

	Gross Mortgage Portfolio [Table 3]	+	Total Fannie Mae MBS and Other Guarantees [Table 4]	-	Fannie Mae MBS in Portfolio [Table 5]	=	Total Book of Business ⁴	Compounded Growth Rate ⁴	New Business Acquisitions ⁴
February 2012	\$ 696,018		\$ 2,696,939		\$ 212,773		\$ 3,180,184	(0.4%)	\$ 62,187
March 2012	691,663		2,721,901		209,834		3,203,730	9.3%	95,310
April 2012	683,188		2,702,524		204,207		3,181,505	(8.0%)	52,470
May 2012	676,109		2,709,224		201,089		3,184,244	1.0%	71,574
June 2012	672,786		2,712,480		201,911		3,183,355	(0.3%)	70,572
July 2012	666,980		2,719,916		199,655		3,187,241	1.5%	77,104
August 2012	660,818		2,728,201		196,878		3,192,141	1.9%	86,038
September 2012	654,269		2,733,266		194,252		3,193,283	0.4%	88,792
October 2012	642,711		2,724,370		173,888		3,193,193	(0.0%)	79,355
November 2012	632,518		2,750,912		179,860		3,203,570	4.0%	99,230
December 2012	633,054		2,741,264		183,964		3,190,354	(4.8%)	71,906
Full Year 2012	\$ 633,054		\$ 2,741,264		\$ 183,964		\$ 3,190,354	0.2%	\$ 918,414
January 2013	\$ 620,509		\$ 2,748,034		\$ 182,993		\$ 3,185,550	(1.8%)	\$ 88,416
February 2013	604,289		2,749,303		172,489		3,181,103	(1.7%)	80,179
YTD Year 2013	\$ 604,289		\$ 2,749,303		\$ 172,489		\$ 3,181,103	(1.7%)	\$ 168,595

	Commitments to Purchase, Net	Commitments to Sell	Net Retained Commitments
February 2012	\$ 64,682	\$ (60,992)	\$ 3,690
March 2012	68,308	(64,540)	3,768
April 2012	59,014	(54,747)	4,267
May 2012	72,392	(69,262)	3,130
June 2012	81,719	(76,991)	4,728
July 2012	81,913	(78,779)	3,134
August 2012	82,311	(82,114)	197
September 2012	76,451	(74,313)	2,138
October 2012	96,718	(95,027)	1,691
November 2012	79,751	(77,836)	1,915
December 2012	73,635	(68,476)	5,159
Full Year 2012	\$ 903,396	\$ (864,959)	\$ 38,437
January 2013	\$ 96,297	\$ (94,440)	\$ 1,857
February 2013	75,782	(73,539)	2,243
YTD Year 2013	\$ 172,079	\$ (167,979)	\$ 4,100

	Purchases ^{3,4}	Sales ³	Liquidations ⁴	End Balance ^{3,4}	Compounded Growth Rate ^{3,4}	Annualized Liquidation Rate ⁴
February 2012	\$ 19,908	\$ (12,487)	\$ (10,745)	\$ 696,018	(5.6%)	(18.44%)
March 2012	21,675	(14,317)	(11,713)	691,663	(7.3%)	(20.19%)
April 2012	18,565	(16,005)	(11,035)	683,188	(13.8%)	(19.15%)
May 2012	20,134	(15,248)	(11,965)	676,109	(11.7%)	(21.02%)
June 2012	22,581	(13,996)	(11,908)	672,786	(5.7%)	(21.14%)
July 2012	23,957	(18,114)	(11,649)	666,980	(9.9%)	(20.78%)
August 2012	27,519	(20,920)	(12,761)	660,818	(10.5%)	(22.96%)
September 2012	27,429	(22,802)	(11,176)	654,269	(11.3%)	(20.30%)
October 2012	29,443	(29,152)	(11,849)	642,711	(19.3%)	(21.73%)
November 2012	29,158	(27,654)	(11,697)	632,518	(17.5%)	(21.84%)
December 2012	30,655	(19,071)	(11,048)	633,054	1.0%	(20.96%)
Full Year 2012	\$ 288,337	\$ (224,208)	\$ (139,489)	\$ 633,054	(10.6%)	(19.69%)
January 2013	\$ 29,437	\$ (24,360)	\$ (17,622)	\$ 620,509	(21.4%)	(33.40%)
February 2013	26,126	(29,828)	(12,518)	604,289	(27.2%)	(24.21%)
YTD Year 2013	\$ 55,563	\$ (54,188)	\$ (30,140)	\$ 604,289	(24.3%)	(28.57%)

