



**TABLE 1. GUARANTY BOOK OF BUSINESS (\$ in Millions)<sup>1</sup>**

	Fannie Mae MBS, excluding the portion backed by Freddie Mac securities, and Other Guarantees [Table 4]	+	Mortgage Loans [Table 3]	=	Fannie Mae Guaranty Book of Business	Compounded Growth Rate	New Business Acquisitions
February 2021	\$ 3,647,756	\$	104,519	\$	3,752,275	6.5 %	\$ 124,414
March 2021	3,687,853		114,158		3,802,011	17.1 %	159,216
April 2021	3,715,594		106,425		3,822,019	6.5 %	145,048
May 2021	3,753,350		93,315		3,846,665	8.0 %	125,179
June 2021	3,782,734		90,465		3,873,199	8.6 %	114,039
July 2021	3,794,273		80,143		3,874,416	0.4 %	91,082
August 2021	3,822,535		81,874		3,904,409	9.7 %	113,036
September 2021	3,842,136		80,260		3,922,396	5.7 %	108,784
October 2021	3,866,327		71,779		3,938,106	4.9 %	107,073
November 2021	3,884,920		66,324		3,951,244	4.1 %	97,557
December 2021	3,905,934		67,637		3,973,571	7.0 %	100,721
<b>Full Year 2021</b>	<b>3,905,934</b>		<b>67,637</b>		<b>3,973,571</b>	<b>7.0 %</b>	<b>1,424,707</b>
January 2022	\$ 3,933,261	\$	67,745	\$	4,001,006	8.6 %	\$ 100,865
February 2022	3,951,974		64,248		4,016,222	4.7 %	71,755
<b>YTD 2022</b>	<b>\$ 3,951,974</b>	<b>\$</b>	<b>64,248</b>	<b>\$</b>	<b>4,016,222</b>	<b>6.6 %</b>	<b>\$ 172,620</b>

## MONTHLY SUMMARY HIGHLIGHTS

### February 2022

- Fannie Mae's *Guaranty Book of Business* increased at a compound annualized rate of 4.7% in February.
- The *Conventional Single-Family Serious Delinquency Rate* decreased 6 basis points to 1.11% in February.
- The *Multifamily Serious Delinquency Rate* increased 1 basis point to 0.40% in February.
- As of February 28, 2022, 0.5% of our *Single-Family Conventional Guaranty Book of Business* based on unpaid principal balance and loan count was in active forbearance, the vast majority of which were related to COVID-19; 22% of these loans in forbearance (based on loan count) were current.
- As of February 28, 2022, 0.1% of our *Multifamily Guaranty Book of Business* based on unpaid principal balance was in an active forbearance, the majority of which were related to COVID-19.
- In February 2022, Fannie Mae issued resecuritizations that were backed by \$12.2 billion in Freddie Mac securities.
- As of February 28, 2022, Fannie Mae's maximum exposure to Freddie Mac collateral that was included in outstanding Fannie Mae resecuritizations was \$229.2 billion.

#### IMPORTANT NOTE:

Fannie Mae has been under conservatorship, with the Federal Housing Finance Agency (FHFA) acting as conservator, since September 6, 2008.

**TABLE 2. RETAINED MORTGAGE PORTFOLIO ACTIVITY (\$ in Millions)<sup>1,7</sup>**

	Purchases	Sales	Liquidations	Retained Mortgage Portfolio End Balance
February 2021	\$ 60,205	\$ (61,443)	\$ (1,393)	\$ 143,428
March 2021	87,668	(72,116)	(1,733)	157,247
April 2021	71,013	(80,561)	(1,720)	145,979
May 2021	59,123	(71,322)	(1,465)	132,315
June 2021	54,171	(60,815)	(1,685)	123,986
July 2021	41,265	(48,696)	(1,477)	115,078
August 2021	48,720	(43,375)	(1,452)	118,971
September 2021	47,543	(54,220)	(1,384)	110,910
October 2021	42,678	(47,201)	(1,376)	105,011
November 2021	41,895	(38,419)	(1,305)	107,182
December 2021	44,143	(40,677)	(1,427)	109,221
<b>Full Year 2021</b>	<b>668,000</b>	<b>(703,567)</b>	<b>(17,862)</b>	<b>109,221</b>
January 2022	\$ 39,658	\$ (39,248)	\$ (1,134)	\$ 108,497
February 2022	30,070	(41,693)	(1,138)	95,736
<b>YTD 2022</b>	<b>\$ 69,728</b>	<b>\$ (80,941)</b>	<b>\$ (2,272)</b>	<b>\$ 95,736</b>

