



**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 2020	\$ 3,283,602	\$	100,806	\$	3,384,408	3.7 %	\$ 59,428
March 2020	3,303,001		110,092		3,413,093	10.7 %	83,004
April 2020	3,336,487		125,332		3,461,819	18.5 %	121,839
May 2020	3,375,500		115,616		3,491,116	10.6 %	120,930
June 2020	3,409,998		117,994		3,527,992	13.4 %	128,210
July 2020	3,437,108		115,438		3,552,546	8.7 %	128,168
August 2020	3,472,422		124,386		3,596,808	16.0 %	149,365
September 2020	3,493,512		121,341		3,614,853	6.2 %	129,252
October 2020	3,527,125		121,935		3,649,060	12.0 %	149,624
November 2020	3,564,896		126,984		3,691,880	15.0 %	167,862
December 2020	3,594,975		119,479		3,714,454	7.6 %	135,174
<b>Full Year 2020</b>	<b>\$ 3,594,975</b>	<b>\$</b>	<b>119,479</b>	<b>\$</b>	<b>3,714,454</b>	<b>10.3 %</b>	<b>\$ 1,435,305</b>
January 2021	\$ 3,626,956	\$	105,629	\$	3,732,585	6.0 %	\$ 138,558
February 2021	3,647,756		104,519		3,752,275	6.5 %	124,414
<b>YTD 2021</b>	<b>\$ 3,647,756</b>	<b>\$</b>	<b>104,519</b>	<b>\$</b>	<b>3,752,275</b>	<b>6.3 %</b>	<b>\$ 262,972</b>

