



Monthly Volume Summary: May 2020
(unaudited & subject to change)
(dollars in millions)

TABLE 1 - TOTAL MORTGAGE PORTFOLIO

Excludes Fannie Mae Securities Guaranteed by Freddie Mac and held by Third Parties							
	Purchases or Issuances	Sales	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
May 2019	\$46,082	(\$4,436)	(\$27,707)	\$13,939	\$2,229,484	7.5%	15.0%
Jun	44,458	(2,770)	(31,891)	9,797	2,239,281	5.3%	17.2%
Jul	46,087	(3,839)	(30,576)	11,672	2,250,953	6.3%	16.4%
Aug	65,326	(3,641)	(37,528)	24,157	2,275,110	12.9%	20.0%
Sep	61,804	(2,205)	(39,266)	20,333	2,295,442	10.7%	20.7%
Oct	51,128	(1,578)	(43,871)	5,679	2,301,122	3.0%	22.9%
Nov	55,446	(5,629)	(49,118)	699	2,301,820	0.4%	25.6%
Dec	65,799	(780)	(35,877)	29,142	2,330,962	15.2%	18.7%
Full-Year 2019	\$557,791	(\$30,463)	(\$378,358)	\$148,970	\$2,330,962	6.8%	17.3%
Jan 2020	\$47,606	(\$253)	(\$39,002)	\$8,351	\$2,339,314	4.3%	20.1%
Feb	46,054	(1,041)	(34,285)	10,728	2,350,041	5.5%	17.6%
Mar	58,830	(3,165)	(37,739)	17,926	2,367,966	9.2%	19.3%
Apr	80,879	(770)	(51,980)	28,129	2,396,095	14.3%	26.3%
May	78,329	(2,799)	(64,599)	10,931	2,407,027	5.5%	32.4%
YTD 2020	\$311,698	(\$8,028)	(\$227,605)	\$76,065	\$2,407,027	7.8%	23.4%

May 2020 Highlights:

- ▶ The total mortgage portfolio increased at an annualized rate of 5.5% in May.
- ▶ Single-family refinance-loan purchase and guarantee volume was \$54.5 billion in May, representing 76% of total single-family mortgage portfolio purchases and issuances.
- ▶ The aggregate unpaid principal balance (UPB) of our mortgage-related investments portfolio decreased by approximately \$15.5 billion in May.
- ▶ Freddie Mac mortgage-related securities and other mortgage-related guarantees increased at an annualized rate of 5.5% in May.
- ▶ Our single-family delinquency rate increased from 64 basis points in April to 81 basis points in May. Our multifamily delinquency rate increased from 8 basis points in April to 9 basis points in May.
- ▶ The measure of our exposure to changes in portfolio value (PVS-L) averaged \$66 million in May. Duration gap averaged 0 months.
- ▶ Since September 2008, Freddie Mac has been operating in conservatorship, with the Federal Housing Finance Agency (FHFA) acting as Conservator.
- ▶ As of May, our maximum exposure to Fannie Mae-issued collateral that was included in Freddie Mac-issued resecuritizations was approximately \$48.5 billion, and is not in Table 4.

TABLE 2 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO

	Purchases ¹	Sales	Liquidations	Ending Balance ⁴	Annualized Growth Rate	Annualized Liquidation Rate
May 2019	\$29,097	(\$26,797)	(\$2,831)	\$215,955	(2.9%)	15.7%
Jun	33,418	(27,513)	(2,874)	218,986	16.8%	16.0%
Jul	41,421	(38,956)	(2,581)	218,870	(0.6%)	14.1%
Aug	36,920	(33,902)	(3,258)	218,630	(1.3%)	17.9%
Sep	46,142	(40,259)	(2,912)	221,601	16.3%	16.0%
Oct	38,415	(40,496)	(2,706)	216,813	(25.9%)	14.7%
Nov	37,384	(46,496)	(3,157)	204,545	(67.9%)	17.5%
Dec	43,389	(32,385)	(2,875)	212,673	47.7%	16.9%
Full-Year 2019	\$391,077	(\$365,075)	(\$31,408)	\$212,673	(2.5%)	14.4%
Jan 2020	\$27,516	(\$35,350)	(\$2,665)	\$202,175	(59.2%)	15.0%
Feb	29,864	(27,297)	(2,547)	202,195	0.1%	15.1%
Mar	41,227	(29,987)	(2,238)	211,197	53.4%	13.3%
Apr	57,560	(62,506)	(2,809)	203,443	(44.1%)	16.0%
May	60,437	(73,378)	(2,605)	187,897	(91.7%)	15.4%
YTD 2020	\$216,604	(\$228,518)	(\$12,863)	\$187,897	(28.0%)	14.5%