	Total Fannie Mae MBS Issuances ⁵			Fannie Mae MBS Annualized Liquidation Rate ⁴	Other Fannie Mae Guarantees	Total Fannie Mae MBS and Other Guarantees ⁴	Compounded Growth Rate ⁴	Mortgage Loans ⁴	Fannie Mae Guaranteed Securities and Mortgage Loans ⁴
February 2012	\$ 56,723	\$ (55,515)	\$ 2,653,825	(25.11%)	\$ 43,114	\$ 2,696,939	0.2%	\$ 395,188	\$ 3,092,127
March 2012	89,149	(63,634)	2,679,340	(28.77%)	42,561	2,721,901	11.7%	394,777	3,116,678
April 2012	48,346	(66,907)	2,660,779	(29.97%)	41,745	2,702,524	(8.2%)	392,997	3,095,521
May 2012	67,454	(60,135)	2,668,098	(27.12%)	41,126	2,709,224	3.0%	389,829	3,099,053
June 2012	66,785	(62,928)	2,671,955	(28.30%)	40,525	2,712,480	1.5%	386,804	3,099,284
July 2012	72,954	(65,183)	2,679,726	(29.27%)	40,190	2,719,916	3.3%	384,355	3,104,271
August 2012	80,635	(71,449)	2,688,912	(32.00%)	39,289	2,728,201	3.7%	382,388	3,110,589
September 2012	85,658	(79,771)	2,694,799	(35.60%)	38,467	2,733,266	2.3%	379,596	3,112,862
October 2012	62,673	(70,917)	2,686,555	(31.58%)	37,815	2,724,370	(3.8%)	388,624	3,112,994
November 2012	107,787	(80,575)	2,713,767	(35.99%)	37,145	2,750,912	12.3%	373,616	3,124,528
December 2012	67,589	(76,307)	2,705,049	(33.74%)	36,215	2,741,264	(4.1%)	371,708	3,112,972
Full Year 2012	\$ 865,487	\$ (814,183)	\$ 2,705,049	(30.68%)	\$ 36,215	\$ 2,741,264	1.7%	\$ 371,708	\$ 3,112,972
January 2013	\$ 86,199	\$ (78,737)	\$ 2,712,511	(34.93%)	\$ 35,523	\$ 2,748,034	3.0%	\$ 361,279	\$ 3,109,313
February 2013	77,213	(75,362)	2,714,362	(33.34%)	34,941	2,749,303	0.6%	356,396	3,105,699
YTD Year 2013	\$ 163,412	\$ (154,099)	\$ 2,714,362	(34.18%)	\$ 34,941	\$ 2,749,303	1.8%	\$ 356,396	\$ 3,105,699

MONTHLY SUMMARY HIGHLIGHTS
FEBRUARY 2013

- Fannie Mae's *Book of Business* decreased at a compound annualized rate of 1.7 percent in February.
- Fannie Mae's *Gross Mortgage Portfolio* declined at a compound annualized rate of 27.2 percent in February.
- The *Conventional Single-Family Serious Delinquency Rate* fell five basis points to 3.13 percent in February; the *Multifamily Serious Delinquency Rate* rose six basis points to 0.41 percent in February.
- The *Effective Duration Gap* on Fannie Mae's portfolio averaged zero months in February.
- Fannie Mae completed 14,205 loan modifications in February, for a total of 29,128 loan modifications in the two months ended February 28, 2013.

