the

prices of classes that are especially sensitive to prepayment or interest rate risk or that have been structured to meet the investment requirements of limited categories of investors.

The residual securities may experience significant adverse tax timing consequences. Accordingly, you are urged to consult tax advisors and to consider the after-tax effect of ownership of a residual security and the suitability of the residual securities to your investment objectives. See “*Certain United States Federal Income Tax Consequences*” in this Supplement and in the Multifamily Base Offering Circular.

You are encouraged to consult advisors regarding the financial, legal, tax and other aspects of an investment in the securities. You should not purchase the securities of any class unless you understand and are able to bear the prepayment, yield, liquidity and market risks associated with that class.

***The actual prepayment rates of the underlying mortgage loans will affect the weighted average lives and yields of your securities.*** The yield and decrement tables in this supplement are based on assumed prepayment rates. It is highly unlikely that the underlying mortgage loans will prepay at any of the prepayment rates assumed in this supplement, or at any constant prepayment rate. As a result, the yields on your securities could be lower than you expected.

## THE TRUST ASSETS

### General

The Sponsor intends to acquire the Trust Assets in privately negotiated transactions prior to the Closing Date and to sell them to the Trust according to the terms of a Trust Agreement between the Sponsor and the Trustee. The Sponsor will make certain representations and warranties with respect to the Trust Assets. All of the Trust Assets will evidence, indirectly, Ginnie Mae Multifamily Certificates.

### The Underlying Certificates

The Trust Assets are Underlying Certificates that represent beneficial ownership interests in one or more separate trusts, the assets of which evidence direct or indirect beneficial ownership interests in certain Ginnie Mae Multifamily Certificates. Each Underlying Certificate constitutes all or a portion of a class of a separate Series of certificates described in the related Underlying Certificate Disclosure Document. The Underlying Certificate Disclosure Documents may be obtained from the Information Agent as described under “Available Information” in this Supplement or on [ginniemae.gov](http://ginniemae.gov). Investors are cautioned that material changes in facts and circumstances may have occurred since the date of each Underlying Certificate Disclosure Document, including changes in the prepayment rates, prevailing



interest rates and other economic factors, which may limit the usefulness of, and be directly contrary to the assumptions used in preparing the information included in, the offering document. See *“Underlying Certificates” in the Multifamily Base Offering Circular*.

Each Underlying Certificate provides for monthly distributions, including any prepayments and other unscheduled recoveries, and any Prepayment Penalties on the Mortgage Loans underlying such Underlying Certificate, and is further described in the table contained in Exhibit A to this Supplement.

The Ginnie Mae Multifamily Certificates underlying the Underlying Certificates consist of (i) Ginnie Mae Construction Loan Certificates issued during the construction phase of a multifamily project, which are redeemable for Ginnie Mae Project Loan Certificates (the “Trust CLCs”) and (ii) Ginnie Mae Project Loan Certificates deposited into the related Underlying Trust on the related underlying Closing Date or issued upon conversion of a Trust CLC (the “Trust PLCs”).

### **The Trust CLCs (Underlying the Underlying Certificates)**

Each Trust CLC is based on and backed by a single Mortgage Loan secured by a multifamily project under construction and insured by FHA pursuant to an FHA Insurance Program or by Rural Development pursuant to the Section 538 Guaranteed Rural Rental Housing Program (“Section 538 Guarantee Program”) described under “THE GINNIE MAE MULTIFAMILY CERTIFICATES — FHA Insurance Programs” and “— Section 538 Guarantee Program” in the Multifamily Base Offering Circular. Ginnie Mae Construction Loan Certificates are generally issued monthly by the related Ginnie Mae Issuer as construction progresses on the related multifamily project and as advances are insured by FHA. Prior to the issuance of Ginnie Mae Construction Loan Certificates, the Ginnie Mae Issuer must provide Ginnie Mae with supporting documentation regarding advances and disbursements on the Mortgage Loan and must satisfy the prerequisites for issuance as described in Chapter 32 of the MBS Guide. Each Ginnie Mae Construction Loan Certificate may be redeemed for a pro rata share of a Ginnie Mae Project Loan Certificate that bears the same interest rate as the Ginnie Mae Construction Loan Certificate.

The original maturity of a Ginnie Mae Construction Loan Certificate is at least 200% of the construction period anticipated by FHA for the multifamily project. The stated maturity of the Ginnie Mae Construction Loan Certificates may be extended after issuance at the request of the related Ginnie Mae Issuer with the prior written approval of Ginnie Mae. Prior to approving any extension request, Ginnie Mae requires that the Contracted Security Purchaser, the entity bound under contract with the related Ginnie Mae Issuer to purchase all of the Ginnie Mae Construction Loan Certificates related to a particular multifamily project, consent to the extension of the term to maturity. Each Contracted Security Purchaser of the Trust CLCs and of any previously issued or hereafter existing Ginnie Mae Construction Loan Certificates relating to the Trust CLCs identified in Exhibit B to this Supplement (the “Related CLCs”), has waived its right and the right of all future holders of the Related CLCs, including the related Trustee for the related Underlying Trust, as the assignee of the related Underlying Trust Sponsor’s rights in the Trust CLCs, to withhold consent to any extension requests with respect to Trust CLCs or Related CLCs for which it is the Contracted Security Purchaser, provided that the length of the extension does not, in combination with any previously granted extensions related thereto, exceed the term of the underlying Mortgage Loan insured by FHA. The waiver effected by each Contracted Security Purchaser will effectively permit the related Ginnie Mae Issuer to extend the maturity of the Ginnie Mae CLCs in its sole discretion, subject only to the prior written approval of Ginnie Mae.

Each Trust CLC will provide for the payment to the related Underlying Trust of monthly payments of interest equal to a pro rata share of the interest payments on the underlying Mortgage Loan, less applicable servicing and guaranty fees. The related Underlying Trust will not be entitled to receive any payments of principal collected on the related Mortgage Loan as long as the Trust CLC is outstanding. During such period any prepayments and other recoveries of principal (other than proceeds from the

liquidation of the Mortgage Loan) or any Prepayment Penalties on the underlying Mortgage Loan received by the Ginnie Mae Issuer will be deposited into a non-interest bearing escrow account (the “P&I Custodial Account”). Any such amounts will be held for distribution to the related Underlying Trust (unless otherwise negotiated between the Ginnie Mae Issuer and the Contracted Security Purchaser) on the earliest of (i) the liquidation of the Mortgage Loan, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the related Underlying Trust will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts, and the related WACR will be reduced accordingly.

At any time following the final endorsement of the underlying Mortgage Loan by FHA, prior to the Maturity Date and upon satisfaction of the prerequisites for conversion outlined in Chapter 32 of the MBS Guide, Ginnie Mae Construction Loan Certificates will be redeemed for Ginnie Mae Project Loan Certificates. The Ginnie Mae Project Loan Certificates will be issued at the identical interest rate as the Ginnie Mae Construction Loan Certificates. The aggregate principal amount of the Ginnie Mae Project Loan Certificates may be less than or equal to the aggregate amount of advances that has been disbursed and insured on the Mortgage Loan underlying the related Ginnie Mae Construction Loan Certificates. Any difference between the principal balance of the Ginnie Mae Construction Loan Certificates and the principal balance of the Ginnie Mae Project Loan Certificates issued at conversion will be disbursed to the holders of the Ginnie Mae Construction Loan Certificates as principal upon conversion.

### **The Trust PLCs (Underlying the Underlying Certificates)**

Each Trust PLC will be based on and backed by one or more multifamily Mortgage Loans with an original term to maturity of generally no more than 40 years.

Each Trust PLC will provide for the payment to the registered holder of that Trust PLC of monthly payments of principal and interest equal to the aggregate amount of the scheduled monthly principal and interest payments on the Mortgage Loans underlying that Trust PLC, less applicable servicing and guaranty fees. In addition, each such payment will include any prepayments and other unscheduled recoveries of principal of, and any Prepayment Penalties on, the underlying Mortgage Loans to the extent received by the Ginnie Mae Issuer during the month preceding the month of the payment.

### **The Mortgage Loans (Underlying the Underlying Certificates)**

Each Ginnie Mae Multifamily Certificate represents a beneficial interest in one or more Mortgage Loans.

Eighty-three (83) Mortgage Loans will underlie the Underlying Certificate Trust Assets, which as of March 1, 2025 (the “Cut-off Date”), consist of sixty-seven (67) Mortgage Loans that underlie the Trust PLCs (the “Trust PLC Mortgage Loans”) and sixteen (16) Mortgage Loans that underlie the Trust CLCs (the “Trust CLC Mortgage Loans”).

The Trust PLC Mortgage Loans have an aggregate balance of approximately \$452,696,721 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date, and the Trust CLC Mortgage Loans have an aggregate balance of approximately \$109,003,878 as of the Cut-off Date, after giving effect to all payments of principal due on or before that date.

The Mortgage Loans underlying the Underlying Certificate Trust Assets have, on an individual basis, the characteristics described in the Updated Exhibits A in Exhibit B to this Supplement. They also have the general characteristics described below. The Mortgage Loans consist of first lien and second lien,

multifamily, fixed rate mortgage loans that are secured by a lien on the borrower's fee simple estate in a multifamily property consisting of five or more dwelling units or nursing facilities and guaranteed by Section 538 or insured by FHA or coinsured by FHA and the related mortgage lender. See *"The Ginnie Mae Multifamily Certificates — General" in the Multifamily Base Offering Circular*.

### **FHA Insurance Programs and Section 538 Guarantee Program**

FHA multifamily insurance programs generally are designed to assist private and public mortgagors in obtaining financing for the construction, purchase or rehabilitation of multifamily housing pursuant to the National Housing Act of 1934 (the "Housing Act"). Mortgage Loans are provided by FHA-approved institutions, which include mortgage banks, commercial banks, savings and loan associations, trust companies, insurance companies, pension funds, state and local housing finance agencies and certain other approved entities. Mortgage Loans insured under the programs described below will have such maturities and amortization features as FHA may approve, provided that generally the minimum mortgage loan term will be at least ten years and the maximum mortgage loan term will not exceed the lesser of 40 years and 75 percent of the estimated remaining economic life of the improvements on the mortgaged property. Tenant eligibility for FHA-insured projects generally is not restricted by income, except for projects as to which rental subsidies are made available with respect to some or all the units therein or to specified tenants.

For a summary of the various FHA insurance programs and the Section 538 Guaranteed Rural Rental Housing Program ("Section 538 Guarantee Program") under which the Mortgage Loans are insured see "THE GINNIE MAE MULTIFAMILY CERTIFICATES — FHA Insurance Programs" and "— Section 538 Guarantee Program" in the Multifamily Base Offering Circular. To the extent a Mortgage Loan is insured under multiple FHA insurance programs, you should read each applicable FHA insurance program description.

### **Certain Additional Characteristics of the Mortgage Loans (Underlying the Underlying Certificates)**

*Mortgage Rates; Calculations of Interest.* The Mortgage Loans bear interest at Mortgage Rates that will remain fixed for their remaining terms. All of the Mortgage Loans accrue interest on the basis of a 360-day year consisting of twelve 30-day months. See *"Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in the Updated Exhibits A in Exhibit B to this Supplement*.

*Due Dates.* Monthly payments on the Mortgage Loans are due on the first day of each month.

*Amortization.* The Trust PLC Mortgage Loans are generally fully-amortizing over their remaining terms to stated maturity. However, certain of the Trust PLC Mortgage Loans amortize based on their contractual payments to stated maturity, at which time the unpaid principal balance plus accrued interest thereon is due.

Twelve (12) Trust CLC Mortgage Loans have begun to amortize as of the Cut-off Date. However, regardless of the scheduled amortization of the Trust CLC Mortgage Loans, the related Underlying Trust will not be entitled to receive any principal payments with respect to any Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. The Ginnie Mae Issuer will deposit any principal payments that it receives in connection with any Trust CLC into the related P&I Custodial Account. The related Underlying Trust will not be entitled to recover any interest thereon.

Certain of the Mortgage Loans may provide that, if the related borrower makes a partial principal prepayment, such borrower will not be in default if it fails to make any subsequent scheduled payment of principal provided that such borrower continues to pay interest in a timely manner and the unpaid principal balance of such Mortgage Loan at the time of such failure is at or below what it would otherwise be in accordance with its amortization schedule if such partial principal prepayment had not been made. Under certain circumstances, the Mortgage Loans also permit the reamortization thereof if prepayments are received as a result of condemnation or insurance payments with respect to the related Mortgaged Property. Certain Mortgage Loans may require reamortization thereof in connection with certain voluntary prepayments.