**TABLE 3. RETAINED MORTGAGE PORTFOLIO COMPOSITION (\$ in Millions)<sup>1,7</sup>**

	Fannie Mae MBS in Portfolio	Mortgage Loans	Non-Fannie Mae Mortgage Securities		Retained Mortgage Portfolio End Balance
			Agency	Non-Agency	
February 2021	\$ 34,792	\$ 104,519	\$ 3,493	\$ 624	\$ 143,428
March 2021	39,072	114,158	3,405	612	157,247
April 2021	35,624	106,425	3,343	587	145,979
May 2021	35,070	93,315	3,350	580	132,315
June 2021	29,690	90,465	3,282	549	123,986
July 2021	31,224	80,143	3,174	537	115,078
August 2021	33,446	81,874	3,123	528	118,971
September 2021	27,036	80,260	3,093	521	110,910
October 2021	29,738	71,779	2,977	517	105,011
November 2021	37,435	66,324	2,923	500	107,182
December 2021	38,240	67,637	2,860	484	109,221
<b>Full Year 2021</b>	<b>38,240</b>	<b>67,637</b>	<b>2,860</b>	<b>484</b>	<b>109,221</b>
January 2022	\$ 37,462	\$ 67,745	\$ 2,812	\$ 478	\$ 108,497
February 2022	28,257	64,248	2,759	472	95,736
<b>YTD 2022</b>	<b>\$ 28,257</b>	<b>\$ 64,248</b>	<b>\$ 2,759</b>	<b>\$ 472</b>	<b>\$ 95,736</b>

**TABLE 4. FANNIE MAE MBS AND OTHER GUARANTEES (\$ in Millions)<sup>1</sup>**

	Fannie Mae MBS, excluding the portion backed by Freddie Mac securities				+	Other Fannie Mae Guarantees	=	Fannie Mae MBS, excluding the portion backed by Freddie Mac securities, and Other Guarantees		Compounded Growth Rate
	Issuances	Liquidations	End Balance	Liquidation Rate						
February 2021	\$ 124,827	\$ (103,986)	\$ 3,636,206	(34.5)%	\$ 11,550	\$ 3,647,756	7.1 %			
March 2021	148,886	(108,631)	3,676,461	(35.8)%	11,392	3,687,853	14.0 %			
April 2021	151,678	(123,781)	3,704,358	(40.4)%	11,236	3,715,594	9.4 %			
May 2021	135,230	(97,359)	3,742,229	(31.5)%	11,121	3,753,350	12.9 %			
June 2021	112,510	(83,056)	3,771,683	(26.6)%	11,051	3,782,734	9.8 %			
July 2021	100,582	(88,943)	3,783,322	(28.3)%	10,951	3,794,273	3.7 %			
August 2021	108,636	(80,273)	3,811,685	(25.5)%	10,850	3,822,535	9.3 %			
September 2021	110,262	(90,583)	3,831,364	(28.5)%	10,772	3,842,136	6.3 %			
October 2021	113,466	(89,161)	3,855,669	(27.9)%	10,658	3,866,327	7.8 %			
November 2021	101,776	(83,039)	3,874,406	(25.8)%	10,514	3,884,920	5.9 %			
December 2021	97,792	(76,687)	3,895,511	(23.8)%	10,423	3,905,934	6.7 %			
<b>Full Year 2021</b>	<b>1,457,167</b>	<b>(1,144,803)</b>	<b>3,895,511</b>	<b>(31.9)%</b>	<b>10,423</b>	<b>3,905,934</b>	<b>8.6 %</b>			
January 2022	\$ 101,585	\$ (74,211)	\$ 3,922,885	(22.9)%	\$ 10,376	\$ 3,933,261	8.7 %			
February 2022	76,961	(58,223)	3,941,623	(17.8)%	10,351	3,951,974	5.9 %			
<b>YTD 2022</b>	<b>\$ 178,546</b>	<b>\$ (132,434)</b>	<b>\$ 3,941,623</b>	<b>(20.4)%</b>	<b>\$ 10,351</b>	<b>\$ 3,951,974</b>	<b>7.3 %</b>			

