



TABLE 1. GUARANTY BOOK OF BUSINESS (\$ in Millions)¹

	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 2022	\$ 3,951,974	\$	64,248	\$	4,016,222	4.7 %	\$ 71,755
March 2022	3,979,208		68,271		4,047,479	9.7 %	82,966
April 2022	3,992,451		65,147		4,057,598	3.0 %	68,367
May 2022	4,002,086		66,256		4,068,342	3.2 %	61,189
June 2022	4,018,018		64,599		4,082,617	4.3 %	61,547
July 2022	4,025,585		59,085		4,084,670	0.6 %	45,725
August 2022	4,031,471		56,999		4,088,470	1.1 %	43,743
September 2022	4,037,886		55,942		4,093,828	1.6 %	44,286
October 2022	4,043,368		54,658		4,098,026	1.2 %	40,338
November 2022	4,044,199		55,221		4,099,420	0.4 %	33,301
December 2022	4,046,353		55,717		4,102,070	0.8 %	30,456
Full Year 2022	\$ 4,046,353	\$	55,717	\$	4,102,070	3.2 %	\$ 684,538
January 2023	\$ 4,047,493	\$	53,292	\$	4,100,785	(0.4)%	\$ 25,479
February 2023	4,045,460		50,824		4,096,284	(1.3)%	21,627
YTD 2023	\$ 4,045,460	\$	50,824	\$	4,096,284	(0.8)%	\$ 47,106

MONTHLY SUMMARY HIGHLIGHTS

February 2023

- Fannie Mae's *Guaranty Book of Business* decreased at a compound annualized rate of 1.3% in February.
- The *Conventional Single-Family Serious Delinquency Rate* decreased 2 basis points to 0.62% in February.
- The *Multifamily Serious Delinquency Rate* increased 11 basis points to 0.35% in February.
- As of February 28, 2023, Fannie Mae's maximum exposure to Freddie Mac collateral that was included in outstanding Fannie Mae resecuritizations was \$230.8 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)^{1,7}

	Purchases	Sales	Liquidations	Retained Mortgage Portfolio End Balance
February 2022	\$ 30,070	\$ (41,693)	\$ (1,138)	\$ 95,736
March 2022	36,824	(28,412)	(1,398)	102,750
April 2022	30,635	(37,162)	(1,307)	94,916
May 2022	25,624	(28,119)	(1,161)	91,260
June 2022	23,864	(22,735)	(1,069)	91,320
July 2022	17,232	(23,958)	(991)	83,603
August 2022	16,594	(20,152)	(941)	79,104
September 2022	18,295	(12,528)	(889)	83,982
October 2022	15,999	(22,353)	(884)	76,744
November 2022	12,112	(13,307)	(753)	74,796
December 2022	10,733	(6,929)	(858)	77,742
Full Year 2022	\$ 277,640	\$ (296,596)	\$ (12,523)	\$ 77,742
January 2023	\$ 10,398	\$ (9,438)	\$ (922)	\$ 77,780
February 2023	9,092	(15,519)	(1,042)	70,311
YTD 2023	\$ 19,490	\$ (24,957)	\$ (1,964)	\$ 70,311

TABLE 3. RETAINED MORTGAGE PORTFOLIO COMPOSITION (\$ in Millions)^{1,7}

	Fannie Mae MBS in Portfolio	Mortgage Loans	Non-Fannie Mae Mortgage Securities		Retained Mortgage Portfolio End Balance
			Agency	Non-Agency	
February 2022	\$ 28,257	\$ 64,248	\$ 2,759	\$ 472	\$ 95,736
March 2022	31,315	68,271	2,699	465	102,750
April 2022	26,681	65,147	2,638	450	94,916
May 2022	21,982	66,256	2,577	445	91,260
June 2022	23,780	64,599	2,503	438	91,320
July 2022	21,649	59,085	2,435	434	83,603
August 2022	19,307	56,999	2,369	429	79,104
September 2022	25,331	55,942	2,284	425	83,982
October 2022	19,462	54,658	2,206	418	76,744
November 2022	17,031	55,221	2,129	415	74,796
December 2022	19,577	55,717	2,044	404	77,742
Full Year 2022	\$ 19,577	\$ 55,717	\$ 2,044	\$ 404	\$ 77,742
January 2023	\$ 22,140	\$ 53,292	\$ 1,946	\$ 402	\$ 77,780
February 2023	17,248	50,824	1,842	397	70,311
YTD 2023	\$ 17,248	\$ 50,824	\$ 1,842	\$ 397	\$ 70,311