*Level Payments.* Although the Mortgage Loans currently have amortization schedules that provide for level monthly payments, except as otherwise indicated in the Updated Exhibits A in Exhibit B to this Supplement, the amortization schedules of substantially all of the FHA-insured Mortgage Loans are subject to change upon the approval of FHA that may result in non-level payments. *See Exhibit B to this Supplement for certain information regarding the characteristics of the Mortgage Loans underlying the Underlying Trusts.*

Furthermore, in the absence of a change in the amortization schedule of the Mortgage Loans, Mortgage Loans that provide for level monthly payments may still receive non-level payments as a result of the fact that, at any time:

- FHA may permit any FHA-insured Mortgage Loan to be refinanced or prepaid, in whole or in part, without regard to any lockout period, statutory prepayment prohibition period or Prepayment Penalty; and
- condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under any Mortgage Loan by reason of a default may result in prepayment.

*“Due-on-Sale” Provisions.* The Mortgage Loans do not contain “due-on-sale” clauses restricting sale or other transfer of the related Mortgaged Property. Any transfer of the Mortgaged Property is subject to HUD review and approval under the terms of HUD’s Regulatory Agreement with the owner, which is incorporated by reference into the mortgage.

*Prepayment Restrictions.* Certain of the Mortgage Loans underlying the Underlying Certificates have lockout provisions that prohibit voluntary prepayments for a number of years following origination. These Mortgage Loans have remaining lockout terms that range from 0 to 9 months. The Mortgage Loans underlying the Underlying Certificates have a weighted average remaining lockout term of approximately 0 months. Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f) which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans. See the Updated Exhibits A in Exhibit B for additional information with respect to remaining lockout periods of the Mortgage Loans underlying the Underlying Certificate Trust Assets. The enforceability of these lockout provisions under certain state laws is unclear.

The Mortgage Loans have a period (a “Prepayment Penalty Period”) during which voluntary prepayments must be accompanied by a prepayment penalty equal to a specified percentage of the principal amount of the Mortgage Loan being prepaid (each, a “Prepayment Penalty”). Each Prepayment Penalty Period will follow the termination of the applicable lockout period or, if no lockout period

applies, the applicable Issue Date. See *“Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in the Updated Exhibits A in Exhibit B to this Supplement.*

The Updated Exhibits A in Exhibit B to this Supplement set forth, for each Mortgage Loan, as applicable, a description of the related Prepayment Penalty, the period during which the Prepayment Penalty applies and the first month in which the borrower may prepay the Mortgage Loan.

Notwithstanding the foregoing, FHA guidelines require all of the FHA-insured Mortgage Loans to include a provision that allows FHA to override any lockout and/or Prepayment Penalty provisions in accordance with FHA policies and procedures. Additionally, FHA may permit an FHA-insured Mortgage Loan to be prepaid in whole or in part without regard to any statutory or contractual prepayment prohibition period in accordance with FHA policies and procedures.

Notwithstanding the foregoing, the related Underlying Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amount, and the related WACR will be reduced accordingly.

*Coinurance.* Certain of the Mortgage Loans may be federally insured under FHA coinsurance programs that provide for the retention by the mortgage lender of a portion of the mortgage insurance risk that otherwise would be assumed by FHA under the applicable FHA insurance program. As part of such coinsurance programs, FHA delegates to mortgage lenders approved by FHA for participation in such coinsurance programs certain underwriting functions generally performed by FHA. Accordingly, there can be no assurance that such mortgage loans were underwritten in conformity with FHA underwriting guidelines applicable to mortgage loans that were solely federally insured or that the default risk with respect to coinsured mortgage loans is comparable to that of FHA-insured mortgage loans generally. As a result, there can be no assurance that the likelihood of future default or the rate of prepayment on coinsured Mortgage Loans will be comparable to that of FHA-insured mortgage loans generally.

### **The Trustee Fee**

The Sponsor will contribute certain Ginnie Mae Multifamily Certificates in respect of the Trustee Fee. On each Distribution Date, the Trustee will retain all principal and interest distributions received on such Ginnie Mae Multifamily Certificates in payment of the Trustee Fee.

## **GINNIE MAE GUARANTY**

The Government National Mortgage Association (“Ginnie Mae”), a wholly-owned corporate instrumentality of the United States of America within HUD, guarantees the timely payment of interest on the Securities. The General Counsel of HUD has provided an opinion to the effect that Ginnie Mae has the authority to guarantee multiclass securities and that Ginnie Mae guaranties will constitute general obligations of the United States, for which the full faith and credit of the United States is pledged. See *“Ginnie Mae Guaranty” in the Multifamily Base Offering Circular.* Ginnie Mae does not guarantee the payment of any Prepayment Penalties.



## DESCRIPTION OF THE SECURITIES

### General

The description of the Securities contained in this Supplement is not complete and is subject to, and is qualified in its entirety by reference to, all of the provisions of the Trust Agreement. See *“Description of the Securities” in the Multifamily Base Offering Circular*.

### Form of Securities

Class IO initially will be issued and maintained in book-entry form and may be transferred only on the Fedwire Book-Entry System. Beneficial Owners of Book-Entry Securities will ordinarily hold these Securities through one or more financial intermediaries, such as banks, brokerage firms and securities clearing organizations that are eligible to maintain book-entry accounts on the Fedwire Book-Entry System. By request accompanied by the payment of a transfer fee of \$25,000 per Certificated Security to be issued, a Beneficial Owner may receive a Regular Security in certificated form.

The Residual Securities will not be issued in book-entry form but will be issued in fully registered, certificated form and may be transferred or exchanged, subject to the transfer restrictions applicable to Residual Securities set forth in the Trust Agreement, at the Corporate Trust Office of the Trustee located at U.S. Bank National Association, One Federal Street, 3rd Floor, Boston, MA 02110, Attention: Ginnie Mae REMIC Program Agency 2025-042. See *“Description of the Securities — Forms of Securities; Book-Entry Procedures” in the Multifamily Base Offering Circular*.

The Increased Minimum Denomination Class will be issued in minimum denominations that equal \$100,000 in initial notional balance.

### Distributions

Distributions on the Securities will be made on each Distribution Date, as specified under “Terms Sheet — Distribution Date” in this Supplement. On each Distribution Date for a Security, or in the case of the Certificated Securities, on the first Business Day after the related Distribution Date, the Distribution Amount will be distributed to the Holders of record as of the related Record Date. Beneficial Owners of Book-Entry Securities will receive distributions through credits to accounts maintained for their benefit on the books and records of the appropriate financial intermediaries. Holders of Certificated Securities will receive distributions by check or, subject to the restrictions set forth in the Multifamily Base Offering Circular, by wire transfer. See *“Description of the Securities — Distributions” and “— Method of Distributions” in the Multifamily Base Offering Circular*.

### Interest Distributions

The Interest Distribution Amount will be distributed on each Distribution Date to the Holders of all Classes of Securities entitled to distributions of interest.

- Interest will be calculated on the basis of a 360-day year consisting of twelve 30-day months.
- Interest distributable on Class IO for any Distribution Date will consist of 30 days’ interest on its Class Notional Balance as of the related Record Date.
- Investors can calculate the amount of interest to be distributed on Class IO for any Distribution Date by using the Class Factors published in the preceding month. See *“— Class Factors” below*.

#### *Categories of Classes*

For purposes of interest distributions, the Classes will be categorized as shown under “Interest Type” on the front cover of this Supplement. The abbreviations used in this Supplement to describe the



interest entitlements of the Classes are explained under “Class Types” in Appendix I to the Multifamily Base Offering Circular.

#### *Accrual Period*

The Accrual Period for the Regular Class is the calendar month preceding the related Distribution Date.

#### *Weighted Average Coupon Class*

The Weighted Average Coupon Class will bear interest as shown under “Terms Sheet — Interest Rates” in this Supplement.

The Trustee’s calculation of the Interest Rates will be final except in the case of clear error. Investors can obtain Interest Rates for the current and preceding Accrual Periods on [ginniemae.gov](http://ginniemae.gov) or by calling the Information Agent at (800) 234-GNMA.

### **No Principal Distributions**

The Notional Class will not receive principal distributions. For convenience in describing interest distributions, the Notional Class will have the original Class Notional Balance shown on the front cover of this Supplement. The Class Notional Balance will be reduced as shown under “Terms Sheet — Notional Class” in this Supplement.

### **Prepayment Penalty Distributions**

The Trustee will distribute any Prepayment Penalties that are received by the Trust during the related interest Accrual Period as described in “Terms Sheet — Allocation of Prepayment Penalties” in this Supplement.

### **Residual Securities**

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Issuing REMIC and the beneficial ownership of the Residual Interest in the Pooling REMIC, as described in “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular. The Class RR Securities have no Class Principal Balance and do not accrue interest. The Class RR Securities will be entitled to receive the proceeds of the disposition of any assets remaining in the Trust REMICs after the Class Notional Balance of Class IO has been reduced to zero. However, any remaining proceeds are not likely to be significant. The Residual Securities may not be transferred to a Plan Investor, a Non-U.S. Person or a Disqualified Organization.

### **Class Factors**

The Trustee will calculate and make available for Class IO, no later than the day preceding the Distribution Date, the factor (carried out to eight decimal places) that when multiplied by the original Class Notional Balance of that Class, determines the Class Notional Balance after giving effect to any reduction of Class Notional Balance on that Distribution Date (each, a “Class Factor”).

- The Class Factor for Class IO for each month following the issuance of the Securities will reflect its remaining Class Notional Balance after giving effect to any reduction of Class Notional Balance on the Distribution Date occurring in that month.
- The Class Factor for Class IO for the month of issuance is 1.00000000.

- Based on the Class Factors published in the preceding and current months (and Interest Rates), investors in Class IO can calculate the amount of interest to be distributed to that Class on the Distribution Date in the current month.
- Investors may obtain current Class Factors on [ginniemae.gov](http://ginniemae.gov).

See “Description of the Securities — Distributions” in the Multifamily Base Offering Circular.

## **Termination**

The Trustee, at its option, may purchase or cause the sale of the Trust Assets and thereby terminate the Trust on any Distribution Date on which the Class Notional Balance of the Securities is less than 1% of the Original Class Notional Balance of the Securities. The exercise of this option may be influenced by a number of factors, including but not limited to, the value of the Trust Assets then remaining in the Trust and general market conditions. The Trustee will be entitled to retain all proceeds and any other amounts in excess of the termination price payable to the Securities under the Trust Agreement.

On any Distribution Date upon the Trustee’s determination that the REMIC status of any Trust REMIC has been lost or that a substantial risk exists that this status will be lost for the then current taxable year, the Trustee will terminate the Trust and retire the Securities.

Upon any termination of the Trust, the Holder of any outstanding Notional Class Security will be entitled to receive that Holder’s allocable share of any accrued and unpaid interest thereon at the applicable Interest Rate. The Residual Holders will be entitled to their pro rata share of any assets remaining in the Trust REMICs after payment in full of the amounts described in the foregoing sentence. However, any remaining assets are not likely to be significant.

## **YIELD, MATURITY AND PREPAYMENT CONSIDERATIONS**

### **General**

The prepayment experience of the Mortgage Loans will affect the Weighted Average Lives of and the yields realized by investors in the Securities.

- Mortgage Loan principal payments may be in the form of scheduled or unscheduled amortization.
- The terms of each Mortgage Loan provide that, following any applicable lockout period and upon payment of any applicable Prepayment Penalty, the Mortgage Loan may be voluntarily prepaid in whole or in part.
- In addition, in some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions. See “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in the Updated Exhibits A in Exhibit B to this Supplement.
- The condemnation of, or occurrence of a casualty loss on, the Mortgaged Property securing any Mortgage Loan or the acceleration of payments due under the Mortgage Loan by reason of default may also result in a prepayment at any time.

Mortgage Loan prepayment rates are likely to fluctuate over time. No representation is made as to the expected Weighted Average Lives of the Securities or the percentage of the original unpaid principal balance of the Mortgage Loans that will be paid to Holders at any particular time. A number of factors may influence the prepayment rate.

- While some prepayments occur randomly, the payment behavior of the Mortgage Loans may be influenced by a variety of economic, tax, geographic, demographic, legal and other factors.

- These factors may include the age, geographic distribution and payment terms of the Mortgage Loans; remaining depreciable lives of the underlying properties; characteristics of the borrowers; amount of the borrowers' equity; the availability of mortgage financing; in a fluctuating interest rate environment, the difference between the interest rates on the Mortgage Loans and prevailing mortgage interest rates; the extent to which the Mortgage Loans are assumed or refinanced or the underlying properties are sold or conveyed; changes in local industry and population as they affect vacancy rates; population migration; and the attractiveness of other investment alternatives.
- These factors may also include the application of (or override by FHA of) lockout periods, statutory prepayment prohibition periods or the assessment of Prepayment Penalties. *For a more detailed description of the lockout and Prepayment Penalty provisions of the Mortgage Loans, see "Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans" in the Updated Exhibits A in Exhibit B to this Supplement.*

No representation is made concerning the particular effect that any of these or other factors may have on the prepayment behavior of the Mortgage Loans. The relative contribution of these or other factors may vary over time.

Notwithstanding the foregoing, the related Underlying Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer's option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts, and the related WACR will be reduced accordingly.

In addition, following any Mortgage Loan default and the subsequent liquidation of the underlying Mortgaged Property, the principal balance of the Mortgage Loan will be distributed through a combination of liquidation proceeds, advances from the related Ginnie Mae Issuer and, to the extent necessary, proceeds of Ginnie Mae's guaranty of the Ginnie Mae Multifamily Certificates.