TABLE 5. OTHER INVESTMENTS (\$ in Millions) <sup>1</sup>

	Other Investments End Balance
February 2021	\$ 208,736
March 2021	146,622
April 2021	155,556
May 2021	170,284
June 2021	164,946
July 2021	165,902
August 2021	159,912
September 2021	160,386
October 2021	143,292
November 2021	142,747
December 2021	133,933
Full Year 2021	133,933
January 2022	127,753
February 2022	\$ 139,423
YTD 2022	\$ 139,423

TABLE 6. DEBT ACTIVITY(\$ in Millions) <sup>2</sup>

	Original Maturity		Original Maturity > 1 Year				Total Debt Outstanding
	< 1 Year	End Balance	Issuances	Maturities, Redemptions and Repurchases	Foreign Exchange Adjustments	End Balance	
February 2021	\$ 10,521	\$ 208,736	\$ —	\$ (3,753)	\$ 8	\$ 272,894	\$ 283,415
March 2021	2,908	146,622	—	(727)	(5)	272,162	275,070
April 2021	3,124	155,556	—	(7,577)	1	264,586	267,710
May 2021	3,439	170,284	—	(4,615)	13	259,984	263,423
June 2021	2,331	164,946	—	(9,585)	(9)	250,390	252,721
July 2021	3,056	165,902	—	(7,175)	2	243,217	246,273
August 2021	3,296	159,912	—	(4,765)	(4)	238,448	241,744
September 2021	8,045	160,386	20	(10,391)	(7)	228,070	236,115
October 2021	3,045	143,292	—	(20,342)	5	207,733	210,778
November 2021	3,045	142,747	—	(2,240)	(10)	205,483	208,528
December 2021	2,795	133,933	—	(5,800)	6	199,689	202,484
Full Year 2021	2,795	133,933	2,835	(80,940)	1	199,689	202,484
January 2022	2,545	127,753	—	(13,697)	(2)	185,970	188,515
February 2022	2,795	\$ 139,423	\$ —	\$ (345)	\$ (1)	\$ 185,624	\$ 188,419
YTD 2022	2,795	\$ 139,423	\$ —	\$ (14,042)	\$ (3)	\$ 185,624	\$ 188,419