## MONTHLY SUMMARY HIGHLIGHTS

### February 2021

- Fannie Mae's *Guaranty Book of Business* increased at a compound annualized rate of 6.5% in February.
- The *Conventional Single-Family Serious Delinquency Rate* decreased 4 basis points to 2.76% in February.
- The *Multifamily Serious Delinquency Rate* decreased 12 basis points to 0.84% in February.
- As of February 28, 2021, 3.0% and 2.8% of our *Single-Family Conventional Book of Business* based on unpaid principal balance and loan count, respectively, was in active forbearance, the vast majority of which were related to COVID-19; 10% of these loans in forbearance (based on loan count) were current.
- As of February 28, 2021, 0.2% of our *Multifamily Guaranty Book of Business* based on unpaid principal balance was in an active forbearance, the vast majority of which were related to COVID-19.
- In February 2021, Fannie Mae issued resecuritizations that were backed by \$11.5 billion in Freddie Mac securities.
- As of February 28, 2021, Fannie Mae's maximum exposure to Freddie Mac collateral that was included in outstanding Fannie Mae resecuritizations was \$149.0 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 2020	\$ 26,885	\$ (29,840)	\$ (1,581)	\$ 144,604
March 2020	45,558	(36,983)	(1,752)	151,427
April 2020	63,954	(49,254)	(1,339)	164,788
May 2020	72,053	(71,385)	(1,235)	164,221
June 2020	74,053	(69,771)	(1,515)	166,988
July 2020	70,008	(76,571)	(1,455)	158,970
August 2020	81,373	(72,151)	(1,818)	166,374
September 2020	78,171	(70,833)	(1,604)	172,108
October 2020	84,937	(90,883)	(1,779)	164,383
November 2020	85,908	(85,567)	(1,441)	163,283
December 2020	79,720	(78,733)	(1,620)	162,650
<b>Full Year 2020</b>	<b>\$ 790,192</b>	<b>\$ (762,339)</b>	<b>\$ (18,814)</b>	<b>\$ 162,650</b>
January 2021	\$ 69,576	\$ (84,722)	\$ (1,445)	\$ 146,059
February 2021	60,205	(61,443)	(1,393)	143,428
<b>YTD 2021</b>	<b>\$ 129,781</b>	<b>\$ (146,165)</b>	<b>\$ (2,838)</b>	<b>\$ 143,428</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 2020	\$ 37,860	\$ 100,806	\$ 4,688	\$ 1,250	\$ 144,604
March 2020	35,905	110,092	4,199	1,231	151,427
April 2020	34,210	125,332	4,032	1,214	164,788
May 2020	44,090	115,616	3,311	1,204	164,221
June 2020	44,627	117,994	3,195	1,172	166,988
July 2020	38,998	115,438	3,783	751	158,970
August 2020	37,302	124,386	3,956	730	166,374
September 2020	46,538	121,341	3,516	713	172,108
October 2020	38,366	121,935	3,379	703	164,383
November 2020	32,233	126,984	3,392	674	163,283
December 2020	39,085	119,479	3,431	655	162,650
<b>Full Year 2020</b>	<b>\$ 39,085</b>	<b>\$ 119,479</b>	<b>\$ 3,431</b>	<b>\$ 655</b>	<b>\$ 162,650</b>
January 2021	\$ 36,214	\$ 105,629	\$ 3,577	\$ 639	\$ 146,059
February 2021	34,792	104,519	3,493	624	143,428
<b>YTD 2021</b>	<b>\$ 34,792</b>	<b>\$ 104,519</b>	<b>\$ 3,493</b>	<b>\$ 624</b>	<b>\$ 143,428</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 2020	\$ 60,626	\$ (48,993)	\$ 3,271,151	(18.0)%	\$ 12,451	\$	3,283,602	4.3 %		
March 2020	73,420	(53,969)	3,290,602	(19.8)%	12,399		3,303,001	7.3 %		
April 2020	106,183	(72,614)	3,324,171	(26.5)%	12,316		3,336,487	12.9 %		
May 2020	130,671	(91,562)	3,363,280	(33.1)%	12,220		3,375,500	15.0 %		
June 2020	125,481	(90,926)	3,397,835	(32.4)%	12,163		3,409,998	13.0 %		
July 2020	129,768	(102,677)	3,424,926	(36.3)%	12,182		3,437,108	10.0 %		
August 2020	140,729	(105,352)	3,460,303	(36.9)%	12,119		3,472,422	13.1 %		
September 2020	128,517	(107,258)	3,481,562	(37.2)%	11,950		3,493,512	7.5 %		
October 2020	149,241	(115,555)	3,515,248	(39.8)%	11,877		3,527,125	12.2 %		
November 2020	160,963	(123,348)	3,552,863	(42.1)%	12,033		3,564,896	13.6 %		
December 2020	140,715	(110,431)	3,583,147	(37.3)%	11,828		3,594,975	10.6 %		
<b>Full Year 2020</b>	<b>\$ 1,412,092</b>	<b>\$ (1,078,215)</b>	<b>\$ 3,583,147</b>	<b>(33.2)%</b>	<b>\$ 11,828</b>	<b>\$</b>	<b>3,594,975</b>	<b>10.2 %</b>		
January 2021	\$ 151,522	\$ (119,304)	\$ 3,615,365	(40.0)%	\$ 11,591	\$	3,626,956	11.2 %		
February 2021	124,827	(103,986)	3,636,206	(34.5)%	11,550		3,647,756	7.1 %		
<b>YTD 2021</b>	<b>\$ 276,349</b>	<b>\$ (223,290)</b>	<b>\$ 3,636,206</b>	<b>(37.4)%</b>	<b>\$ 11,550</b>	<b>\$</b>	<b>3,647,756</b>	<b>9.1 %</b>		

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

	Other Investments End Balance
February 2020	\$ 77,428
March 2020	132,137
April 2020	162,468
May 2020	168,413
June 2020	175,364
July 2020	188,765
August 2020	196,240
September 2020	185,582
October 2020	189,929
November 2020	193,630
December 2020	196,599
<b>Full Year 2020</b>	<b>\$ 196,599</b>
January 2021	\$ 203,685
February 2021	208,736
<b>YTD 2021</b>	<b>\$ 208,736</b>