IMPORTANT NOTE:

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

TABLE 5. MORTGAGE PORTFOLIO COMPOSITION (\$ in Millions)¹

	Fannie Mae MBS in Portfolio					Mortgage Loans ⁴	Non-Fannie Mae Mortgage Securities		Mortgage Portfolio End Balance ⁴
	Purchases	Sales	Liquidations	Securizations ⁵	End Balance		Agency	Non-Agency	
February 2012	\$ 1,711	\$ (12,291)	\$ (3,863)	\$ 12,733	\$ 212,773	\$ 395,188	\$ 14,869	\$ 73,188	\$ 696,018
March 2012	1,371	(14,276)	(4,177)	14,143	209,834	394,777	14,519	72,533	691,663
April 2012	937	(15,907)	(4,161)	13,504	204,207	392,997	14,147	71,837	683,188
May 2012	1,412	(15,164)	(3,968)	14,602	201,089	389,829	14,104	71,087	676,109
June 2012	2,379	(13,848)	(4,124)	16,415	201,911	386,804	13,930	70,141	672,786
July 2012	2,307	(18,047)	(4,016)	17,500	199,655	384,355	13,707	69,263	666,980
August 2012	2,220	(20,861)	(4,032)	19,896	196,878	382,388	13,406	68,146	660,818
September 2012	2,030	(22,668)	(4,253)	22,265	194,252	379,596	12,951	67,470	654,269
October 2012	1,893	(29,111)	(4,014)	10,868	173,888	388,624	13,346	66,853	642,711
November 2012	2,896	(27,351)	(4,392)	34,819	179,860	373,616	13,135	65,907	632,518
December 2012	3,124	(18,335)	(3,899)	23,214	183,964	371,708	12,323	65,059	633,054
Full Year 2012	\$ 23,955	\$ (222,238)	\$ (49,269)	\$ 211,455	\$ 183,964	\$ 371,708	\$ 12,323	\$ 65,059	\$ 633,054
January 2013	\$ 2,347	\$ (24,084)	\$ (4,107)	\$ 24,873	\$ 182,993	\$ 361,279	\$ 11,915	\$ 64,322	\$ 620,509
February 2013	3,370	(29,711)	(3,953)	19,790	172,489	356,396	11,640	63,764	604,289
YTD Year 2013	\$ 5,717	\$ (53,795)	\$ (8,060)	\$ 44,663	\$ 172,489	\$ 356,396	\$ 11,640	\$ 63,764	\$ 604,289

TABLE 6. OTHER INVESTMENTS (\$ in Millions)¹

	Other Investments End Balance	Original Maturity ≤ 1 Year End Balance
February 2012	\$ 101,597	\$ 128,288
March 2012	88,945	110,892
April 2012	72,417	92,388
May 2012	69,210	84,527
June 2012	76,291	92,936
July 2012	62,750	81,570
August 2012	86,770	99,385
September 2012	86,024	105,101
October 2012	78,379	86,788
November 2012	87,587	97,134
December 2012	71,492	105,266
Full Year 2012	\$ 71,492	\$ 105,266
January 2013	\$ 99,455	\$ 106,757
February 2013	139,862	128,377
YTD Year 2013	\$ 139,862	\$ 128,377

TABLE 7. DEBT ACTIVITY (\$ in Millions)⁷

	Original Maturity > 1 Year					Total Debt Outstanding
	Issuances	Maturities and Redemptions	Repurchases	Foreign Exchange Adjustments	End Balance	
February 2012	\$ 18,080	\$ (16,928)	\$ -	\$ 8	\$ 587,503	\$ 715,791
March 2012	25,409	(29,282)	-	3	583,633	694,525
April 2012	21,346	(23,995)	-	10	580,994	673,382
May 2012	21,532	(24,348)	-	(34)	578,144	662,671
June 2012	22,654	(26,775)	-	11	574,034	666,970
July 2012	17,798	(22,835)	-	-	568,997	650,567
August 2012	20,917	(25,196)	-	8	564,726	664,111
September 2012	27,548	(38,108)	-	11	554,177	659,278
October 2012	28,574	(31,028)	-	-	551,723	638,511
November 2012	18,858	(32,200)	-	(4)	538,377	635,511
December 2012	17,345	(39,164)	(54)	9	516,513	621,779
Full Year 2012	\$ 256,056	\$ (335,009)	\$ (54)	\$ 32	\$ 516,513	\$ 621,779
January 2013	\$ 17,036	\$ (11,995)	\$ -	\$ (17)	\$ 521,537	\$ 628,294
February 2013	27,847	(27,608)	-	(29)	521,747	650,124
YTD Year 2013	\$ 44,883	\$ (39,603)	\$ -	\$ (46)	\$ 521,747	\$ 650,124