TABLE 7. SERIOUS DELINQUENCY RATES

	Conventional Single-Family <sup>3</sup>					Credit Enhanced				Multifamily <sup>5</sup>
	Vintage by Origination Year			Overall	Non-Credit Enhanced	Primary MI and		Credit Risk Transfer <sup>5</sup>	Overall	
	2004 and Prior	2005 - 2008	2009 - 2022			Other <sup>4</sup>	Other <sup>4</sup>			
February 2021	5.90 %	10.01 %	2.29 %	2.76 %	2.23 %	4.30 %	3.77 %	2.76 %	0.84 %	
March 2021	5.66 %	9.65 %	2.13 %	2.58 %	2.06 %	4.06 %	3.65 %	2.58 %	0.66 %	
April 2021	5.44 %	9.33 %	1.94 %	2.38 %	1.89 %	3.76 %	3.45 %	2.38 %	0.55 %	
May 2021	5.27 %	9.09 %	1.82 %	2.24 %	1.76 %	3.55 %	3.34 %	2.24 %	0.53 %	
June 2021	5.04 %	8.75 %	1.69 %	2.08 %	1.63 %	3.31 %	3.21 %	2.08 %	0.53 %	
July 2021	4.82 %	8.26 %	1.57 %	1.94 %	1.52 %	3.08 %	3.04 %	1.94 %	0.46 %	
August 2021	4.47 %	7.57 %	1.46 %	1.79 %	1.39 %	2.88 %	2.93 %	1.79 %	0.42 %	
September 2021	4.25 %	7.21 %	1.31 %	1.62 %	1.26 %	2.64 %	2.66 %	1.62 %	0.42 %	
October 2021	4.02 %	6.90 %	1.17 %	1.46 %	1.13 %	2.43 %	2.40 %	1.46 %	0.45 %	
November 2021	3.61 %	6.05 %	1.08 %	1.33 %	1.01 %	2.26 %	2.28 %	1.33 %	0.41 %	
December 2021	3.48 %	5.87 %	1.01 %	1.25 %	0.98 %	2.14 %	1.80 %	1.25 %	0.42 %	
January 2022	3.39 %	5.67 %	0.95 %	1.17 %	0.93 %	2.03 %	1.63 %	1.17 %	0.39 %	
February 2022	3.30 %	5.46 %	0.89 %	1.11 %	0.89 %	1.92 %	1.45 %	1.11 %	0.40 %	
February 2022 % of Book Outstanding	1 %	2 %	97 %		64 %	20 %	24 %			

Table 8. INTEREST RATE RISK DISCLOSURES

	Market Value Sensitivity (\$ in Millions)		Effective Duration Gap (in years)
	Rate Level Shock (50 bp)	Rate Slope Shock (25 bp)	
February 2021	\$ (78)	\$ (11)	0.01
March 2021	(59)	(17)	0.03
April 2021	(41)	(12)	0.05
May 2021	(62)	(11)	0.01
June 2021	(78)	(10)	(0.01)
July 2021	(79)	(2)	(0.02)
August 2021	(84)	1	(0.03)
September 2021	(86)	(1)	(0.04)
October 2021	(62)	(2)	(0.03)
November 2021	(84)	(5)	(0.06)
December 2021	(84)	(8)	(0.07)
Full Year 2021	(73)	(7)	
January 2022	(60)	9	(0.05)
February 2022	\$ (71)	\$ (6)	(0.05)
YTD 2022	\$ (65)	\$ (7)	

## GLOSSARY & OTHER INFORMATION

### General

**Fannie Mae's maximum exposure to Freddie Mac collateral.** Fannie Mae and Freddie Mac began issuing uniform mortgage-backed securities ("UMBS") in June 2019. Fannie Mae also began issuing commingled resecuritizations backed in whole or in part by Freddie Mac securities. Fannie Mae excludes the portion of Fannie Mae MBS outstanding ultimately backed by Freddie Mac securities from its guaranty book of business and reports its maximum exposure to Freddie Mac collateral in its Monthly Summary Highlights. This amount represents the maximum amount of Freddie Mac securities that Fannie Mae guarantees.

**Risk Disclosures.** In addition to the interest rate risk disclosures provided in Table 8, Fannie Mae's most recent available information relating to debt, liquidity management and credit risk is included in its most recent Form 10-K or Form 10-Q filed with the Securities and Exchange Commission.

**Compounded Growth Rate.** Monthly growth rates are compounded to provide an annualized growth rate.

### Table 1

**Guaranty Book of Business.** Consists of (1) Fannie Mae MBS outstanding (excluding the portions of any structured securities Fannie Mae issues that are backed by Freddie Mac securities), (2) other credit enhancements that Fannie Mae provides on mortgage assets, and (3) mortgage loans of Fannie Mae held in its retained mortgage portfolio.

**New Business Acquisitions.** Single-family and multifamily mortgage loans purchased during the period and single-family and multifamily mortgage loans underlying Fannie Mae MBS issued pursuant to lender swaps.