TABLE 3 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO COMPONENTS

	Non-Freddie Mac Mortgage-Related Securities				Ending Balance ⁴
	Freddie Mac Mortgage-Related Securities	Agency	Non-Agency	Mortgage Loans	
May 2019	\$121,581	\$5,549	\$2,024	\$86,801	\$215,955
Jun	122,155	4,927	2,002	89,902	218,986
Jul	123,002	5,706	1,978	88,184	218,870
Aug	122,230	5,656	1,781	88,963	218,630
Sep	116,425	7,594	1,759	95,823	221,601
Oct	116,611	7,887	1,746	90,569	216,813
Nov	117,485	7,664	1,731	77,665	204,545
Dec	118,647	8,748	1,626	83,652	212,673
Full-Year 2019	\$118,647	\$8,748	\$1,626	\$83,652	\$212,673
Jan 2020	\$115,264	\$8,428	\$1,582	\$76,901	\$202,175
Feb	114,042	8,791	1,566	77,796	202,195
Mar	115,450	8,744	1,553	85,450	211,197
Apr	107,945	6,690	1,540	87,268	203,443
May	91,921	4,145	1,529	90,302	187,897
YTD 2020	\$91,921	\$4,145	\$1,529	\$90,302	\$187,897

TABLE 4 - FREDDIE MAC MORTGAGE-RELATED SECURITIES AND OTHER MORTGAGE-RELATED GUARANTEES

Excludes Fannie Mae Securities Guaranteed by Freddie Mac						
	Issuances	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
May 2019	\$42,026	(\$26,961)	\$15,065	\$2,135,057	8.5%	15.3%
Jun	38,403	(31,063)	7,340	2,142,398	4.1%	17.5%
Jul	42,606	(29,969)	12,637	2,155,034	7.1%	16.8%
Aug	59,379	(35,753)	23,626	2,178,660	13.2%	19.9%
Sep	50,129	(38,570)	11,559	2,190,219	6.4%	21.2%
Oct	53,495	(42,840)	10,655	2,200,874	5.8%	23.5%
Nov	61,007	(47,165)	13,842	2,214,716	7.5%	25.7%
Dec	57,414	(35,238)	22,176	2,236,893	12.0%	19.1%
Full-Year 2019	\$521,709	(\$368,822)	\$152,887	\$2,236,893	7.3%	17.7%
Jan 2020	\$53,771	(\$38,303)	\$15,468	\$2,252,361	8.3%	20.5%
Feb	42,740	(33,255)	9,485	2,261,846	5.1%	17.7%
Mar	47,666	(37,333)	10,333	2,272,179	5.5%	19.8%
Apr	78,361	(49,982)	28,379	2,300,558	15.0%	26.4%
May	74,496	(64,038)	10,458	2,311,015	5.5%	33.4%
YTD 2020	\$297,034	(\$222,911)	\$74,123	\$2,311,015	8.0%	23.9%