TABLE 8. INTEREST RATE RISK DISCLOSURES (\$ in Billions)

	Market Value Sensitivity		Effective Duration Gap (in months)
	Rate Level Shock (50 bp)	Rate Slope Shock (25 bp)	
February 2012	\$ 0.0	\$ 0.0	0
March 2012	0.0	0.0	0
April 2012	0.0	(0.1)	0
May 2012	0.1	0.0	0
June 2012	0.1	0.0	0
July 2012	0.2	0.0	0
August 2012	0.1	0.0	0
September 2012	0.2	0.0	0
October 2012	0.1	0.0	0
November 2012	0.1	0.0	0
December 2012	0.1	0.0	0
Full Year 2012	\$ 0.1	\$ 0.0	
January 2013	\$ 0.0	\$ 0.0	0
February 2013	0.0	0.0	0
YTD Year 2013	\$ 0.0	\$ 0.0	

TABLE 9. SERIOUS DELINQUENCY RATES

	Conventional Single-Family ⁸			Multifamily Total ⁹
	Non-Credit Enhanced	Credit Enhanced	Total	
February 2012	3.03%	8.77%	3.82%	0.43%
March 2012	2.93%	8.35%	3.67%	0.37%
April 2012	2.91%	8.17%	3.63%	0.35%
May 2012	2.87%	7.99%	3.57%	0.31%
June 2012	2.86%	7.88%	3.53%	0.29%
July 2012	2.84%	7.76%	3.50%	0.26%
August 2012	2.80%	7.56%	3.44%	0.25%
September 2012	2.77%	7.47%	3.41%	0.28%
October 2012	2.73%	7.31%	3.35%	0.28%
November 2012	2.70%	7.12%	3.30%	0.25%
December 2012	2.70%	7.09%	3.29%	0.24%
January 2013	2.60%	6.90%	3.18%	0.35%
February 2013	2.57%	6.71%	3.13%	0.41%

ENDNOTES

1. The end balances and business activity in this report represent unpaid principal balances ("UPB"), which do not reflect market valuation adjustments, allowance for loan losses, impairments, unamortized premiums and discounts, and the impact of consolidation of variable interest entities.
2. As of February 28, 2013, our gross mortgage portfolio end balance, after taking into account net outstanding commitments to sell of \$22.3 billion, was \$582.0 billion.
3. Gross commitments in Table 2 include dollar roll transactions (purchase commitments with concurrent agreements to re-sell later, or sale commitments with concurrent agreements to repurchase later) in the month in which we enter into them. Table 3 reflects activity from settlements of dollar rolls that are accounted for as purchases and sales of securities, but does not include activity from settlements of dollar rolls that are accounted for as secured financings. Dollar roll activity may result in volatility on a month-to-month basis in our reported portfolio commitments, purchases, sales, end balances, and compounded growth rate.
4. Initiatives to repurchase delinquent loans out of MBS trusts may result in additional volatility on a month-to-month basis.
5. Includes Fannie Mae mortgage-backed securities ("Fannie Mae MBS") issued from Fannie Mae's mortgage portfolio. See Table 5 for monthly activity and balances for Fannie Mae MBS held in portfolio.
6. Securitizations in Table 5 represent new Fannie Mae MBS created from mortgage assets held in the mortgage portfolio, including whole loans. These amounts are included in issuances in Table 4 and, if sold during the month, will be included in sales in Table 5. Our securitizations of loans we held in our portfolio the prior month will reduce the mortgage loans reported in Table 5.
7. Reported amounts represent the UPB at each reporting period or, in the case of the long-term zero coupon bonds, at maturity. UPB does not reflect the effect of debt basis adjustments, including discounts, premiums, and issuance costs.
8. Includes seriously delinquent conventional single-family loans as a percent 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 our portfolio. Credit enhanced refers to loans that have primary mortgage insurance and/or other credit enhancements.
9. 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.