### Table 2

**Retained Mortgage Portfolio Activity.** Ending balance represents the unpaid principal balance ("UPB") of Fannie Mae's retained mortgage portfolio. Excludes certain matched trades and certain early funding activities.

**Purchases.** Acquisition of mortgage loans and mortgage securities for the retained mortgage portfolio.

**Sales.** Sales of mortgage securities and mortgage loans from the retained mortgage portfolio.

**Liquidations.** Represents the total amount of repayments, curtailments, payoffs, and foreclosures on mortgage loans and mortgages underlying securities held in the retained mortgage portfolio.

### Table 3

**Retained Mortgage Portfolio Composition.** Shows the primary components of Fannie Mae's retained mortgage portfolio.

**Fannie Mae MBS in portfolio.** Includes Fannie Mae commingled securities, which may be backed in whole or in part by Freddie Mac securities.

**Non-Fannie Mae Agency Securities.** Represents mortgage-related securities issued by Freddie Mac and Ginnie Mae. May include commingled Freddie Mac securities backed in whole or in part by Fannie Mae MBS.

### Table 4

**Fannie Mae MBS, excluding the portion backed by Freddie Mac securities.** Includes Fannie Mae MBS, private-label wraps, whole loan real estate mortgage investment conduit securities (REMICs), and Ginnie Mae wraps. If an MBS has been resecuritized into another MBS, the principal amount is only included once in this total. When Fannie Mae resecuritizes Freddie Mac securities in a Fannie Mae structured security, Fannie Mae reports the additive portion of the Freddie Mac securities that Fannie Mae guarantees in the Monthly Summary Highlights.

**Issuances.** Represents the total amount of Fannie Mae MBS created during the month, including lender-originated issues and Fannie Mae MBS created from mortgage loans previously held in Fannie Mae's portfolio. Fannie Mae MBS may be held in portfolio after their creation.

**Liquidations.** Represents the total amount of repayments, curtailments, payoffs, and foreclosures on mortgages underlying Fannie Mae MBS, including Fannie Mae MBS held in the retained mortgage portfolio.

**Liquidation Rate.** The liquidation rate is calculated as liquidations divided by the prior period ending balance of total Fannie Mae MBS, annualized.

**Other Fannie Mae Guarantees.** Outstanding balance of Fannie Mae guaranty arrangements that are not Fannie Mae MBS. This primarily includes long-term standby commitments Fannie Mae has issued and credit enhancements it has provided.

### Table 5

**Other Investments.** Primarily consists of cash and readily marketable instruments such as certificates of deposit, federal funds sold, securities purchased under agreements to resell and Treasury bills.

### Table 6

**Debt Activity.** Debt is classified in the table based on its original maturity. For debt with an original term of more than one year, the portion of that long-term debt that is due within one year is not reclassified to "Original Maturity < 1 Year." For more information about Fannie Mae's debt activity, please visit [www.fanniemae.com/debtreports](http://www.fanniemae.com/debtreports).

### Table 7

**Serious Delinquency Rates.** A measure of credit performance and indicator of potential future defaults for the single-family and multifamily guaranty books. Single-family seriously delinquent loans are three months or more past due or in the foreclosure process. Multifamily seriously delinquent loans are 60 days or more past due. We report loans receiving payment forbearance as delinquent according to the contractual terms of the loan. Fannie Mae includes in its single-family delinquency rate conventional single-family loans that it owns and that back Fannie Mae MBS and excludes Freddie Mac-acquired mortgage loans underlying Freddie Mac securities that Fannie Mae has resecuritized.

## GLOSSARY & OTHER INFORMATION (Continued)

### Table 8

The interest rate risk measures provide useful estimates of interest-rate risk and include the impact of Fannie Mae's purchases and sales of derivative instruments, which Fannie Mae uses to limit its exposure to changes in interest rates. While we believe that our market value sensitivity 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.