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

Original Maturity	Original Maturity > 1 Year					Total Debt Outstanding	
	< 1 Year End Balance	Issuances	Maturities and Redemptions	Repurchases	Foreign Exchange Adjustments		End Balance
February 2020	\$ 24,862	\$ 2,045	\$ (5,942)	\$ —	\$ (13)	\$ 147,486	\$ 172,348
March 2020	58,398	32,113	(8,835)	(67)	(14)	170,683	229,081
April 2020	55,423	45,502	(8,601)	—	6	207,590	263,013
May 2020	48,851	20,490	(5,067)	—	(9)	223,004	271,855
June 2020	42,266	16,921	(6,131)	—	2	233,796	276,062
July 2020	36,078	19,869	(8,357)	—	24	245,332	281,410
August 2020	28,928	23,620	(3,500)	—	10	265,462	294,390
September 2020	23,529	2,379	(1,263)	(193)	(16)	266,369	289,898
October 2020	14,651	9,395	(8,801)	(865)	1	266,099	280,750
November 2020	14,615	12,745	(4,800)	(211)	13	273,846	288,461
December 2020	12,226	8,290	(4,313)	(42)	12	277,793	290,019
<b>Full Year 2020</b>	<b>\$ 12,226</b>	<b>\$ 198,529</b>	<b>\$ (74,931)</b>	<b>\$ (1,378)</b>	<b>\$ 14</b>	<b>\$ 277,793</b>	<b>\$ 290,019</b>
January 2021	\$ 11,290	\$ 2,815	\$ (3,970)	\$ —	\$ 1	\$ 276,639	\$ 287,929
February 2021	10,521	—	(3,753)	—	8	272,894	283,415
<b>YTD 2021</b>	<b>\$ 10,521</b>	<b>\$ 2,815</b>	<b>\$ (7,723)</b>	<b>\$ —</b>	<b>\$ 9</b>	<b>\$ 272,894</b>	<b>\$ 283,415</b>

**TABLE 7. SERIOUS DELINQUENCY RATES**

Vintage by Origination Year	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			Overall
	2004 and Prior	2005 - 2008	2009 - 2021			Other <sup>4</sup>	Transfer <sup>5</sup>		
February 2020	2.46 %	4.07 %	0.35 %	0.65 %	0.78 %	0.95 %	0.28 %	0.65 %	0.07 %
March 2020	2.48 %	4.11 %	0.35 %	0.66 %	0.77 %	0.95 %	0.29 %	0.66 %	0.05 %
April 2020	2.64 %	4.41 %	0.38 %	0.70 %	0.81 %	1.01 %	0.33 %	0.70 %	0.06 %
May 2020	3.09 %	5.22 %	0.53 %	0.89 %	0.98 %	1.30 %	0.52 %	0.89 %	0.47 %
June 2020	5.00 %	8.37 %	2.21 %	2.65 %	2.37 %	3.85 %	2.78 %	2.65 %	1.00 %
July 2020	5.57 %	9.36 %	2.79 %	3.24 %	2.82 %	4.71 %	3.62 %	3.24 %	1.25 %
August 2020	5.79 %	9.74 %	2.86 %	3.32 %	2.85 %	4.87 %	3.84 %	3.32 %	1.20 %
September 2020	5.81 %	9.84 %	2.74 %	3.20 %	2.73 %	4.73 %	3.79 %	3.20 %	1.12 %
October 2020	5.82 %	9.84 %	2.57 %	3.05 %	2.57 %	4.54 %	3.67 %	3.05 %	1.13 %
November 2020	5.87 %	10.00 %	2.48 %	2.96 %	2.47 %	4.46 %	3.70 %	2.96 %	1.03 %
December 2020	5.88 %	9.98 %	2.39 %	2.87 %	2.36 %	4.36 %	3.69 %	2.87 %	0.98 %
January 2021	5.87 %	9.98 %	2.32 %	2.80 %	2.28 %	4.29 %	3.71 %	2.80 %	0.96 %
February 2021	5.90 %	10.01 %	2.29 %	2.76 %	2.23 %	4.30 %	3.77 %	2.76 %	0.84 %
February 2021 % of Book Outstanding	2 %	2 %	96 %		61 %	21 %	27 %		

**Table 8. INTEREST RATE RISK DISCLOSURES**

	Market Value Sensitivity (\$ in Millions)		Effective Duration Gap (in years)
	Rate Level	Rate Slope	
	Shock (50 bp)	Shock (25 bp)	
February 2020	\$ (22)	\$ (19)	(0.03)
March 2020	(61)	(23)	0.01
April 2020	(42)	(22)	—
May 2020	(49)	(24)	(0.01)
June 2020	(49)	(25)	(0.02)
July 2020	(29)	(21)	(0.01)
August 2020	—	(19)	(0.01)
September 2020	(24)	(25)	0.04
October 2020	—	(45)	—
November 2020	(43)	(35)	0.02
December 2020	(93)	(16)	0.03
Full Year 2020	(36)	(24)	
January 2021	\$ (75)	\$ (10)	0.02
February 2021	(78)	(11)	0.01
<b>YTD 2021</b>	<b>\$ (76)</b>	<b>\$ (10)</b>	

## 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 \$145.7 billion as of February 28, 2021, which includes \$2.2 billion representing 10% of the notional amount of the interest-only securities we held as of February 28, 2021.