TABLE 6 - DELINQUENCIES - TOTAL

	Single-Family			Total	Multifamily	Total
	Credit Enhanced					
	Non-Credit Enhanced	Primary Mortgage Insurance	Other			
May 2019	0.76%	0.77%	0.30%	0.63%	0.03%	0.63%
Jun	0.76%	0.76%	0.31%	0.63%	0.03%	0.63%
Jul	0.73%	0.76%	0.32%	0.61%	0.03%	0.61%
Aug	0.72%	0.75%	0.33%	0.61%	0.04%	0.61%
Sep	0.72%	0.76%	0.34%	0.61%	0.04%	0.61%
Oct	0.71%	0.77%	0.35%	0.61%	0.05%	0.61%
Nov	0.72%	0.78%	0.37%	0.62%	0.06%	0.62%
Dec	0.70%	0.79%	0.40%	0.63%	0.08%	0.63%
Full-Year 2019				0.60%	0.08%	0.60%
Jan 2020	0.67%	0.78%	0.40%	0.60%	0.08%	0.60%
Feb	0.67%	0.77%	0.39%	0.60%	0.08%	0.60%
Mar	0.67%	0.77%	0.39%	0.60%	0.08%	0.60%
Apr	0.70%	0.82%	0.44%	0.64%	0.08%	0.64%
May	0.85%	1.07%	0.64%	0.81%	0.09%	0.81%
YTD 2020				0.81%	0.09%	0.81%

TABLE 7 - OTHER INVESTMENTS⁽³⁾

	Ending Balance
May 2019	\$50,067
Jun	52,266
Jul	52,089
Aug	52,781
Sep	50,448
Oct	60,192
Nov	64,008
Dec	64,212
Full-Year 2019	\$64,212
Jan 2020	\$73,531
Feb	68,277
Mar	70,700
Apr	75,793
May	92,771
YTD 2020	\$92,771

TABLE 5 - OTHER DEBT ACTIVITIES

	Original Maturity ≤ 1 Year		Original Maturity > 1 Year			Total Debt Outstanding ⁽³⁾
	Ending Balance ⁽³⁾	Issuances	Maturities and Redemptions	Repurchases	Ending Balance	
May 2019	\$65,412	\$11,188	(\$12,211)	(\$317)	\$196,248	\$261,660
Jun	61,548	18,698	(6,212)	(101)	208,633	270,181
Jul	68,899	10,200	(17,679)	-	201,154	270,053
Aug	78,600	15,621	(21,274)	-	195,501	274,101
Sep	85,817	8,291	(16,014)	-	187,778	273,595
Oct	97,436	12,597	(20,183)	-	180,192	277,627
Nov	93,349	10,329	(16,633)	(80)	173,808	267,157
Dec	101,237	10,768	(12,483)	(15)	172,077	273,314
Full-Year 2019	\$101,237	\$124,041	(\$155,549)	(\$869)	\$172,077	\$273,314
Jan 2020	\$106,031	\$13,835	(\$17,325)	-	\$168,587	\$274,618
Feb	101,386	13,551	(12,461)	-	169,677	271,063
Mar	98,135	33,359	(13,018)	-	190,018	288,153
Apr	89,966	26,718	(21,876)	-	194,861	284,827
May	88,276	24,177	(23,948)	-	195,090	283,366
YTD 2020	\$88,276	\$111,640	(\$88,628)	\$ -	\$195,090	\$283,366

TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES²

	Portfolio Value-Level (PVS-L) (50 bp) (dollars in millions)		Portfolio Value-Yield Curve (PVS-YC) (25 bp) (dollars in millions)		Duration Gap (Rounded to Nearest Month)	
	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average
	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average
May 2019	\$275	--	\$109	--	2	--
Jun	60	275	15	102	1	2
Jul	54	--	13	--	1	--
Aug	61	--	20	--	0	--
Sep	48	54	17	17	1	0
Oct	70	--	6	--	0	--
Nov	29	--	11	--	0	--
Dec	5	35	8	8	0	0
Full-Year 2019	\$96	--	\$34	--	1	--
Jan 2020	\$3	--	\$7	--	0	--
Feb	25	--	9	--	0	--
Mar	150	62	14	10	1	0
Apr	63	--	12	--	0	--
May	66	--	11	--	0	--
YTD 2020	\$63	--	\$11	--	0	--