**Market Value Sensitivity to Rate Level Shock (50bp).** This measurement shows the most adverse pre-tax impact on the market value of Fannie Mae's on-balance sheet assets and liabilities from an immediate adverse 50 basis point shift in the level of LIBOR rates. The amounts shown are estimates, not precise measurements. The measurement excludes any sensitivity of the guaranty business. Fannie Mae tracks the daily average of this measurement for the reported month.

**Market Value Sensitivity to Rate Slope Shock (25bp).** This measurement shows the most adverse pre-tax impact on the market value of Fannie Mae's on-balance sheet assets and liabilities from an immediate adverse 25 basis point change in the slope of the LIBOR yield curve. To calculate the adverse change in the slope of the LIBOR yield curve, the company calculates the effect of a 25 basis point change in slope that results in a steeper LIBOR yield curve and the effect of a 25 basis point change in slope that results in a flatter LIBOR yield curve, and reports the more adverse of the two results. The amounts shown are estimates, not precise measurements. The measurement excludes any sensitivity of the guaranty business. Fannie Mae tracks the daily average of this measurement for the reported month.

**Effective Duration Gap.** The effective duration gap estimates the net sensitivity of the fair value of Fannie Mae's on-balance sheet assets and liabilities to movements in interest rates. This statistic is expressed as a number of years, based on the daily average for the reported month. A duration gap of zero implies that the change in the fair value of assets from an interest rate move will be offset by an equal move in the fair value of liabilities, including debt and derivatives, resulting in no change in the fair value of the net assets. The calculation excludes any sensitivity of the guaranty business.

## ENDNOTES

### Note:

1. The end balances and business activity in this report represent UPB, which does not reflect market valuation adjustments, allowance for loan losses, impairments, unamortized premiums and discounts, and the impact of consolidation of variable interest entities.
2. Reported amounts represent the UPB at each reporting period or, in the case of long-term zero coupon bonds, at maturity. Also includes credit risk-sharing securities that were issued as Connecticut Avenue Securities<sup>®</sup> prior to November 2018. UPB does not reflect the effect of debt basis adjustments, including discounts, premiums, and issuance costs.
3. Delinquency rates represent seriously delinquent conventional single-family loans as a percentage of the total number of conventional single-family loans. These rates are based on conventional single-family mortgage loans and exclude reverse mortgages and non-Fannie Mae mortgage securities held in Fannie Mae's portfolio. The credit-enhanced categories are not mutually exclusive. A loan with primary mortgage insurance that is also covered by a credit risk transfer transaction will be included in both the "Primary MI and Other" category and the "Credit Risk Transfer" category. The percentage of book outstanding is calculated based on the aggregate UPB of conventional single-family loans for each category, divided by the aggregate UPB of loans in Fannie Mae's single-family conventional book of business.
4. Refers to loans included in an agreement used to reduce credit risk by requiring primary mortgage insurance, collateral, letters of credit, corporate guarantees, or other agreements to provide an entity with some assurance that it will be compensated to some degree in the event of a financial loss. Excludes loans covered by credit risk transfer transactions unless such loans are also covered by primary mortgage insurance.
5. Refers to loans included in reference pools for credit risk transfer transactions, including loans in these transactions that are also covered by primary mortgage insurance. For Connecticut Avenue Securities and some lender risk-sharing transactions, this represents outstanding UPB of the underlying loans on the single-family mortgage credit book, not the outstanding reference pool, as of the specified date.
6. Calculated based on the UPB of seriously delinquent multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities, divided by the UPB of multifamily loans owned by Fannie Mae or underlying Fannie Mae guaranteed securities.
7. The amount of mortgage assets that we may own in our retained mortgage portfolio is capped at \$250 billion and this cap will decrease to \$225 billion on December 31, 2022 under the terms of our senior preferred stock purchase agreement with the U.S. Department of Treasury. We are currently managing our business to a \$225 billion cap pursuant to instructions from FHFA. For this purpose, the balance of our retained mortgage portfolio was \$97.6 billion as of February 28, 2022, which includes \$1.9 billion representing 10% of the notional amount of the interest-only securities we held as of February 28, 2022.