- As a result, defaults experienced on the Mortgage Loans will accelerate the reduction of the notional balances of the Underlying Certificates and Class IO Securities.
- Under certain circumstances, the Trustee has the option to purchase the Trust Assets, thereby effecting early retirement of the Securities. *See "Description of the Securities — Termination" in this Supplement.*

The terms of the Mortgage Loans may be modified to permit, among other things, a partial release of security, which releases a portion of the mortgaged property from the lien securing the related Mortgage Loan. Partial releases of security may allow the related borrower to sell the released property and generate proceeds that may be used to prepay the related Mortgage Loan in whole or in part.

### **Assumability**

Each Mortgage Loan may be assumed, subject to HUD review and approval, upon the sale of the related Mortgaged Property. *See "Yield, Maturity and Prepayment Considerations — Assumability of Mortgage Loans" in the Multifamily Base Offering Circular.*

## Final Distribution Date

The Final Distribution Date for Class IO, which is set forth on the front cover of this Supplement, is the latest date on which the Class Notional Balance will be reduced to zero. The actual retirement of any Class may occur earlier than its Final Distribution Date.

## Modeling Assumptions

Unless otherwise indicated, the tables that follow have been prepared on the basis of the characteristics of the Underlying Certificates, the priorities of distributions on the Underlying Certificates and the following assumptions (the “Modeling Assumptions”), among others:

1. The Mortgage Loans underlying the Underlying Certificate Trust Assets have the characteristics shown under “Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans” in the Updated Exhibits A in Exhibit B to this Supplement.

2. There are no voluntary prepayments during any lockout period. With respect to Mortgage Loans insured under FHA insurance program Section 223(f), FHA approves prepayments made by borrowers after any applicable lockout period expires to the extent that any statutory prepayment prohibition period applies.

3. There are no prepayments on any Trust CLC.

4. With respect to each Trust PLC, the Mortgage Loans prepay at 100% PLD (as defined under “— Prepayment Assumptions” in this Supplement) and, beginning on the applicable Lockout End Date or, to the extent that no lockout period applies or the remaining lockout period is 0, the Closing Date, at the constant percentages of CPR (described below) shown in the related table.

5. The Issue Date, Lockout End Date and Prepayment Penalty End Date of each Ginnie Mae Multifamily Certificate is the first day of the month indicated on the Updated Exhibits A in Exhibit B.

6. Distributions on the Securities, including all distributions of prepayments on the Mortgage Loans, are always received on the 16th day of the month, whether or not a Business Day, commencing in April 2025.

7. One hundred percent (100%) of the Prepayment Penalties that are collected in respect of the Trust Assets are received by the Trustee and distributed to Class IO.

8. A termination of the Trust or the Underlying Trusts does not occur.

9. The Closing Date for the Securities is March 28, 2025.

10. No expenses or fees are paid by the Trust other than the Trustee Fee, which is paid as described under “The Trust Assets — The Trustee Fee” in this Supplement.

11. Each Trust CLC converts to a Trust PLC on the date on which amortization payments are scheduled to begin on the related Mortgage Loan.

12. Distributions on the Underlying Certificates are made as described in the related Underlying Certificate Disclosure Document.

13. There are no modifications or waivers with respect to any terms including lockout periods and prepayment periods.

When reading the tables and the related text, investors should bear in mind that the Modeling Assumptions, like any other stated assumptions, are unlikely to be entirely consistent with actual experience.

- For example, many Distribution Dates will occur on the first Business Day after the 16th day of the month, prepayments may not occur during the Prepayment Penalty Period, and the Trustee

may cause a termination of the Trust as described under “Description of the Securities — Termination” in this Supplement.

- In addition, distributions on the Securities are based on Certificate Factors, Corrected Certificate Factors, and Calculated Certificate Factors, if applicable, which may not reflect actual receipts on the Trust Assets.

See “Description of the Securities — Distributions” in the Multifamily Base Offering Circular.

### Prepayment Assumptions

Prepayments of mortgage loans are commonly measured by a prepayment standard or model. One of the models used in this Supplement is the constant prepayment rate (“CPR”) model, which represents an assumed constant rate of voluntary prepayment each month relative to the then outstanding principal balance of the Mortgage Loans underlying any Trust PLC to which the model is applied. See “Yield, Maturity and Prepayment Considerations — Prepayment Assumption Models” in the Multifamily Base Offering Circular.

In addition, this Supplement uses another model to measure involuntary prepayments. This model is the Project Loan Default or PLD model provided by the Sponsor. The PLD model represents an assumed rate of involuntary prepayments each month as specified in the table below (the “PLD Model Rates”), in each case expressed as a per annum percentage of the then-outstanding principal balance of each of the Mortgage Loans underlying any Trust PLC in relation to its loan age. For example, 0% PLD represents 0% of such assumed rate of involuntary prepayments; 50% PLD represents 50% of such assumed rate of involuntary prepayments; 100% PLD represents 100% of such assumed rate of involuntary prepayments; and so forth.

The following PLD model table was prepared on the basis of 100% PLD. Ginnie Mae had no part in the development of the PLD model and makes no representation as to the accuracy or reliability of the PLD model.

Project Loan Default	
Mortgage Loan Age (in months)(1)	Involuntary Prepayment Default Rate(2)
1-12	1.30%
13-24	2.47
25-36	2.51
37-48	2.20
49-60	2.13
61-72	1.46
73-84	1.26
85-96	0.80
97-108	0.57
109-168	0.50
169-240	0.25
241-maturity	0.00

- (1) For purposes of the PLD model, Mortgage Loan Age means the number of months elapsed since the Issue Date indicated on the Updated Exhibits A in Exhibit B to this Supplement. In the case of any Trust CLC Mortgage Loans, the Mortgage Loan Age is the number of months that have elapsed after the expiration of the Remaining Interest Only Period indicated on the Updated Exhibits A in Exhibit B to this Supplement.
- (2) Assumes that involuntary prepayments start immediately.

The decrement table set forth below is based on the assumption that the Trust PLC Mortgage Loans prepay at the indicated percentages of CPR (the “CPR Prepayment Assumption Rates”) and 100% PLD and that the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD. **It is unlikely that the Mortgage Loans will prepay at any of the CPR Prepayment Assumption Rates or PLD Model Rates, and the timing of changes in the rate of prepayments actually experienced on the Mortgage Loans is unlikely to follow the pattern described for the CPR Prepayment Assumption Rates or PLD Model Rates.**

### **Decrement Table**

The decrement table set forth below illustrates the percentage of the original Class Notional Balance that would remain outstanding following the distribution made each specified month for the Regular Class, based on the assumption that the Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD. The percentages set forth in the following decrement table have been rounded to the nearest whole percentage (including rounding down to zero).

The decrement table also indicates the Weighted Average Life of Class IO under each CPR Prepayment Assumption Rate and the PLD percentage rates indicated above for the Trust PLC Mortgage Loans and the Trust CLC Mortgage Loans. The Weighted Average Life of Class IO is calculated by:

- (a) multiplying the net reduction, if any, of the Class Notional Balance from one Distribution Date to the next Distribution Date by the number of years from the date of issuance thereof to the related Distribution Date,
- (b) summing the results, and
- (c) dividing the sum by the aggregate amount of the assumed net reductions in notional balance referred to in clause (a).

**The Weighted Average Lives are likely to vary, perhaps significantly, from those set forth in the table below due to the differences between the actual rate of prepayments on the Mortgage Loans underlying the Trust Assets and the Modeling Assumptions.**

The information shown for Class IO is for illustrative purposes only, as Class IO is not entitled to distributions of principal and has no Weighted Average Life. The Weighted Average Life shown for Class IO has been calculated on the assumption that a reduction in the Class Notional Balance thereof is a distribution of principal.



## Percentages of Original Class Notional Balances and Weighted Average Lives

Distribution Date	CPR Prepayment Assumption Rates				
	Class IO				
	0%	5%	15%	25%	40%
Initial Percent . . .	100	100	100	100	100
March 2026 . . . . .	97	92	82	73	58
March 2027 . . . . .	93	84	67	52	34
March 2028 . . . . .	90	77	55	38	19
March 2029 . . . . .	86	70	45	27	11
March 2030 . . . . .	84	65	37	20	6
March 2031 . . . . .	81	60	31	14	4
March 2032 . . . . .	79	55	25	11	2
March 2033 . . . . .	77	51	21	8	1
March 2034 . . . . .	75	47	17	6	1
March 2035 . . . . .	73	44	14	4	0
March 2036 . . . . .	71	40	12	3	0
March 2037 . . . . .	69	37	10	2	0
March 2038 . . . . .	67	34	8	2	0
March 2039 . . . . .	65	32	7	1	0
March 2040 . . . . .	63	29	5	1	0
March 2041 . . . . .	61	27	5	1	0
March 2042 . . . . .	59	25	4	0	0
March 2043 . . . . .	57	22	3	0	0
March 2044 . . . . .	54	20	2	0	0
March 2045 . . . . .	52	19	2	0	0
March 2046 . . . . .	50	17	2	0	0
March 2047 . . . . .	47	15	1	0	0
March 2048 . . . . .	45	14	1	0	0
March 2049 . . . . .	42	12	1	0	0
March 2050 . . . . .	40	11	1	0	0
March 2051 . . . . .	37	10	1	0	0
March 2052 . . . . .	34	8	0	0	0
March 2053 . . . . .	31	7	0	0	0
March 2054 . . . . .	28	6	0	0	0
March 2055 . . . . .	25	5	0	0	0
March 2056 . . . . .	22	4	0	0	0
March 2057 . . . . .	18	4	0	0	0
March 2058 . . . . .	15	3	0	0	0
March 2059 . . . . .	12	2	0	0	0
March 2060 . . . . .	10	2	0	0	0
March 2061 . . . . .	7	1	0	0	0
March 2062 . . . . .	5	1	0	0	0
March 2063 . . . . .	3	0	0	0	0
March 2064 . . . . .	1	0	0	0	0
March 2065 . . . . .	0	0	0	0	0
March 2066 . . . . .	0	0	0	0	0
Weighted Average Life (years) . . . . .	19.7	11.0	5.1	3.1	1.8

### Yield Considerations

An investor seeking to maximize yield should make a decision whether to invest in any Class based on:

- the anticipated yield of that Class resulting from its purchase price,
- the investor's own projection of Mortgage Loan prepayment rates under a variety of scenarios,
- the investor's own projection of the likelihood of extensions of the maturity of any Trust CLC or delays with respect to the conversion of a Trust CLC to a Ginnie Mae Project Loan Certificate and
- the investor's own projection of payment rates on each Underlying Certificate under a variety of scenarios.

**No representation is made regarding Mortgage Loan prepayment rates, Underlying Certificate payment rates, the occurrence and duration of extensions, if any, the timing of conversions, if any, or the yield of any Class.**

### *Prepayments: Effect on Yields*

The yields to investors will be sensitive in varying degrees to the rate of prepayments on the Mortgage Loans.

- Because Class IO will be purchased at a premium, faster than anticipated rates of principal payments could result in actual yields to investors that are lower than the anticipated yields.
- Investors in Class IO should also consider the risk that rapid rates of principal payments could result in the failure of investors to recover fully their investments.

See “Risk Factors — Rates of principal payments can reduce your yield” in this Supplement.

Certain of the Mortgage Loans underlying the Underlying Certificates prohibit voluntary prepayments during specified lockout periods with remaining terms that range from 0 to 9 months. The Mortgage Loans underlying the Underlying Certificates have a weighted average remaining lockout term of approximately 0 months and a weighted average remaining term to maturity of approximately 444 months. See the Updated Exhibits A in Exhibit B for additional information with respect to remaining lockout periods.

Certain of the Mortgage Loans are insured under FHA insurance program Section 223(f), which, with respect to certain mortgage loans insured thereunder, prohibits prepayments for a period of five (5) years from the date of endorsement, regardless of any applicable lockout periods associated with such mortgage loans.

The Mortgage Loans also provide for payment of a Prepayment Penalty in connection with prepayments for a period extending beyond the lockout period or, if no lockout period applies, the applicable Issue Date. See “*The Trust Assets—Certain Additional Characteristics of the Mortgage Loans (Underlying the Underlying Certificates)*” and “*Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans*” in the Updated Exhibits A in Exhibit B to this Supplement. The required payment of a Prepayment Penalty may not be a sufficient disincentive to prevent a borrower from voluntarily prepaying a Mortgage Loan.

In addition, in some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any lockout, statutory prepayment prohibition or Prepayment Penalty provisions.