GLOSSARY & OTHER INFORMATION

General

Risk Disclosures. In addition to the interest rate risk disclosures provided in Table 8, Fannie Mae's most recent available information relating to subordinated debt, liquidity management, corporate risk ratings and credit risks 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 rate of growth.

Table 1

Total Book of Business. Sum of the Gross Mortgage Portfolio balance and Total Fannie Mae MBS and Other Guarantees balance, less Fannie Mae MBS held in the mortgage portfolio.

New Business Acquisitions. Sum of MBS issuances and Mortgage Portfolio purchases less Fannie Mae MBS purchases and securitizations of mortgage loans previously held in portfolio.

Table 2

Portfolio Commitments. Represents mandatory commitments entered into during the month. Fannie Mae enters into forward commitments to purchase mortgage securities and mortgage loans, or to sell mortgage securities, for the mortgage portfolio. Purchase commitments typically require mandatory delivery and are subject to the payment of pair-off fees for non-delivery.

Commitments to Purchase, Net. Represents mandatory commitments to purchase mortgage loans and mortgage securities, net of mortgage loans for which a cash pair-off has been paid. Pair-offs occur when loans are not delivered against mandatory commitments.

Commitments to Sell. Represents mandatory commitments to sell mortgage securities.

Net Retained Commitments. Represents mandatory commitments to purchase, less commitments to sell, net of mortgage loans for which a cash pair-off has been paid.

Table 3

Gross Mortgage Portfolio. End balance represents the unpaid principal balance ("UPB") of the mortgage portfolio that Fannie Mae holds for investment and liquidity purposes.

Purchases. Acquisition of mortgage loans and mortgage securities for the mortgage portfolio. Includes capitalized interest.

Sales. Sales of mortgage securities from the mortgage portfolio.

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

Annualized Liquidation Rate. The liquidation rate is calculated as liquidations divided by the prior period ending balance of the mortgage portfolio, annualized.

Table 4

Fannie Mae Guaranteed Securities and Mortgage Loans. Consists of securities and mortgage loans for which Fannie Mae manages credit risk. This table excludes non-Fannie Mae securities held in the mortgage portfolio, which are shown in Table 5.

Total Fannie Mae MBS. Includes Fannie Mae MBS, private label wraps, whole loan REMICs, and Ginnie Mae wraps. Also includes Multifamily discount MBS (DMBS) that Fannie Mae guarantees, regardless of whether those MBS are held in the mortgage portfolio or held by investors other than Fannie Mae. If an MBS has been resecuritized into another MBS, the principal amount is only included once in this total.

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 mortgage portfolio.

Other Fannie Mae Guarantees. Outstanding balance of Fannie Mae guarantees, other than Fannie Mae MBS. This primarily includes long-term standby commitments we have issued and credit enhancements we have provided.

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

Table 5

Mortgage Portfolio Composition. Shows the primary components of Fannie Mae's mortgage portfolio and activity relating to Fannie Mae MBS held in the mortgage portfolio.

Non-Fannie Mae Agency Securities. Represents mortgage-related securities issued by Freddie Mac and Ginnie Mae.

Non-Fannie Mae Non-Agency Securities. These are commonly referred to as "private-label securities."

Table 6

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 7

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 <http://www.fanniemae.com/portal/funding-the-market/debt/reports/index.html>.

Table 8

Our interest rate risk measures provide useful estimates of key interest-rate risk and include the impact of our purchases and sales of derivative instruments, which we use to limit our 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 estimated loss in pre-tax market value of Fannie Mae's 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 estimated loss in pre-tax market value of Fannie Mae's 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 assets and liabilities to movements in interest rates. This statistic is expressed as a number of months, 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.

Table 9

Serious Delinquency Rates. A measure of credit performance and indicator of future defaults for the single-family and multifamily mortgage credit books. We include single-family loans that are three months or more past due or in the foreclosure process, and multifamily loans that are 60 days or more past due. We include conventional single-family loans that we own and that back Fannie Mae MBS in our single-family delinquency rate, including those with substantial credit enhancement.