



Monthly Volume Summary: January 2021
(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
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%
Jun	94,331	(1,880)	(64,019)	28,432	2,435,459	14.2%	31.9%
Jul	116,383	(3,803)	(72,020)	40,560	2,476,019	20.0%	35.5%
Aug	131,140	(898)	(73,056)	57,186	2,533,206	27.7%	35.4%
Sep	114,386	(3,064)	(74,305)	37,017	2,570,223	17.5%	35.2%
Oct	137,265	(1,706)	(80,504)	55,055	2,625,278	25.7%	37.6%
Nov	155,291	(4,080)	(86,596)	64,615	2,689,893	29.5%	39.6%
Dec	129,639	(1,330)	(78,009)	50,300	2,740,193	22.4%	34.8%
Full-Year 2020	\$1,190,133	(\$24,789)	(\$756,114)	\$409,230	\$2,740,193	17.6%	32.4%
Jan 2021	\$120,128	(\$588)	(\$82,707)	\$36,833	\$2,777,025	16.1%	36.2%
YTD 2021	\$120,128	(\$588)	(\$82,707)	\$36,833	\$2,777,025	16.1%	36.2%

January 2021 Highlights:

- ▶ The total mortgage portfolio increased at an annualized rate of 16.1% in January.
- ▶ Single-family refinancing purchase and guarantee volume was \$84.5 billion in January, representing 73% of total single-family mortgage portfolio purchases and issuances.
- ▶ The aggregate unpaid principal balance (UPB) of our mortgage-related investments portfolio decreased by approximately \$9.8 billion in January.
- ▶ Freddie Mac mortgage-related securities and other mortgage-related guarantees increased at an annualized rate of 17.8% in January.
- ▶ Our single-family delinquency rate decreased from 2.64% in December to 2.56% in January. Our multifamily delinquency rate remained flat at 0.16% in January.
- ▶ The measure of our exposure to changes in portfolio value (PVS-L) averaged \$17 million in January. 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 January, our maximum exposure to Fannie Mae-issued collateral that was included in Freddie Mac-issued securitizations was approximately \$89.7 billion, and is not in Table 4.

TABLE 2 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO

	Purchases ⁽¹⁾	Sales	Liquidations	Ending Balance ⁽³⁾	Annualized Growth Rate	Annualized Liquidation Rate
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%
Jun	79,605	(71,127)	(2,264)	194,110	39.7%	14.5%
Jul	86,189	(84,665)	(2,318)	193,316	(4.9%)	14.3%
Aug	94,753	(89,432)	(2,405)	196,232	18.1%	14.9%
Sep	93,820	(89,529)	(2,347)	198,176	11.9%	14.4%
Oct	109,487	(114,161)	(2,045)	191,457	(40.7%)	12.4%
Nov	117,106	(113,522)	(2,090)	192,951	9.4%	13.1%
Dec	111,509	(120,351)	(1,924)	182,184	(67.0%)	12.0%
Full-Year 2020	\$909,073	(\$911,305)	(\$28,257)	\$182,184	(14.3%)	13.3%
Jan 2021	\$92,263	(\$100,425)	(\$1,650)	\$172,372	(64.6%)	10.9%
YTD 2021	\$92,263	(\$100,425)	(\$1,650)	\$172,372	(64.6%)	10.9%

TABLE 3 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO COMPONENTS

	Freddie Mac Mortgage-Related Securities	Non-Freddie Mac Mortgage-Related Securities		Mortgage Loans	Ending Balance ⁽³⁾
		Agency	Non-Agency		
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
Jun	87,976	3,079	1,512	101,543	194,110
Jul	91,855	3,284	1,498	96,679	193,316
Aug	84,724	3,325	1,486	106,697	196,232
Sep	87,212	4,116	1,470	105,378	198,176
Oct	78,959	3,109	1,455	107,934	191,457
Nov	72,798	2,756	1,435	115,962	192,951
Dec	67,091	2,929	1,414	110,750	182,184
Full-Year 2020	\$67,091	\$2,929	\$1,414	\$110,750	\$182,184
Jan 2021	\$59,478	\$2,688	\$1,400	\$108,806	\$172,372
YTD 2021	\$59,478	\$2,688	\$1,400	\$108,806	\$172,372

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
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%
Jun	81,469	(63,193)	18,276	2,329,290	9.5%	32.8%
Jul	116,357	(71,121)	45,236	2,374,527	23.3%	36.6%
Aug	119,474	(72,333)	47,141	2,421,668	23.8%	36.6%
Sep	111,420	(73,857)	37,563	2,459,232	18.6%	36.6%
Oct	133,229	(79,707)	53,522	2,512,753	26.1%	38.9%
Nov	143,301	(86,339)	56,962	2,569,715	27.2%	41.2%
Dec	133,372	(78,011)	55,361	2,625,077	25.9%	36.4%
Full-Year 2020	\$1,135,656	(\$747,472)	\$388,184	\$2,625,077	17.4%	33.4%
Jan 2021	\$121,692	(\$82,659)	\$39,033	\$2,664,110	17.8%	37.8%
YTD 2021	\$121,692	(\$82,659)	\$39,033	\$2,664,110	17.8%	37.8%