Notwithstanding the foregoing, the related Underlying Trust will not be entitled to receive any principal prepayments or any applicable Prepayment Penalties with respect to the Trust CLC Mortgage Loans until the earliest of (i) the liquidation of such Mortgage Loans, (ii) at the related Ginnie Mae Issuer’s option, either (a) the first Ginnie Mae Certificate Payment Date of the Ginnie Mae Project Loan Certificate following the conversion of the Ginnie Mae Construction Loan Certificate or (b) the date of conversion of the Ginnie Mae Construction Loan Certificate to a Ginnie Mae Project Loan Certificate, and (iii) the applicable Maturity Date. However, the Holders of the Securities will not receive any such amounts until the next Distribution Date and will not be entitled to receive any interest on such amounts, and the related WACR will be reduced accordingly.

Information relating to lockout periods, statutory prepayment prohibition periods and Prepayment Penalties is contained under “*Certain Additional Characteristics of the Mortgage Loans (Underlying the Underlying Certificates)*” and “*Yield, Maturity and Prepayment Considerations*” in this Supplement and in the Updated Exhibits A in Exhibit B to this Supplement.

Rapid rates of prepayments on the Mortgage Loans are likely to coincide with periods of low prevailing interest rates. During periods of low prevailing interest rates, the yields at which an investor may be able to reinvest interest payments on the Class IO Securities may be lower than the yield on that Class.

The Mortgage Loans will not prepay at any constant rate until maturity, nor will all of the Mortgage Loans prepay at the same rate at any one time. The timing of changes in the rate of prepayments may affect the actual yield to an investor, even if the average rate of principal prepayments is consistent with the investor's expectation. In general, the earlier a prepayment of principal on the Mortgage Loans, the greater the effect on an investor's yield. As a result, the effect on an investor's yield of principal prepayments occurring at a rate higher (or lower) than the rate anticipated by the investor during the period immediately following the Closing Date is not likely to be offset by a later equivalent reduction (or increase) in the rate of principal prepayments.

#### *Payment Delay: Effect on Yields of the Delay Class*

The effective yield on the Delay Class will be less than the yield otherwise produced by its Interest Rate and purchase price because on any Distribution Date, 30 days' interest will be payable on that Class even though interest began to accrue approximately 46 days earlier.

#### **Yield Table**

The following table shows the pre-tax yields to maturity on a corporate bond equivalent basis of Class IO based on the assumption that the Trust PLC Mortgage Loans prepay at the CPR Prepayment Assumption Rates and 100% PLD and the Trust CLC Mortgage Loans prepay at 0% CPR and 0% PLD until the Trust CLCs convert to Ginnie Mae Project Loan Certificates after which they prepay at the CPR Prepayment Assumption Rates and 100% PLD.

The Mortgage Loans will not prepay at any constant rate until maturity. Moreover, it is likely that the Mortgage Loans will experience actual prepayment rates that differ from those of the Modeling Assumptions. Therefore, the actual pre-tax yield of Class IO may differ from those shown in the table below even if Class IO is purchased at the assumed price shown.

The yields were calculated by:

1. determining the monthly discount rates that, when applied to the assumed streams of cash flows to be paid on Class IO, would cause the discounted present value of the assumed streams of cash flows to equal the assumed purchase price of Class IO plus accrued interest, and
2. converting the monthly rates to corporate bond equivalent rates.

These calculations do not take into account variations that may occur in the interest rates at which investors may be able to reinvest funds received by them as distributions on their Securities and consequently do not purport to reflect the return on any investment in Class IO when those reinvestment rates are considered.

The information set forth in the following table was prepared on the basis of the Modeling Assumptions and the assumption that the purchase price of Class IO (expressed as a percentage of its original Class Notional Balance) plus accrued interest is as indicated in the table. **The assumed purchase price is not necessarily that at which actual sales will occur.**

**Sensitivity of Class IO to Prepayments**  
**Assumed Price 4.59375%\***

CPR Prepayment Assumption Rates			
5%	15%	25%	40%
8.4%	14.7%	27.4%	53.8%

\* The price does not include accrued interest. Accrued interest has been added to the price in calculating the yields set forth in the table.

**CERTAIN UNITED STATES FEDERAL INCOME TAX CONSEQUENCES**

The following tax discussion, when read in conjunction with the discussion of “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular, describes the material United States federal income tax considerations for investors in the Securities. However, these two tax discussions do not purport to deal with all United States federal tax consequences applicable to all categories of investors, some of which may be subject to special rules.

**REMIC Elections**

In the opinion of Cleary Gottlieb Steen & Hamilton LLP, the Trust will constitute a Double REMIC Series for United States federal income tax purposes. Separate REMIC elections will be made for the Pooling REMIC and the Issuing REMIC.

**Regular Securities**

The Regular Securities will be treated as debt instruments issued by the Issuing REMIC for United States federal income tax purposes. Income on the Regular Securities must be reported under an accrual method of accounting.

The Notional Class of Regular Securities will be issued with original issue discount (“OID”). See *“Certain United States Federal Income Tax Consequences — Tax Treatment of Regular Securities — Original Issue Discount,” “— Variable Rate Securities” and “— Interest Weighted Securities and Non-VRDI Securities” in the Multifamily Base Offering Circular.*

The prepayment assumption that should be used in determining the rates of accrual of OID on the Regular Securities is 15% CPR and 100% PLD in the case of the Trust PLC Mortgage Loans and 0% CPR and 0% PLD in the case of the Trust CLC Mortgage Loans until the Trust CLCs convert to Ginnie Mae Project Loan Certificates, after which the prepayment assumption that should be used is 15% CPR and 100% PLD (as described in “Yield, Maturity and Prepayment Considerations” in this Supplement). No representation is made, however, about the rate at which prepayments on the Mortgage Loans underlying the Ginnie Mae Multifamily Certificates actually will occur. See *“Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular.*

The Regular Securities generally will be treated as “regular interests” in a REMIC for domestic building and loan associations and “real estate assets” for real estate investment trusts (“REITs”) as described in “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular. Similarly, interest on the Regular Securities will be considered “interest on obligations secured by mortgages on real property” for REITs as described in “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular.

## Residual Securities

The Class RR Securities will represent the beneficial ownership of the Residual Interest in the Pooling REMIC and the beneficial ownership of the Residual Interest in the Issuing REMIC. The Residual Securities, i.e., the Class RR Securities, generally will be treated as “residual interests” in a REMIC for domestic building and loan associations and as “real estate assets” for REITs, as described in “Certain United States Federal Income Tax Consequences” in the Multifamily Base Offering Circular, but will not be treated as debt for United States federal income tax purposes. Instead, the Holders of the Residual Securities will be required to report, and will be taxed on, their pro rata shares of the taxable income or loss of the Trust REMICs, and these requirements will continue until there are no outstanding regular interests in the respective Trust REMICs. Thus, Residual Holders will have taxable income attributable to the Residual Securities even though they will not receive principal or interest distributions with respect to the Residual Securities, which could result in a negative after-tax return for the Residual Holders. Even though the Holders of the Residual Securities are not entitled to any stated principal or interest payments on the Residual Securities, the Trust REMICs may have substantial taxable income in certain periods, and offsetting tax losses may not occur until much later periods. Accordingly, the Holders of the Residual Securities may experience substantial adverse tax timing consequences. Prospective investors are urged to consult their own tax advisors and consider the after-tax effect of ownership of the Residual Securities and the suitability of the Residual Securities to their investment objectives.

Prospective Holders of Residual Securities should be aware that, at issuance, based on the expected prices of the Regular and Residual Securities and the prepayment assumption described above, the residual interests represented by the Residual Securities will be treated as “noneconomic residual interests” as that term is defined in Treasury regulations.

OID Accruals on the Underlying Certificates will be computed using the same prepayment assumption as set forth under “Certain United States Federal Income Tax Consequences — Regular Securities” in this Supplement.

**Investors should consult their own tax advisors in determining the United States federal, state, local, foreign and any other tax consequences to them of the purchase, ownership and disposition of the Securities.**

## ERISA MATTERS

Ginnie Mae guarantees distributions of interest with respect to the Securities. The Ginnie Mae Guaranty is supported by the full faith and credit of the United States of America. Ginnie Mae does not guarantee the payment of any Prepayment Penalties. The Regular Securities will qualify as “guaranteed governmental mortgage pool certificates” within the meaning of a Department of Labor regulation, the effect of which is to provide that mortgage loans and participations therein underlying a “guaranteed governmental mortgage pool certificate” will not be considered assets of an employee benefit plan subject to the Employee Retirement Income Security Act of 1974, as amended (“ERISA”), or subject to Section 4975 of the Code (each, a “Plan”), solely by reason of the Plan’s purchase and holding of that certificate.

**Prospective Plan Investors should consult with their advisors to determine whether the purchase, holding or resale of a Security could give rise to a transaction that is prohibited or is not otherwise permissible under either ERISA or the Code.**

Governmental plans and certain church plans, while not subject to the fiduciary responsibility provisions of ERISA or the prohibited transaction provisions of ERISA and the Code, may nevertheless be

subject to local, state or other federal laws that are substantially similar to the foregoing provisions of ERISA and the Code (“Similar Law”).

Fiduciaries of any such Plans or governmental or church plans subject to Similar Law should consult with their counsel before purchasing any of the Securities.

*See “ERISA Considerations” in the Multifamily Base Offering Circular.*

The Residual Securities are not offered to, and may not be transferred to, a Plan Investor.

### **LEGAL INVESTMENT CONSIDERATIONS**

Institutions whose investment activities are subject to legal investment laws and regulations or to review by certain regulatory authorities may be subject to restrictions on investment in the Securities. **No representation is made about the proper characterization of any Class for legal investment or other purposes, or about the permissibility of the purchase by particular investors of any Class under applicable legal investment restrictions.**

**Investors should consult their own legal advisors regarding applicable investment restrictions and the effect of any restrictions on the liquidity of the Securities prior to investing in the Securities.**

*See “Legal Investment Considerations” in the Multifamily Base Offering Circular.*

### **PLAN OF DISTRIBUTION**

Subject to the terms and conditions of the Sponsor Agreement, the Sponsor has agreed to purchase all of the Securities if any are sold and purchased. The Sponsor proposes to offer the Regular Class to the public from time to time for sale in negotiated transactions at varying prices to be determined at the time of sale, plus accrued interest from March 1, 2025. The Sponsor may effect these transactions by sales to or through certain securities dealers. These dealers may receive compensation in the form of discounts, concessions or commissions from the Sponsor and/or commissions from any purchasers for which they act as agents. Some of the Securities may be sold through dealers in relatively small sales. In the usual case, the commission charged on a relatively small sale of securities will be a higher percentage of the sales price than that charged on a large sale of securities.

### **INCREASE IN SIZE**

Before the Closing Date, Ginnie Mae, the Trustee and the Sponsor may agree to increase the size of this offering. In that event, the Securities will have the same characteristics as described in this Supplement, except that the original Class Notional Balance of the Class receiving interest distributions based upon a notional balance will increase by the same proportion. The Trust Agreement, the Final Data Statement and the Supplemental Statement, if any, will reflect any increase in the size of the transaction.

### **LEGAL MATTERS**

Certain legal matters will be passed upon for Ginnie Mae by Hunton Andrews Kurth LLP and Harrell & Chambliss LLP, for the Trust by Cleary Gottlieb Steen & Hamilton LLP and Marcell Solomon & Associates, P.C., and for the Trustee by Faegre Drinker Biddle & Reath LLP.



## Underlying Certificates

Issuer	Series	Class	Issue Date	CUSIP Number	Interest Rate	Interest Type(I)	Final Distribution Date	Principal Type(I)	Original Notional Balance of Class	Underlying Certificate Factor(2)	Notional Balance in the Trust	Percentage of Class in Trust	Ginnie Mae I or II
Ginnie Mae	2023-061	IO	April 28, 2023	38381JDW4	(3)	WAC/IO/DLY	September 2064	NTL(PT)	\$134,453,028	0.98942982	\$133,031,835.29	100.000000000000%	I
Ginnie Mae	2023-094	IO	June 30, 2023	38381JGW1	(3)	WAC/IO/DLY	September 2064	NTL(PT)	96,186,967	0.98934946	95,162,523.86	100.000000000000	I
Ginnie Mae	2023-143	IO	September 29, 2023	38381JRS8	(3)	WAC/IO/DLY	February 2065	NTL(PT)	100,057,485	0.99008045	99,064,959.77	100.000000000000	I
Ginnie Mae	2023-157	IO	October 30, 2023	38381JVB0	(3)	WAC/IO/DLY	October 2065	NTL(PT)	84,296,398	0.98918598	83,384,815.07	100.000000000000	I
Ginnie Mae	2023-180	IO	November 30, 2023	38381JZN0	(3)	WAC/IO/DLY	November 2065	NTL(PT)	101,097,567	0.98968759	100,055,007.44	100.000000000000	I
Ginnie Mae	2024-088	IO	February 29, 2024	38381JC5	(3)	WAC/IO/DLY	November 2065	NTL(PT)	50,909,413	0.99480434	50,644,905.00	100.000000000000	I

- (1) As defined under “Class Types” in Appendix I to the Multifamily Base Offering Circular.
- (2) Underlying Certificate Factors are as of March 2025.
- (3) The Interest Rate will be calculated or described under “Terms Sheet — Interest Rates” in the related Underlying Certificate Disclosure Document.