ENDNOTES

- Purchases of Freddie Mac mortgage-related securities into the mortgage-related investments portfolio totaled \$9.3 billion (based on UPB) during May 2020.
- In April 2019, we updated our interest-rate risk measures to include upfront fees (including buy-downs) related to single-family credit guarantee activity as we changed our strategy to incorporate upfront fees into our asset and liability interest-rate risk management strategy and definition. To avoid any disruption to the interest rate derivatives market, this upfront fees interest-rate risk was hedged over several weeks resulting in temporarily elevated PVS-L, PVS-YC, and Duration Gap levels
- Beginning in 2020, we offset amounts recognized as payables under repurchase agreements accounted for as collateralized borrowings and amounts recognized as receivables under reverse repurchase agreements accounted for as collateralized borrowings when such amounts meet the conditions for offsetting repurchase and reverse repurchase agreements in FASB ASC Subtopic 210-20 (Balance Sheet – Offsetting). Previously, such amounts were presented on a gross basis, with amounts recognized as payables under repurchase agreements accounted for as collateralized borrowings included in Other Debt and amounts recognized as receivables under reverse repurchase agreements accounted for as collateralized borrowings included in Other Investments. Prior periods have been revised to conform to the current period presentation.
- The amount of mortgage assets that we may own in our mortgage-related investments portfolio is capped under our Senior Preferred Stock Purchase Agreement with the U.S. Department of the Treasury at \$250 billion, and in February 2019, FHFA directed us to maintain this portfolio at or below \$225 billion. Effective January 2020, FHFA directed us to include 10% of the notional value of interest-only securities we hold when calculating the size of our mortgage-related investments portfolio. As a result, the balance of our mortgage-related investments portfolio as determined under this FHFA directive was \$193 billion as of May 31, 2020, including \$5.3 billion representing 10% of the notional amount of the interest-only securities we held at that date.

The Monthly Volume Summary includes volume and statistical data pertaining to our portfolios. Inquiries should be addressed to our Investor Relations Department, which can be reached by calling (571) 382-4732 or writing to: 1551 Park Run Drive, MS DSF, McLean, VA 22102-3110 or sending an email to shareholder@freddiemac.com.

ADDITIONAL INFORMATION

General

The activity and balances set forth in Tables 1, 2, 3, 4 and 7 represent unpaid principal balances (UPB), and do not include market valuation adjustments, allowance for credit losses and security impairments, unamortized premiums and discounts, and the impact of consolidation of variable interest entities. In addition, all activity and balances in these tables are presented on a settlement date basis.

Table 1

Presents the sum of Freddie Mac guaranteed mortgage-related securities and other mortgage-related guarantees (Table 4), mortgage loans (Table 3), non-Freddie Mac mortgage-related securities (agency and non-agency) (Table 3), and \$36 million of unguaranteed Freddie Mac mortgage-related securities retained by us associated with credit risk transfer transactions. Excludes Fannie Mae Securities Guaranteed by Freddie Mac and held by Third Parties, as well as the Fannie Mae-backed portion of partially owned Freddie Mac-issued commingled securities. The Fannie Mae-backed portion of partially owned Freddie Mac-issued commingled securities was \$645 million in May.

Purchases or Issuances. Includes cash purchases of single-family and multifamily mortgage loans, issuances of Freddie Mac mortgage-related securities through our guarantor swap program, issuances of other mortgage-related guarantees, issuances of other securitization products and purchases of non-Freddie Mac mortgage-related securities.

Sales. Includes sales of non-Freddie Mac mortgage-related securities, sales of unguaranteed Freddie Mac mortgage-related securities and sales of mortgage loans.

Table 2

Presents mortgage loans and mortgage-related securities held by Freddie Mac. Mortgage-related securities balances reflect security balances and not the balance of underlying mortgage loan collateral.

Purchases. Includes cash purchases of single-family and multifamily mortgage loans, purchases of Freddie Mac and non-Freddie Mac mortgage-related securities from third parties, and additions for seriously delinquent, modified, and balloon/reset mortgage loans purchased out of UMBS/PC pools.

Sales. Includes sales of Freddie Mac mortgage-related securities (including sales to third parties from the securitization of single-family and multifamily mortgage loans), sales of non-Freddie Mac mortgage-related securities, and sales of mortgage loans.

Liquidations. Presents the total amount of prepayments, foreclosures, or other repayments of principal on loans and securities.

Table 3

Presents the ending balances of the mortgage-related investments portfolio's four primary components.

Freddie Mac mortgage-related securities. Securities we issue or guarantee that are backed by mortgages. Includes the Fannie Mae-backed portion of partially-owned Freddie Mac issued commingled securities, which was \$645 million in May.