TABLE 5 - INDEBTEDNESS PURSUANT TO THE PURCHASE AGREEMENT

	Original Maturity ≤ 1 Year		Original Maturity > 1 Year			Total Debt Outstanding ⁽²⁾
	Ending Balance ⁽²⁾	Issuances	Maturities and Redemptions	Repurchases	Ending Balance	
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
Jun	78,165	32,597	(16,508)	-	211,179	289,344
Jul	61,394	37,008	(18,794)	(4,499)	224,894	286,288
Aug	37,071	34,775	(12,104)	-	247,565	284,636
Sep	17,651	32,661	(10,251)	(650)	269,326	286,977
Oct	13,547	19,933	(13,966)	(200)	275,093	288,640
Nov	5,680	23,474	(15,580)	(500)	282,487	288,167
Dec	4,955	11,999	(12,900)	-	281,586	286,541
Full-Year 2020	\$4,955	\$304,087	(\$188,730)	(\$5,849)	\$281,586	\$286,541
Jan 2021	\$4,569	\$975	(\$9,984)	(2,145)	\$270,432	\$275,001
YTD 2021	\$4,569	\$975	(\$9,984)	(\$2,145)	\$270,432	\$275,001

TABLE 6 - DELINQUENCIES - TOTAL

	Single-Family			Total	Multifamily	Total
	Non-Credit Enhanced	Credit Enhanced				
		Primary Mortgage Insurance	Credit Risk Transfer and Other			
Jan 2020	0.67%	0.78%	0.40%	0.60%	0.08%	0.68%
Feb	0.67%	0.77%	0.39%	0.60%	0.08%	0.68%
Mar	0.67%	0.77%	0.39%	0.60%	0.08%	0.68%
Apr	0.70%	0.82%	0.44%	0.64%	0.08%	0.72%
May	0.85%	1.07%	0.64%	0.81%	0.09%	0.90%
Jun	2.16%	3.39%	2.81%	2.48%	0.10%	2.58%
Jul	2.64%	4.25%	3.60%	3.12%	0.09%	3.21%
Aug	2.66%	4.32%	3.73%	3.17%	0.13%	3.30%
Sep	2.51%	4.18%	3.60%	3.04%	0.13%	3.17%
Oct	2.38%	4.01%	3.48%	2.89%	0.14%	3.03%
Nov	2.24%	3.85%	3.27%	2.75%	0.16%	2.91%
Dec	2.13%	3.77%	3.22%	2.64%	0.16%	2.80%
Jan 2021	2.08%	3.68%	3.14%	2.56%	0.16%	2.72%

TABLE 7 - OTHER INVESTMENTS⁽²⁾

	Ending Balance
Jan 2020	\$73,531
Feb	68,277
Mar	70,700
Apr	75,793
May	92,771
Jun	91,872
Jul	86,745
Aug	87,093
Sep	83,234
Oct	96,819
Nov	92,658
Dec	99,787
Full-Year 2020	\$99,787
Jan 2021	\$104,080
YTD 2021	\$104,080

TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES

	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
	Jan 2020	\$3	--	\$7	--	0
Feb	25	--	9	--	0	--
Mar	150	62	14	10	1	0
Apr	63	--	12	--	0	--
May	66	--	11	--	0	--
Jun	51	60	13	12	0	0
Jul	80	--	15	--	1	--
Aug	134	--	10	--	1	--
Sep	103	105	9	11	1	1
Oct	10	--	12	--	0	--
Nov	118	--	16	--	0	--
Dec	72	65	6	11	0	0
Full-Year 2020	\$73	--	\$11	--	0	--
Jan 2021	\$17	-	\$5	-	0	-
YTD 2021	\$17	-	\$5	-	0	-

ENDNOTES

- (1) Purchases of Freddie Mac mortgage-related securities into the mortgage-related investments portfolio totaled \$14.9 billion (based on UPB) during January 2021.
- (2) 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.
- (3) The amount of mortgage assets that we may own in our mortgage-related investments portfolio is currently capped under our Senior Preferred Stock Purchase Agreement ("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. We are required to include 10% of the notional value of interest-only securities we hold when calculating the size of our mortgage-related investments portfolio for purposes of the Purchase Agreement and FHFA limits. The balance of our mortgage-related investments portfolio as determined for these purposes was \$179 billion as of January 31, 2021, including \$6.7 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 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. All activity and balances in these tables are presented on a settlement date basis.

Table 1

Presents mortgage-related securities and loans to which we have exposure through our guarantee or ownership. This includes 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 \$22 million of unguaranteed Freddie Mac mortgage-related securities retained by us associated with credit risk transfer transactions. This 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 \$578 million in January.

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.

Table 3

Presents the ending balances of the mortgage-related investments portfolio's four primary components. The balance of **Freddie Mac mortgage-related securities** includes the Fannie Mae-backed portion of partially-owned Freddie Mac issued commingled securities, which was \$578 million in January. The balance of **Non-Freddie Mac mortgage-related securities - agency** includes the Fannie Mae-backed portion of 100%-owned Freddie Mac-issued commingled securities.

Table 4

Presents the activity and balances of guaranteed securities issued by Freddie Mac as well as other mortgage-related guarantees we have issued. Excludes securitization activity, including Freddie Mac's guarantees of Fannie Mae guaranteed securities.

Table 5

Presents our indebtedness as defined in the Purchase Agreement. Primarily includes the balance and activity of our other debt, based on par values. The amount of indebtedness is capped under the Purchase Agreement at 120% of our mortgage-related investments portfolio (Tables 2 and 3). 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.

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 in forbearance are excluded if the borrower is in compliance with the forbearance agreement.

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 and ACIS transactions. 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 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.

Table 7

Presents balances of cash and cash equivalents, federal funds sold and securities purchased under agreements to resell net of offsetting securities sold under agreements to repurchase, 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, rather than precise measurements, of the amount of pre-tax change in the value of our financial assets and liabilities due to parallel (PVS-L) and non-parallel (PVS-YC) changes in interest rates.