**Exhibit B**

**Updated Exhibits A**

Ginnie Mae REMIC Trust 2023-061  
Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program(2)	City/County	State	Principal Balance as of the Issue Date	Mortgage Interest Rate	Certificate Rate	Servicing and Escrow Fee Rate	Maturity Date	Monthly Principal Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issue Date to Lockout Date (mos.)	Issue Date	Lockout Date(4)	Prepayment Penalty Code(5)	Lockout/Prepayment Code(6)	Remaining Lockout Period (mos.)(7)	Total Remaining Lockout and Prepayment Penalty Period (mos.)(8)	Remaining Interest (mos.)(9)	
CD60027	PIC	220	Kansas City	MO	\$10,587,088.21	3.10%	2.85%	0.25%	Jan-64	(10)	472	466	6	Sep-24	N/A	Mar-34	H	N/A	N/A	107	0
BR3376	PIC	221(d)(4)	Charlotte	NC	\$8,640,444.42	2.89	2.64	0.25	Sep-63	\$31,017.89	471	471	9	Jun-24	N/A	Mar-33	I	N/A	N/A	103	0
BR5802	PIC	221(d)(4)	Charlotteville	VA	6,523,414.03	3.04	2.79	0.25	Jun-65	24,057.73	474	459	15	Dec-23	N/A	Aug-35	F	N/A	N/A	100	0
BR5801	PIC	221(d)(4)	Chicago	IL	5,421,345.68	2.99	2.74	0.25	May-64	19,432.20	475	475	2	Aug-24	N/A	Jul-34	C	N/A	N/A	111	0
BR2560	PIC	221(d)(4)	San Antonio	TX	5,421,345.68	2.96	2.71	0.25	Nov-64	19,432.20	475	475	2	Aug-24	N/A	Oct-34	E	N/A	N/A	114	0
BR7070	PIC	221(d)(4)	Carmillion	TX	5,093,934.83	2.88	2.63	0.25	Oct-63	18,236.10	475	463	12	Mar-24	N/A	Dec-33	E	N/A	N/A	104	0
BR6696	PIC	220	Philadelphia	PA	4,569,359.82	3.19	2.94	0.25	Oct-63	17,284.31	475	457	18	Sep-23	N/A	Jun-33	E	N/A	N/A	98	0
CA1751	CIC	221(d)(4)	Austin	TX	4,278,840.00	2.89	2.64	0.25	Aug-63	15,047.57	511	461	50	Oct-23	Oct-23	Oct-33	A	0	N/A	102	0
BN6657	PIC	221(d)(4)	Glendale	AZ	4,187,325.94	2.88	2.63	0.25	Apr-64	14,885.97	473	469	4	Nov-24	N/A	Jun-34	G	N/A	N/A	110	0
CD6133	CIC	221(d)(4)	Tallahassee	FL	3,686,858.00	3.15	2.90	0.25	Oct-63	13,519.08	507	463	44	Jul-21	Dec-23	Dec-33	A	0	N/A	104	0
BS8103	PIC	221(d)(4)	Westfield	IN	3,434,828.41	3.27	3.02	0.25	Jul-62	13,285.59	472	448	24	Mar-25	N/A	Sep-32	H	N/A	N/A	89	0
BR746	PIC	221(d)(4)	Aberdeen	MD	3,409,800.15	2.83	2.58	0.25	Nov-63	12,096.34	469	464	5	Oct-24	N/A	Jan-34	K	N/A	N/A	105	0
CB550	PIC	221(d)(4)	Grand Prairie	TX	3,394,255.02	2.88	2.63	0.25	Apr-64	12,066.60	475	469	6	Sep-24	N/A	Jun-34	E	N/A	N/A	110	0
BR5803	PIC	221(d)(4)	Austin	TX	3,394,255.02	2.88	2.63	0.25	Apr-64	12,066.60	475	469	6	Sep-24	N/A	Jun-34	E	N/A	N/A	110	0
CG3507	CIC	221(d)(4)	Austin	TX	3,175,680.02	2.95	2.68	0.25	Dec-63	11,577.09	474	461	13	Feb-24	N/A	Feb-33	F	N/A	N/A	102	0
BR1223	PIC	221(d)(4)	Celina	TX	3,129,493.71	3.06	2.81	0.25	Dec-63	11,577.09	474	459	15	Dec-23	N/A	Aug-33	F	N/A	N/A	100	0
BQ3357	PIC	221(d)(4)	Dallas	TX	2,954,210.72	3.06	2.81	0.25	Dec-63	12,066.90	468	444	24	Mar-23	N/A	May-32	L	N/A	N/A	85	0
BR8274	PIC	221(d)(4)	Austin	TX	2,927,643.52	2.80	2.55	0.25	Apr-63	10,424.43	474	457	17	Oct-23	N/A	Jun-30	B	N/A	N/A	62	0
BT2009	PIC	221(d)(4)	Pensacola	FL	2,890,323.41	2.73	2.48	0.25	Oct-62	10,255.72	463	451	12	Mar-24	N/A	Dec-33	N	N/A	N/A	92	0
CD6943	PIC	221(d)(4)	Rockwall	TX	2,848,330.97	3.35	3.10	0.25	Oct-63	10,968.72	470	463	7	Aug-24	N/A	Dec-33	J	N/A	N/A	104	0
CP9620	PIC	221(d)(4)	Knightsdale	NC	2,776,210.66	3.03	2.79	0.25	May-64	10,111.91	476	470	6	Sep-24	N/A	Jul-34	D	N/A	N/A	111	0
CL1618	PIC	231	College Station	TX	2,644,862.91	3.03	2.78	0.25	Jul-63	9,925.40	469	460	9	Jun-24	N/A	Sep-33	J	N/A	N/A	101	0
CD4875	PIC	221(d)(4)	Huntsville	AL	2,662,265.55	3.10	2.85	0.25	Apr-65	9,925.40	470	457	13	Feb-24	N/A	Jun-33	J	N/A	N/A	98	0
BR9630	PIC	220	Marathon	TX	2,596,354.00	3.00	2.74	0.25	Jul-64	9,294.19	508	474	34	Feb-24	N/A	Nov-24	G	N/A	N/A	115	0
CD0991	PIC	221(d)(4)	Del Valle	TX	2,501,511.74	2.95	2.70	0.25	Apr-64	8,992.63	472	469	4	Dec-24	N/A	Jun-34	H	N/A	N/A	110	0
CD0992	PIC	221(d)(4)	Abilene	TX	2,495,331.42	2.98	2.73	0.25	Jul-63	9,106.50	471	460	11	Apr-24	N/A	Sep-33	I	N/A	N/A	101	0
CG8552	PIC	221(d)(4)	Prescott Valley	AZ	2,330,958.94	2.74	2.49	0.25	Nov-63	8,151.02	467	464	3	Dec-24	N/A	Jan-34	M	N/A	N/A	105	0
CD0967	PIC	221(d)(4)	Little Rock	AR	2,327,620.22	2.98	2.73	0.25	Oct-63	8,464.99	471	463	8	Jul-24	N/A	Dec-33	I	N/A	N/A	104	0
CA3382	PIC	221(d)(4)	Corpus Christi	TX	2,194,523.92	2.93	2.68	0.25	Jul-63	7,946.38	468	460	8	Jul-24	N/A	Dec-33	L	N/A	N/A	101	0
CP9617	CIC	221(d)(4)	Virginia Beach	VA	1,807,292.00	2.99	2.74	0.25	Jul-64	6,459.41	508	472	36	Mar-22	Sep-24	Sep-34	A	0	N/A	113	0
CL7498	PIC	221(d)(4)	Cocoa	FL	1,647,210.15	3.25	3.00	0.25	May-63	6,281.15	473	458	15	Dec-23	N/A	Jul-33	G	N/A	N/A	99	0
CL5321	CIC	221(d)(4)	Port Mill	NC	1,457,757.00	3.14	2.89	0.25	Jun-64	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5,263.62	505	471	34	May-22	Aug-24	Aug-34	A	0	N/A	112	0
BR3348	PIC	221(d)(4)	Metairie	LA	1,457,757.00	3.14	2.89	0.25	Nov-63	5											

- (2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.
- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.
- (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
- (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
- (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
- (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
- (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
- (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
- (10) Pool Numbers BW4562, CB3358 and CD6027, each a Ginnie Mae Project Loan Certificate, converted from Pool Numbers BW4561, CB3357 and CD6026, respectively, each a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See "*Certain Additional Characteristics of the Mortgage Loans — Level Payments*" in this Supplement.
- (11) Pool Number CB3365 will have monthly principal and interest payments as described in this Supplement. See "*Certain Additional Characteristics of the Mortgage Loans — Level Payments*" in this Supplement.

†

The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

### Lockout and Prepayment Penalty Codes:

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
B . . . . .	10%	31	7%, 6%, 5%, 4%
C . . . . .	10%	10	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
D . . . . .	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
E . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
F . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
G . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
H . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
I . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
J . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
K . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
L . . . . .	10%	1	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
M . . . . .	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
N . . . . .	9%	8	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
O . . . . .	9%	5	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
P . . . . .	8%	3	7%, 6%, 5%, 4%, 3%, 2%, 1%
Q . . . . .	7%	12	6%, 5%, 4%, 3%, 2%, 1%
R . . . . .	7%	11	6%, 5%, 4%, 3%, 2%, 1%

Pool Number	Security Type	FHA Insurance Program(2)	City/County	State	Principal Balance as of the Cut-off Date		Mortgage Interest Rate	Servicing and Guaranty		Monthly Principal and Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(4)	Prepayment Penalty End Date(5)	Lockout/Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)	Total Remaining Lockout and Prepayment Penalty Period (mos.)(8)	Remaining Interest Only Period (mos.)(9)
					Date	Rate		Certificate Rate	Fee Rate											
CS8172	PIC	232/224(f)	Wurtland	KY	\$1,215,589.74	5.35%	5.10%	0.25%	Jun-53	\$81,394.38	360	339	21	Jun-23	Aug-23	Aug-33	A	0	100	0
CS8172	PIC	232/224(f)	Sheridan	TX	8,208,194.69	5.35	5.10	0.25	Jun-58	44,063.49	420	399	21	Jun-23	Aug-23	Aug-33	A	0	100	0
CS8172	PIC	221(d)(d)	Kendrickburg	IN	4,311,572.18	2.99	2.85	0.25	May-64	16,411.20	474	470	4	Nov-24	N/A	Jul-34	F	N/A	100	0
CS2067	PIC	220(d)(d)	Chicago	MO	3,834,411.15	2.99	2.85	0.25	May-64	13,856.18	477	470	7	Aug-24	N/A	Jul-34	H	N/A	107	0
CS2101	PIC	221(d)(d)	Alamo	FL	3,401,568.00	3.00	2.75	0.25	Sep-64	12,177.08	508	474	34	May-22	Nov-24	Nov-34	A	0	115	0
CS8517	CIC	220(d)(d)	Alamo	TN	2,983,348.00	2.85	2.60	0.25	Dec-63	10,423.64	504	465	39	Dec-21	Nov-24	Nov-34	A	0	106	0
CS8517	CIC	221(d)(d)	Glendale	AZ	2,897,053.44	2.88	2.63	0.25	Apr-64	11,295.33	473	469	44	Nov-24	N/A	Nov-34	G	N/A	110	0
CS8517	PIC	221(d)(d)	Paterson	NY	2,874,798.53	3.75	3.50	0.25	May-62	10,957.33	468	446	22	May-23	N/A	Jul-32	L	N/A	87	0
CS2560	PIC	221(d)(d)	San Antonio	TX	2,665,421.60	2.96	2.71	0.25	Aug-64	9,535.90	475	473	2	Jan-25	N/A	Oct-34	K	N/A	114	0
CS2560	PIC	221(d)(d)	San Antonio	TX	2,665,421.60	2.96	2.71	0.25	Aug-64	9,535.90	475	473	2	Jan-25	N/A	Oct-34	K	N/A	114	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63	8,556.82	473	473	1	Feb-25	N/A	Jan-34	G	N/A	113	0
CS6617	PIC	221(d)(d)	San Antonio	TX	2,369,480.41	3.15	2.94	0.25	Jun-63											

- (1) Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor. Capitalized terms have the meaning ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.
- (2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.



- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.
  - (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
  - (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
  - (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
  - (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
  - (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
  - (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
  - (10) Pool Numbers BW4562 and CD6027, each a Ginnie Mae Project Loan Certificate, converted from Pool Numbers BW4561 and CD6026, respectively, each a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See *"Certain Additional Characteristics of the Mortgage Loans — Level Payments" in this Supplement*.
- † The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

### Lockout and Prepayment Penalty Codes:

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage	
			Subsequent Prepayment Penalty Percentage	Subsequent Prepayment Penalty Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
B . . . . .	10%	31	7%, 6%, 5%, 4%	7%, 6%, 5%, 4%
C . . . . .	10%	10	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
D . . . . .	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
E . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
F . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
G . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
H . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
I . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
J . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
K . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
L . . . . .	10%	1	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
M . . . . .	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
N . . . . .	9%	10	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
O . . . . .	9%	8	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
P . . . . .	9%	7	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
Q . . . . .	9%	6	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%

## Ginnie Mae REMIC Trust 2023-143

### Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program/Section 558 Program(2)	City/County	State	Principal Balance as of the Issue Date	Mortgage Interest Rate	Certificate Rate	Servicing and Escrow Fee Rate	Maturity Date	Monthly Principal Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issue Date (mos.)	Issue Date	Lockout Date(4)	Prepayment Penalty Date(5)	Lockout/Prepayment Code(6)	Remaining Lockout Period (mos.)(7)	Total Remaining Lockout and Prepayment Penalty Period (mos.)(8)	Remaining Interest Only Period (mos.)(9)
CU4596	PLC	207/223(f)	Bowling Green	KY	\$16,815,789.79	5.25%	5.00%	0.25%	Sep-58	\$88,950.61	421	402	19	Aug-23	Nov-23	Nov-33	A	0	103	0
CQ0048	PLC	207/223(f)	Santa Ana	CA	10,415,013.85	3.95	3.70	0.25	Aug-58	46,816.85	420	401	19	Aug-23	Oct-23	Oct-33	B	0	42	0
CU2410	PLC	207/223(f)	Stanford	CA	8,694,977.36	5.47	5.22	0.25	Aug-58	46,774.80	420	401	19	Aug-23	Oct-23	Oct-33	A	0	102	0
BP3570	PLC	232/223(f)	Morro Bay	CA	5,253,953.42	4.69	4.44	0.25	Jun-57	26,359.71	406	387	19	Aug-23	Nov-23	Nov-33	A	0	103	0
CD6027	PLC	220	Kansas City	MO	4,296,042.53	3.10	2.85	0.25	Jan-64	(10)	472	466	6	Sep-24	N/A	Mar-34	L	N/A	107	0
CG8552	PLC	221(d)(4)	Prescott Valley	AZ	4,029,699.60	2.74	2.49	0.25	Nov-63	14,091.86	467	464	3	Dec-24	N/A	Jan-35	L	N/A	105	0
CN7565	PLC	221(d)(4)	Marassus	VA	3,891,072.00	5.84	5.59	0.25	Feb-65	20,976.82	498	479	19	Aug-23	Apr-25	Apr-35	A	0	120	0
CJ2560	PLC	221(d)(4)	San Antonio	TX	3,869,787.25	2.89	2.71	0.25	Aug-63	13,870.81	475	473	2	Jan-25	N/A	Oct-34	E	N/A	114	0
CA1751	PLC	221(d)(4)	Austin	TX	3,408,568.00	2.96	2.64	0.25	Aug-63	11,987.05	511	461	50	Jan-21	Oct-23	Oct-33	A	0	102	0
CL6617	PLC	221(d)(4)	Hutto	TX	3,149,168.68	3.19	2.94	0.25	Jul-64	11,718.72	473	472	1	Feb-25	N/A	Oct-34	G	N/A	113	0
CJ9629	PLC	220	Miami	FL	2,920,107.00	3.00	2.75	0.25	Sep-64	10,453.53	508	474	34	May-22	Nov-24	Nov-34	A	0	115	0
CL5321	PLC	221(d)(4)	Virginia Beach	VA	2,428,646.00	2.99	2.74	0.25	Sep-64	8,680.18	508	472	36	May-22	Aug-24	Sep-34	A	0	113	0
CD0943	PLC	221(d)(4)	Fort Mill	SC	2,428,164.00	3.14	2.89	0.25	Jun-64	8,889.50	505	471	34	May-22	Aug-24	Sep-34	A	0	112	0
CL3550	PLC	221(d)(4)	Rockwall	TX	2,325,721.12	3.35	3.10	0.25	Oct-63	8,956.19	470	463	7	Aug-24	N/A	Dec-33	J	N/A	104	0
CD0991	PLC	221(d)(4)	Grand Prairie	TX	2,317,581.13	2.88	2.63	0.25	Apr-64	8,239.01	475	469	6	Sep-24	N/A	Jun-34	E	N/A	110	0
BN6657	PLC	221(d)(4)	Del Valle	TX	2,217,532.33	2.95	2.70	0.25	Apr-64	7,971.66	472	469	3	Dec-24	N/A	Jun-34	H	N/A	110	0
CG8554	PLC	232	Glenlake	AZ	2,092,007.57	2.88	2.63	0.25	Apr-64	7,437.10	473	469	4	Nov-24	N/A	Jun-34	G	N/A	110	0
CB3376	PLC	221(d)(4)	Norfolk	VA	1,671,240.00	2.69	2.44	0.25	Oct-63	5,688.09	502	463	39	Dec-21	Dec-23	Dec-33	I	N/A	104	0
AT8534	PLC	221(d)(4)	Charlotte	NC	1,338,243.47	2.89	2.64	0.25	Sep-63	4,804.09	471	462	5	Jun-24	N/A	Nov-33	I	N/A	103	0
BW3085	PLC	221(d)(4)	Farragut	TN	1,279,009.00	2.70	2.45	0.25	Jan-63	4,360.31	505	454	51	Dec-20	Mar-23	Mar-33	A	0	95	0
CG8547	PLC	221(d)(4)	Cambridge	MD	1,229,975.35	2.85	2.60	0.25	Oct-62	4,446.65	470	451	19	Aug-23	N/A	Feb-34	J	N/A	106	0
CD3304	PLC	221(d)(4)	Alcoa	TN	1,152,134.00	2.85	2.60	0.25	Dec-63	4,025.49	504	465	39	Dec-21	N/A	Feb-24	F	N/A	102	0
CF6746	PLC	221(d)(4)	Austin	TX	1,117,845.21	3.03	2.78	0.25	Nov-63	4,106.65	474	461	13	Feb-24	N/A	Oct-33	K	N/A	105	0
AR6713	PLC	221(d)(4)	Aberdeen	MD	1,097,348.13	2.83	2.58	0.25	Jul-63	3,892.87	469	460	19	Aug-23	N/A	Jan-34	F	N/A	101	0
BV0975	PLC	221(d)(4)	Lewisville	TX	1,091,831.29	2.98	2.73	0.25	Nov-63	3,884.55	479	460	11	Apr-24	N/A	Sep-33	A	N/A	90	0
BH2541	PLC	221(d)(4)	Blacksburg	VA	1,013,314.21	3.19	2.89	0.30	Aug-62	3,868.14	460	449	11	Apr-24	Oct-24	Oct-34	N	N/A	114	0
CJ3155	PLC	221(d)(4)	San Antonio	TX	945,882.00	2.71	2.46	0.25	Aug-64	3,229.95	509	473	36	Mar-22	Oct-24	Oct-34	A	0	104	0
BH2541	PLC	221(d)(4)	Alexandria	VA	844,264.81	4.59	4.34	0.25	Nov-63	3,891.17	481	464	17	Oct-23	Dec-23	Dec-33	A	0	104	0
CD0967	PLC	221(d)(4)	Little Rock	AR	836,175.81	2.98	2.73	0.25	Oct-63	3,040.97	471	463	8	Jul-24	N/A	Dec-33	I	N/A	104	0
CF1618	PLC	231	Knightdale	NC	819,957.15	3.03	2.78	0.25	Jul-63	3,015.76	469	460	9	Jun-24	N/A	Dec-33	K	N/A	101	0
CD0922	PLC	221(d)(4)	Abilene	TX	742,568.54	2.98	2.73	0.25	Jul-63	2,709.94	471	460	11	Apr-24	N/A	Sep-33	I	N/A	101	0
CD4899	PLC	221(d)(4)	Grand Junction	CO	674,059.00	2.80	2.55	0.25	Aug-63	2,335.98	502	461	41	Oct-21	Oct-23	Oct-33	A	0	102	0
CJ3561	PLC	221(d)(4)	Chicago	IL	569,242.50	2.99	2.74	0.25	May-64	2,057.04	477	470	7	Aug-24	N/A	Jul-35	C	N/A	111	2
CR5658	PLC	538	Warrenville	TX	541,112.00	5.90	5.65	0.25	May-63	(11)	479	458	21	Jun-23	Jul-25	Jul-35	A	3	123	2
CD4875	PLC	221(d)(4)	College Station	TX	471,698.22	3.10	2.85	0.25	Apr-63	1,759.82	470	457	13	Feb-24	N/A	Jun-33	J	N/A	98	0
BU2233	PLC	221(d)(4)	Celina	TX	357,577.25	3.06	2.81	0.25	Jun-63	1,322.80	474	459	15	Dec-23	N/A	Nov-33	D	N/A	100	0
BW4562	PLC	221(d)(4)	Columbia	SC	292,286.92	3.47	3.00	0.47	Sep-63	(10)	476	462	14	Jan-24	N/A	Nov-33	F	N/A	103	0
CM1430	PLC	221(d)(4)	Denver	CO	278,430.18	2.86	2.61	0.25	Jun-64	984.39	474	471	3	Dec-24	N/A	Dec-33	F	N/A	112	0
CD6133	PLC	221(d)(4)	Tallahassee	FL	208,142.00	3.15	2.90	0.25	Oct-63	763.22	507	463	44	Jul-21	Dec-23	Dec-33	A	0	104	0
BT2909	PLC	221(d)(4)	Pensacola	FL	88,266.07	2.73	2.48	0.25	Oct-62	313.19	463	451	12	Mar-24	N/A	Dec-32	M	N/A	92	0

- (1) Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor. Capitalized terms have the meaning ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.
- (2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.

- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.
- (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
- (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
- (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
- (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
- (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
- (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
- (10) Pool Numbers BW4562 and CD6027, each a Ginnie Mae Project Loan Certificate, converted from Pool Numbers BW4561 and CD6026, respectively, each a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See *"Certain Additional Characteristics of the Mortgage Loans — Level Payments" in this Supplement*.
- (11) Pool Number CR5658 will have an amortization schedule providing for level monthly principal and interest payments in the amount of \$2,939.64 for each payment date prior to the related maturity date, with a balloon payment equal to the remaining unpaid principal balance of the Mortgage Loan plus accrued interest thereon to be due as of its maturity date.

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The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor's interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

### Lockout and Prepayment Penalty Codes:

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
B . . . . .	10%	60	N/A
C . . . . .	10%	10	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
D . . . . .	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
E . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
F . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
G . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
H . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
I . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
J . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
K . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
L . . . . .	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
M . . . . .	9%	8	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
N . . . . .	9%	5	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%