Non-Freddie Mac mortgage-related securities - agency. Securities issued by Fannie Mae or Ginnie Mae. Includes the Fannie Mae-backed portion of 100%-owned Freddie Mac-issued commingled securities.

Table 4

Issuances. Consists of: (a) guaranteed securities issued by Freddie Mac where the underlying collateral are mortgage loans or mortgage-backed securities; and (b) other mortgage-related guarantees, which are mortgage-related assets held by third parties for which we provide our guarantee without securitization of those assets. Other mortgage-related guarantees include tax-exempt multifamily housing revenue bonds, HFA bonds, and credit-related commitments with respect to single-family mortgage loans. Notional balances of interest-only strips are excluded because this table is based on UPB. Excludes all securitization activity issued by Freddie Mac.

Liquidations. Presents principal repayments relating to guaranteed Freddie Mac mortgage-related securities and other mortgage-related guarantees. Also includes our purchases of seriously delinquent, modified and balloon/reset mortgage loans out of UMBS/PC pools.

Table 5

Primarily includes the balance and activity of our other debt, based on par values. Includes Reference Bills[®] securities, discount notes, medium-term notes, securities sold under agreements to repurchase and other secured borrowings, Reference Notes[®] securities, Structured Agency Credit Risk (STACR) debt notes, and subordinated debt. For more information about Freddie Mac's debt activity, please visit www.freddiemac.com/debt.

Table 6

Presents Freddie Mac's single-family and multifamily delinquency rates, which are considered mortgage credit performance metrics.

Single-Family Delinquency Rate information is based on the number of mortgage loans that are three monthly payments or more past due or in the process of foreclosure.

Multifamily Delinquency Rate information is based on the UPB of mortgage loans that are two monthly payments or more past due or in the process of foreclosure. Loans that have been modified (or are subject to forbearance agreements) are not counted as delinquent as long as the borrower is less than two monthly payments past due under the modified (or forbearance) terms.

Single-Family Credit Enhanced Other. Consists of Freddie Mac single-family mortgage loans covered by financial arrangements (other than primary mortgage insurance) that are designed to reduce our credit risk exposure, including loans in reference pools covered by STACR debt note transactions as well as other forms of credit protection. STACR debt note transactions transfer a portion of credit risk on certain groups of loans from Freddie Mac to private investors. The value of these transactions to us is dependent on various economic scenarios, and we will primarily benefit from these transactions if we experience significant mortgage loan defaults. The credit enhanced categories are not mutually exclusive as a single loan may be included in both the Primary Mortgage Insurance category and the Other category.

Mortgage loans that have been modified are not counted as seriously delinquent as long as the borrower is less than three monthly payments past due under the modified terms for single-family, and less than two monthly payments past due for multifamily.

Delinquency rates exclude financial guarantees that are backed by either HFA bonds or Ginnie Mae Certificates. For HAMP or non-HAMP modifications, we include loans in a trial period as seriously delinquent until the modification becomes effective.

Table 7

Reflects balances of cash and cash equivalents, federal funds sold and securities purchased under agreements to resell, and non-mortgage-related securities.

Table 8

PVS and Duration Gap are our primary interest-rate risk measures. These measures include the impact of our purchases and sales of derivative instruments, which we use to limit our exposure to changes in interest rates.

Our PVS measures are estimates of the amount of average potential pre-tax loss in the value of our financial assets and liabilities due to parallel (PVS-L) and non-parallel (PVS-YC) changes in London Interbank Offered Rates (LIBOR). While we believe that our PVS and duration gap metrics are useful risk management tools, they should be understood as estimates rather than precise measurements. Methodologies employed to calculate interest-rate risk sensitivity disclosures are periodically changed on a prospective basis to reflect improvements in the underlying estimation processes.

The PVS and duration gap information presented above does not fully reflect the potential effect of negative index values across all of the company's floating rate assets and liabilities. However, we have implemented model adjustments to incorporate the effect of negative index values for the majority of the company's floating rate assets and liabilities. These adjustments had a minimal impact on our PVS and duration gap results.