Ginnie Mae REMIC Trust 2023-157  
Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program/Section 538 Guarantee Program(2)	City/County	State	Principal Balance at the time of the Mortgage Interest Rate	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issue (mos.)	Lockout End Date(4)	Prepayment Penalty End Date(5)	Lockout/Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)	Total Remaining Lockout and Prepayment Interest Period (mos.)(8)	
CQ0048	PLC	207/223(f)/223(a)(7)	Santa Ana	CA	\$20,545,328.16	3.95%	3.70%	0.25%	Aug-58	\$92,353.93	420	401	19	Aug-23	Oct-23	B	0	42	0
BP3570	PLC	232/223(f)	Morro Bay	CA	9,811,266.90	4.69	4.44	0.25	Jun-57	49,224.48	406	387	19	Aug-23	Nov-23	A	0	103	0
CD6027	PLC	220	Kansas City	MO	8,286,907.73	3.10	2.85	0.25	Jan-64	(10)	472	466	6	Sep-24	Mar-34	G	N/A	107	0
CU2410	PLC	207/223(f)	Stamford	CT	5,905,888.08	5.47	5.22	0.25	Aug-58	32,103.13	420	401	19	Aug-23	Oct-23	A	0	102	0
CP9629	PLC	220	Miami	FL	5,955,887.00	3.00	2.75	0.25	Sep-64	14,161.28	508	474	34	May-22	Nov-24	A	0	115	0
CP9617	PLC	221(d)(4)	Virginia Beach	VA	3,160,872.00	2.99	2.74	0.25	Jul-64	11,297.22	508	472	36	Mar-22	Sep-24	A	0	113	0
CD6133	PLC	221(d)(4)	San Antonio	TX	3,035,744.82	2.96	2.71	0.25	Aug-64	10,881.28	475	475	2	Jan-21	Oct-34	D	N/A	114	0
CU4596	PLC	207/223(f)	Tallahassee	FL	3,007,692.00	3.15	2.90	0.25	Oct-63	11,028.69	507	463	44	Jul-21	Dec-23	A	0	104	0
CU5321	PLC	221(d)(4)	Bowling Green	KY	2,953,357.49	5.25	5.00	0.25	Sep-58	15,622.29	421	402	19	Aug-23	Nov-23	A	0	103	0
BN6657	PLC	221(d)(4)	Fort Mill	SC	2,953,165.00	3.14	2.89	0.25	Jun-64	10,811.53	505	471	34	May-22	Aug-24	A	0	112	0
CA1751	PLC	221(d)(4)	Glendale	AZ	2,331,215.03	2.88	2.63	0.25	Apr-64	8,287.48	473	469	4	Nov-24	N/A	F	N/A	110	0
BP3564	PLC	232/223(f)	Austin	TX	2,251,444.00	2.89	2.64	0.25	Aug-63	7,917.75	511	461	50	Jan-21	Oct-23	A	0	102	0
CP3550	PLC	221(d)(4)	Pflugerville	TX	2,103,344.33	4.69	4.44	0.25	Sep-58	10,385.32	420	402	18	Sep-24	Nov-23	A	0	103	0
CL6617	PLC	221(d)(4)	Grand Prairie	TX	2,062,965.90	2.88	2.63	0.25	Apr-64	7,333.86	475	469	6	Sep-24	N/A	A	0	110	0
CD3304	PLC	221(d)(4)	Hutto	TX	1,892,460.87	3.19	2.94	0.25	Jul-64	7,042.25	473	472	1	Feb-25	N/A	F	N/A	113	0
CD0991	PLC	221(d)(4)	Austin	TX	1,444,968.43	3.03	2.78	0.25	Aug-63	5,308.41	472	461	13	Feb-24	N/A	E	N/A	102	0
CB3376	PLC	221(d)(4)	Del Valle	TX	1,194,981.65	2.95	2.70	0.25	Apr-64	4,295.76	472	469	9	Dec-24	N/A	G	N/A	110	0
CB3561	PLC	221(d)(4)	Charlotte	NC	996,314.02	2.89	2.64	0.25	Sep-63	3,576.62	471	462	9	Jun-24	N/A	H	N/A	103	0
GJ3155	PLC	221(d)(4)	Chicago	IL	709,022.55	2.99	2.74	0.25	May-64	2,562.15	477	470	7	Jun-24	N/A	C	N/A	111	0
CD0967	PLC	221(d)(4)	Santa Antonio	TX	636,361.00	2.71	2.46	0.25	Aug-64	2,173.01	509	473	36	Jul-22	Oct-24	A	0	114	0
CM1430	PLC	538	Little Rock	AR	612,035.12	2.98	2.73	0.25	Oct-63	2,225.82	471	463	8	Jul-22	N/A	H	N/A	104	0
CG8554	PLC	221(d)(4)	Warrenville	SC	579,596.00	5.90	5.65	0.25	May-63	(11)	479	458	21	Jun-23	Jul-25	A	3	123	2
CD4899	PLC	232	Denver	CO	450,234.00	2.69	2.61	0.25	Jun-64	2,007.05	474	471	3	Dec-21	Dec-23	E	N/A	112	0
CD0922	PLC	221(d)(4)	Norfolk	VA	436,109.00	2.80	2.55	0.25	Aug-63	1,532.38	502	463	39	Dec-21	Dec-23	A	0	104	0
CF1618	PLC	231	Grand Junction	CO	422,436.32	2.98	2.73	0.25	Aug-63	1,511.36	502	461	41	Oct-21	Oct-23	A	0	102	0
CT8108	PLC	221(d)(4)	Abilene	TX	386,432.35	3.03	2.78	0.25	Jul-63	1,541.65	471	460	11	Apr-24	N/A	J	N/A	101	0
BU2233	PLC	221(d)(4)	Knightdale	NC	350,881.00	5.49	5.24	0.25	Oct-65	1,421.28	469	460	9	Jun-24	N/A	K	N/A	101	0
CD0943	PLC	221(d)(4)	Norfolk	VA	294,750.61	3.06	2.81	0.25	Jun-63	1,807.35	507	487	20	Jul-23	Dec-25	A	8	128	7
			Celina	TX	104,887.89	3.35	3.10	0.25	Oct-63	403.92	470	463	7	Dec-23	N/A	E	N/A	100	0
			Rockwall	TX										Aug-24	N/A	I	N/A	104	0

- (1) Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor. Capitalized terms have the meaning ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.
- (2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.
- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.



- (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
  - (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
  - (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
  - (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
  - (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
  - (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
  - (10) Pool Number CD6027, a Ginnie Mae Project Loan Certificate, converted from Pool Number CD6026, a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See *“Certain Additional Characteristics of the Mortgage Loans — Level Payments” in this Supplement.*
  - (11) Pool Number CR5658 will have an amortization schedule providing for level monthly principal and interest payments in the amount of \$3,148.71 for each payment date prior to the related maturity date, with a balloon payment equal to the remaining unpaid principal balance of the Mortgage Loan plus accrued interest thereon to be due as of its maturity date.
- † The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor’s interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

**Lockout and Prepayment Penalty Codes:**

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage	
			Subsequent Prepayment Penalty Percentage	Subsequent Prepayment Penalty Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
B . . . . .	10%	60	N/A	
C . . . . .	10%	10	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
D . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
E . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
F . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
G . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
H . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
I . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
J . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%

## Ginnie Mae REMIC Trust 2023-180

### Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)

Pool Number	Security Type	FHA Insurance Program(2)	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Escrow Fee Rate	Monthly Principal and Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(4)	Prepayment Penalty End Date(5)	Lockout/Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)	Total Remaining Lockout and Prepayment Period (mos.)(8)	Remaining Interest Period (mos.)(9)
CW8879	PLC	232/223(f)	Somers	NY	\$14,270,655.08	6.98%	6.73%	0.23%	\$91,825.36	421	404	17	Oct-23	Jan-24	Jan-34	D	0	105	0
CD0214	PLC	223(f)	Chicago Heights	IL	10,945,118.80	2.25	2.00	0.25	38,724.55	420	403	17	Oct-23	Dec-23	Dec-33	A	0	104	0
CQ0049	PLC	207/223(f)	Washington	DC	7,890,980.43	5.60	5.35	0.25	43,483.82	420	403	17	Oct-23	Dec-31	Dec-31	B	0	80	0
CH2300	PLC	232/223(f)	Fredericksburg	VA	7,385,898.63	2.71	2.46	0.25	25,519.13	474	470	4	Nov-24	Jul-34	Jul-34	G	N/A	111	0
CQ0050	PLC	232/223(f)	Greensburg	PA	6,346,375.80	6.00	5.75	0.25	36,641.53	420	403	17	Oct-23	Dec-23	Dec-33	A	0	104	0
CG8552	PLC	221(d)(4)	Prescott Valley	AZ	4,937,432.58	2.74	2.49	0.25	17,266.21	467	464	3	Dec-24	Jan-34	Jan-34	M	N/A	105	0
BZ0390	PLC	221(d)(4)	Antioch	TN	4,282,258.33	2.94	2.69	0.25	15,622.74	473	455	18	Sep-23	N/A	Apr-33	H	N/A	96	0
BY7061	PLC	221(d)(4)	Grand Prairie	TX	4,055,467.39	2.90	2.65	0.25	14,721.48	472	454	18	Sep-23	N/A	Mar-33	I	N/A	95	0
GL5321	CLC	221(d)(4)	Virginia Beach	VA	3,616,972.00	2.99	2.74	0.25	12,927.36	508	472	36	Mar-22	Sep-24	Mar-34	A	0	113	0
GL6617	CLC	221(d)(4)	Fort Mill	SC	2,701,611.00	3.14	2.89	0.25	9,890.59	505	471	34	Aug-24	Aug-24	Sep-34	A	0	112	0
BY7070	PLC	221(d)(4)	Hutto	TX	2,388,945.57	3.19	2.94	0.25	8,899.77	473	472	1	Feb-25	Sep-34	Sep-34	H	N/A	113	0
CL4602	PLC	221(d)(4)	Carrollton	TX	2,278,609.62	2.88	2.63	0.25	8,157.34	475	473	12	May-22	Sep-34	Sep-34	F	N/A	104	0
QJ2560	PLC	221(d)(4)	San Antonio	TX	2,260,321.84	2.96	2.71	0.25	8,101.87	475	473	2	Jan-25	N/A	Oct-34	F	N/A	114	0
QJ6029	CLC	220	Miami	FL	2,195,178.00	3.00	2.75	0.25	7,858.40	508	474	34	May-22	Nov-24	Nov-34	A	0	115	0
AT8534	CLC	221(d)(4)	West Haven	CT	1,835,117.00	2.70	2.45	0.25	11,671.24	504	484	20	Jul-23	Sep-25	Sep-35	A	5	125	4
BS8057	PLC	232	Farragut	TN	1,797,625.01	3.91	3.61	0.30	6,256.15	505	454	51	Dec-20	Mar-23	Mar-33	A	0	95	0
BT0973	PLC	221(d)(4)	Austin	TX	1,747,541.91	3.25	3.00	0.25	7,704.57	442	439	3	Dec-24	Nov-24	Mar-33	Q	N/A	80	0
BN6657	PLC	221(d)(4)	Oceanside	CA	1,592,132.15	2.88	2.63	0.25	6,693.44	471	454	17	Oct-23	N/A	Mar-33	J	N/A	95	0
BY8274	PLC	221(d)(4)	Glendale	AZ	1,397,366.00	2.71	2.46	0.25	5,624.49	473	469	4	Nov-24	N/A	Jun-34	H	N/A	110	0
QJ3155	PLC	221(d)(4)	Austin	TX	1,348,280.16	2.80	2.55	0.25	4,771.66	509	473	36	Mar-22	Oct-24	Oct-34	C	0	114	0
BJ5716	PLC	221(d)(4)	Winston-Salem	NC	1,250,941.56	3.99	3.69	0.30	4,800.81	474	457	17	Oct-23	Jun-30	Jun-30	L	N/A	62	0
CM1430	PLC	221(d)(4)	Austin	TX	1,241,996.00	2.89	2.64	0.25	5,358.51	469	451	18	Sep-21	Oct-23	Dec-32	A	0	92	0
CB3376	PLC	221(d)(4)	Denver	CO	1,145,254.24	2.86	2.61	0.25	4,367.78	511	461	50	Jan-21	N/A	Dec-32	L	N/A	102	0
CD0943	PLC	221(d)(4)	Charlotte	NC	1,145,254.24	2.86	2.61	0.25	4,049.04	474	471	3	Dec-24	N/A	Aug-34	G	N/A	112	0
CD0967	PLC	221(d)(4)	Rockwall	TX	938,444.64	3.35	3.10	0.25	3,757.83	471	462	9	Jun-24	N/A	Nov-33	J	N/A	103	0
BW4562	PLC	221(d)(4)	Little Rock	AR	901,993.22	2.98	2.73	0.25	3,613.88	470	463	7	Aug-24	N/A	Dec-33	K	N/A	104	0
CF6696	PLC	221(d)(4)	Columbia	SC	885,168.91	3.47	3.00	0.47	3,280.33	471	463	8	Jan-24	N/A	Dec-33	J	N/A	104	0
CD4899	CLC	221(d)(4)	Philadelphia	PA	796,323.07	3.19	2.94	0.25	(10)	476	462	14	Jan-24	N/A	Nov-33	E	N/A	103	0
CD8880	CLC	221(d)(4)	Grand Junction	CO	782,264.00	2.80	2.55	0.25	3,012.22	475	457	18	Oct-21	N/A	Jun-33	A	0	98	0
CD0922	PLC	221(d)(4)	Victor	ID	758,292.00	6.10	5.85	0.25	2,710.97	502	461	41	Oct-21	Jan-26	Oct-33	A	0	102	0
BW3073	PLC	221(d)(4)	Billene	TX	550,210.53	2.98	2.73	0.25	4,225.21	505	488	17	Apr-24	Jan-26	Jan-36	A	9	129	8
AT8539	PLC	221(d)(4)	Baltimore	MD	538,313.62	2.86	2.61	0.25	2,007.95	471	460	11	Sep-23	N/A	Sep-33	J	N/A	101	0
CB3348	PLC	221(d)(4)	Falling Waters	WV	516,119.95	2.88	2.63	0.25	1,961.34	464	446	18	Sep-23	N/A	Jul-32	O	N/A	87	0
BH2541	PLC	221(d)(4)	Morehead City	NC	433,973.70	2.87	2.62	0.25	1,872.20	465	452	13	Feb-24	N/A	Jan-33	K	N/A	93	0
BK8825	PLC	221(d)(4)	Alexandria	VA	388,364.50	4.59	4.34	0.25	1,569.92	470	453	17	Oct-23	N/A	Feb-33	K	N/A	94	0
CT8108	CLC	221(d)(4)	Pittsburgh	PA	385,038.19	3.37	3.12	0.25	1,789.95	481	464	17	Oct-23	Jan-24	Jan-34	A	0	105	0
CN7565	CLC	221(d)(4)	Norfolk	VA	192,630.00	5.49	5.24	0.25	1,516.76	462	445	20	Jul-23	N/A	Jun-32	P	N/A	86	0
			Manassas	VA	47,867.00	5.84	5.59	0.25	992.22	507	487	19	Aug-23	Dec-25	Dec-35	A	8	128	7
									258.05	498	479	19	Aug-23	Apr-25	Apr-35	A	0	120	0

- Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor. Capitalized terms have the meaning ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.
- Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.

- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.
  - (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
  - (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
  - (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
  - (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
  - (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
  - (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
  - (10) Pool Number BW/4562, a Ginnie Mae Project Loan Certificate, converted from Pool Number BW/4561 a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See *“Certain Additional Characteristics of the Mortgage Loans — Level Payments” in this Supplement.*
- † The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor’s interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

### Lockout and Prepayment Penalty Codes:

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
B . . . . .	10%	36	5%, 4%, 3%, 2%, 1%
C . . . . .	10%	31	7%, 6%, 5%, 4%
D . . . . .	10%	24	3%, 2%, 1%, 1%, 1%, 1%, 1%
E . . . . .	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
F . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
G . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
H . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
I . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
J . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
K . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
L . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
M . . . . .	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
N . . . . .	9%	10	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
O . . . . .	9%	9	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
P . . . . .	9%	7	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%
Q . . . . .	7%	11	6%, 5%, 4%, 3%, 2%, 1%

**Ginnie Mae REMIC Trust 2024-038**  
**Characteristics of the Ginnie Mae Multifamily Certificates and the Related Mortgage Loans(1)**

Pool Number	Security Type	FHA Insurance Program/Section 538 Guarantee Program(2)	City/County	State	Principal Balance as of the Cut-off Date	Mortgage Interest Rate	Certificate Rate	Servicing and Guaranty Fee Rate	Maturity Date	Monthly Principal and Interest(3)	Original Term to Maturity (mos.)	Remaining Term to Maturity (mos.)	Period from Issuance (mos.)	Issue Date	Lockout End Date(4)	Prepayment Penalty End Date(5)	Lockout/Prepayment Penalty Code(6)	Remaining Lockout Period (mos.)(7)	Prepayment Penalty Period (mos.)(8)	Remaining Interest Only Period (mos.)(9)
CQ0052	PLC	232/223(0)	Nashville	TN	\$16,656,203.78	6.35%	6.10%	0.25%	Jun-59	\$99,855.24	420	406	14	Jun-24	Mar-24	Mar-30	K	0	59	0
CN2882	PLC	207/223(0)	Holbrook	MA	3,720,969.04	6.85	6.77	0.38	Feb-59	23,563.93	421	407	14	Jun-24	Apr-24	Apr-30	A	0	108	0
CL1650	PLC	207/223(0)	Chelsea	MA	3,432,225.14	6.74	6.49	0.25	Feb-59	21,475.14	421	407	14	Jun-24	Apr-24	Apr-30	A	0	108	0
CP9639	CLC	220	Fort Mill	SC	3,408,126.00	3.00	2.75	0.25	Jun-64	12,200.55	508	471	34	May-22	Aug-24	Aug-31	A	0	115	0
CL1531	CLC	221(d)(4)	Austin	TX	2,486,176.00	3.14	2.89	0.25	Jun-64	9,102.98	505	471	34	May-22	Aug-24	Aug-31	A	0	112	0
CA1751	CLC	221(d)(4)	Albion	TX	1,963,298.00	2.89	2.64	0.25	Aug-63	6,904.41	511	465	39	Dec-21	Oct-23	Oct-31	A	0	102	0
CG3547	CLC	221(d)(4)	Hutto	TX	1,916,326.00	2.85	2.60	0.25	Dec-63	6,695.53	504	472	36	Feb-25	Feb-24	Feb-24	E	0	106	0
CL16917	PLC	221(d)(4)	San Antonio	TX	1,607,322.14	3.19	2.94	0.25	Jul-64	5,981.19	473	473	1	Feb-25	N/A	Oct-31	C	N/A	113	0
CP2560	PLC	221(d)(4)	Rockwall	TX	1,557,134.97	2.96	2.74	0.25	Jul-64	5,981.37	475	473	2	Mar-22	N/A	Oct-31	C	N/A	113	0
CD0943	PLC	221(d)(4)	Prescott Valley	AZ	1,518,276.00	2.99	2.74	0.25	Oct-63	5,436.35	508	472	36	Mar-22	Sep-24	Dec-31	H	0	104	0
CG3552	PLC	221(d)(4)	Columbia	SC	1,147,715.12	3.35	3.10	0.25	Oct-63	4,419.77	470	463	7	Dec-24	N/A	Dec-31	I	N/A	105	0
BW1552	PLC	221(d)(4)	Victoria	TX	1,145,959.99	3.47	3.19	0.25	Nov-63	4,006.02	467	464	3	Dec-24	N/A	Dec-31	B	N/A	103	0
CL3550	PLC	221(d)(4)	Grand Prairie	TX	1,054,602.57	2.88	2.63	0.25	Sep-63	3,749.12	476	469	6	Sep-24	N/A	Jun-30	C	N/A	110	0
CL1602	CLC	221(d)(4)	West Haven	CT	847,905.00	6.27	5.90	0.37	Jul-65	4,822.44	504	484	17	Oct-23	Sep-25	Jun-30	A	5	125	4
BN9880	PLC	221(d)(4)	Glendale	AZ	824,009.00	6.10	5.85	0.25	Nov-65	4,591.38	505	488	17	Oct-23	Jun-26	Jun-30	A	5	129	8
CL1430	PLC	221(d)(4)	Denver	CO	806,255.32	2.88	2.63	0.25	Jun-64	2,866.24	473	469	4	Dec-24	N/A	Jun-30	E	N/A	110	0
CG1657	PLC	221(d)(4)	Warrenville	IL	789,189.13	5.90	5.65	0.25	May-65	2,790.17	474	471	3	Dec-24	Jul-25	Aug-31	D	N/A	123	2
CG1658	CLC	232	Norfolk	VA	782,621.00	2.69	2.44	0.25	Aug-63	2,503.06	502	463	39	Dec-21	Jul-25	Jul-31	A	3	104	0
CG3554	CLC	221(d)(4)	Grand Junction	CO	729,431.00	2.80	2.55	0.25	Aug-63	2,527.88	502	461	41	Oct-21	Oct-23	Oct-31	A	0	102	0
CD0921	PLC	221(d)(4)	Del Valle	TX	507,934.73	2.95	2.70	0.25	Jun-64	1,822.71	472	469	6	Dec-24	N/A	Jun-30	F	N/A	110	0
CD0027	PLC	220	Kansas City	MO	454,422.71	3.10	2.85	0.25	Oct-65	1,822.71	472	466	3	Dec-24	N/A	Jun-30	F	N/A	107	0
AT1854	CLC	221(d)(4)	Fredericksburg	VA	416,453.00	2.70	2.45	0.25	Jun-65	1,143.82	507	454	51	Dec-20	Dec-25	Mar-31	A	8	128	7
CH2400	CLC	221(d)(4)	Fredericksburg	VA	316,453.00	2.71	2.46	0.25	Jun-65	1,078.83	505	470	4	Nov-24	Mar-23	Mar-31	A	0	95	0
CD0067	PLC	221(d)(4)	Little Rock	AR	294,408.64	2.98	2.73	0.25	May-64	809.56	474	463	8	Jul-24	N/A	Jul-31	D	N/A	111	0
CG3376	PLC	221(d)(4)	Charlotte	NC	200,958.24	2.81	2.64	0.25	Oct-63	790.84	471	462	9	Jun-24	N/A	Dec-31	G	N/A	104	0
CN7565	CLC	221(d)(4)	Montreal	VA	193,519.75	5.84	5.59	0.25	Sep-63	694.71	471	462	9	Jun-24	N/A	Apr-31	A	0	103	0
CF1618	PLC	231	Knightdale	NC	95,665.00	5.84	5.59	0.25	Feb-63	515.73	498	479	19	Aug-23	Apr-25	Apr-31	A	0	120	0
CJ3155	CLC	221(d)(4)	San Antonio	TX	60,942.54	3.03	2.78	0.25	Jul-63	224.14	469	460	9	Jun-24	N/A	Sep-31	I	N/A	101	0
					35,021.00	2.71	2.46	0.25	Aug-64	121.64	509	473	36	Mar-22	Oct-24	Oct-31	A	0	114	0

- (1) Based on publicly available information, including the disclosure documents for the Ginnie Mae Multifamily Certificates, the information with respect to the Mortgage Loans set forth on this Exhibit A has been collected and summarized by the Sponsor. Capitalized terms have the meaning ascribed to them in the Offering Circular Supplement to which this Updated Exhibit A refers.
- (2) Certain Mortgage Loans insured under FHA insurance program Section 223(f) cannot be prepaid for a period of five (5) years from the date of endorsement, unless prior written approval from FHA is obtained, regardless of any applicable lockout period associated with such mortgage loans.
- (3) The principal and interest amounts shown in this column reflect only those amounts that are due in respect of the portion of each applicable Ginnie Mae Project Loan Certificate that is a Trust PLC or each Ginnie Mae Construction Loan Certificate that is a Trust CLC. Because Ginnie Mae Construction Loan Certificates are not entitled to receive principal payments, the amounts identified for each Trust CLC are based upon the assumption that the Trust CLC has converted to a Trust PLC.



- (4) The Lockout End Date is the first month when a Mortgage Loan is no longer subject to any lockout for voluntary prepayments of principal. For purposes of determining the Lockout End Date in this Exhibit A, the Lockout End Date is based on the lockout period described in the note or other evidence of indebtedness without regard to any applicable statutory prepayment prohibition period.
  - (5) The Prepayment Penalty End Date is the first month when a Mortgage Loan is no longer subject to the payment of any Prepayment Penalties.
  - (6) In some circumstances FHA may permit an FHA-insured Mortgage Loan to be refinanced or prepaid without regard to any Lockout or Prepayment Penalty Code.
  - (7) The Remaining Lockout Period is the number of months from the Cut-off Date up to but not including the Lockout End Date.
  - (8) The Total Remaining Lockout and Prepayment Penalty Period is the number of months from the Cut-off Date up to but not including the later of the Prepayment Penalty End Date or Lockout End Date.
  - (9) The Remaining Interest Only Period reflects the number of months remaining (1) before each Ginnie Mae Project Loan Certificate commences monthly payments of principal and interest or (2) during which each Ginnie Mae Construction Loan Certificate is expected to remain outstanding, based on the remaining construction period for the Ginnie Mae Construction Loan Certificate.
  - (10) Pool Number BW4562 will have monthly principal and interest payments as described in this Supplement. See “*Certain Additional Characteristics of the Mortgage Loans — Level Payments*” in this Supplement.
  - (11) Pool Number CR5658 will have an amortization schedule providing for level monthly principal and interest payments in the amount of \$4,251.66 for each payment date prior to the related maturity date, with a balloon payment equal to the remaining unpaid principal balance of the Mortgage Loan plus accrued interest thereon to be due as of its maturity date.
  - (12) Pool Number CD6027, a Ginnie Mae Project Loan Certificate, converted from Pool Number CD6026, a Ginnie Mae Construction Loan Certificate, will have monthly principal and interest payments as described in this Supplement. See “*Certain Additional Characteristics of the Mortgage Loans — Level Payments*” in this Supplement.
- † The Lockout End Date, Prepayment Penalty End Date, Remaining Lockout Period and Total Remaining Lockout and Prepayment Penalty Period are based on the Sponsor’s interpretation of provisions in the related notes. Differing interpretations of these provisions can result in dates and periods that may vary by as much as one month.

**Lockout and Prepayment Penalty Codes:**

For each Lockout and Prepayment Penalty Code listed in the table below, lockout up to but not including the Lockout End Date to the extent applicable; from and including the Lockout End Date or to the extent that the Lockout End Date is N/A, after the Issue Date, the applicable Initial Prepayment Penalty Percentage indicated below will apply to any prepaid amount made during the applicable Initial Prepayment Penalty Percentage Term indicated below, which is the number of mortgage loan payment dates from and including the Lockout End Date or beyond the Issue Date, as applicable; thereafter, the applicable Subsequent Prepayment Penalty Percentages indicated below will apply to any prepaid amount, where each percentage applies for a period of twelve consecutive mortgage loan payment dates up to but not including the applicable Prepayment Penalty End Date.

Lockout/Prepayment Penalty Code	Initial Prepayment Penalty Percentage	Initial Prepayment Penalty Term	Subsequent Prepayment Penalty Percentage	
			Subsequent	Percentage
A . . . . .	10%	12	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
B . . . . .	10%	9	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
C . . . . .	10%	8	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
D . . . . .	10%	7	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
E . . . . .	10%	6	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
F . . . . .	10%	5	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
G . . . . .	10%	4	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
H . . . . .	10%	3	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
I . . . . .	10%	2	9%, 8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	1%
J . . . . .	9%	12	8%, 7%, 6%, 5%, 4%, 3%, 2%, 1%	
K . . . . .	5%	36	3%, 2%, 1%	



**\$561,344,046**  
**(Notional Balance)**

**Government National  
Mortgage Association**

**GINNIE MAE<sup>®</sup>**

**Guaranteed Multifamily REMIC  
Pass-Through Securities  
Ginnie Mae REMIC Trust 2025-042**

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***OFFERING CIRCULAR SUPPLEMENT***  
**March 24, 2025**

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**Ramirez and Co., Inc.**