TABLE 4. FANNIE MAE MBS AND OTHER GUARANTEES (\$ in Millions)¹

	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 2022	\$ 76,961	\$ (58,223)	\$ 3,941,623	(17.8)%	\$	10,351	\$	3,951,974	5.9 %	
March 2022	80,603	(53,346)	3,968,880	(16.2)%		10,328		3,979,208	8.6 %	
April 2022	71,539	(58,175)	3,982,244	(17.6)%		10,207		3,992,451	4.1 %	
May 2022	59,649	(49,966)	3,991,927	(15.1)%		10,159		4,002,086	2.9 %	
June 2022	61,939	(45,958)	4,007,908	(13.8)%		10,110		4,018,018	4.9 %	
July 2022	51,331	(43,547)	4,015,692	(13.0)%		9,893		4,025,585	2.3 %	
August 2022	44,712	(38,687)	4,021,717	(11.6)%		9,754		4,031,471	1.8 %	
September 2022	45,746	(39,311)	4,028,152	(11.7)%		9,734		4,037,886	1.9 %	
October 2022	40,854	(35,353)	4,033,653	(10.5)%		9,715		4,043,368	1.6 %	
November 2022	32,167	(31,284)	4,034,536	(9.3)%		9,663		4,044,199	0.2 %	
December 2022	30,132	(27,888)	4,036,780	(6.3)%		9,573		4,046,353	0.6 %	
Full Year 2022	\$ 697,218	\$ (555,949)	\$ 4,036,780	(14.3)%	\$	9,573	\$	4,046,353	3.6 %	
January 2023	\$ 27,916	\$ (26,756)	\$ 4,037,940	(8.0)%	\$	9,553	\$	4,047,493	0.3 %	
February 2023	22,344	(24,321)	4,035,963	(7.2)%		9,497		4,045,460	(0.6)%	
YTD 2023	\$ 50,260	\$ (51,077)	\$ 4,035,963	(7.6)%	\$	9,497	\$	4,045,460	(0.1)%	

TABLE 5. OTHER INVESTMENTS (\$ in Millions) ¹

	Other Investments End Balance
February 2022	\$ 139,423
March 2022	126,804
April 2022	112,097
May 2022	109,898
June 2022	107,278
July 2022	90,895
August 2022	111,596
September 2022	106,001
October 2022	113,200
November 2022	125,616
December 2022	121,091
Full Year 2022	\$ 121,091
January 2023	\$ 124,010
February 2023	132,430
YTD 2023	\$ 132,430

TABLE 6. DEBT ACTIVITY(\$ in Millions) ²

	Original Maturity		Original Maturity > 1 Year				Total Debt Outstanding
	< 1 Year	End Balance	Issuances	Maturities, Redemptions and Repurchases	Foreign Exchange Adjustments	End Balance	
February 2022	\$ 2,795	\$ 2,795	\$ —	\$ (345)	\$ (1)	\$ 185,624	\$ 188,419
March 2022	4,045	4,045	—	(6,311)	(7)	179,306	183,351
April 2022	2,795	2,795	—	(15,111)	(14)	164,181	166,976
May 2022	2,545	2,545	—	(15,198)	1	148,984	151,529
June 2022	7,595	7,595	—	(8,253)	(10)	140,721	148,316
July 2022	3,295	3,295	—	(6,478)	—	134,243	137,538
August 2022	3,045	3,045	1,000	(1,174)	(14)	134,055	137,100
September 2022	2,995	2,995	—	(2,124)	(12)	131,919	134,914
October 2022	2,795	2,795	—	(2,177)	8	129,750	132,545
November 2022	9,927	9,927	730	(132)	14	130,362	140,289
December 2022	10,229	10,229	231	(1,570)	—	129,023	139,252
Full Year 2022	\$ 10,229	\$ 10,229	\$ 1,961	\$ (72,570)	\$ (37)	\$ 129,023	\$ 139,252
January 2023	\$ 11,664	\$ 11,664	\$ 730	\$ (2,037)	\$ 5	\$ 127,721	\$ 139,385
February 2023	11,557	11,557	1,390	(37)	(7)	129,067	140,624
YTD 2023	\$ 11,557	\$ 11,557	\$ 2,120	\$ (2,074)	\$ (2)	\$ 129,067	\$ 140,624

TABLE 7. SERIOUS DELINQUENCY RATES

	Conventional Single-Family ³					Credit Enhanced				Multifamily ⁵
	Vintage by Origination Year			Overall	Non-Credit Enhanced	Primary MI and		Credit Risk Transfer ⁵	Overall	
	2004 and Prior	2005 - 2008	2009 - 2023			Other ⁴	Other ⁴			
February 2022	3.30 %	5.46 %	0.89 %	1.11 %	0.89 %	1.92 %	1.45 %	1.11 %	0.40 %	
March 2022	3.12 %	5.14 %	0.81 %	1.01 %	0.83 %	1.77 %	1.23 %	1.01 %	0.38 %	
April 2022	2.98 %	4.88 %	0.74 %	0.94 %	0.78 %	1.64 %	1.08 %	0.94 %	0.35 %	
May 2022	2.86 %	4.67 %	0.69 %	0.87 %	0.73 %	1.52 %	0.94 %	0.87 %	0.35 %	
June 2022	2.75 %	4.45 %	0.63 %	0.81 %	0.69 %	1.40 %	0.84 %	0.81 %	0.34 %	
July 2022	2.60 %	4.11 %	0.60 %	0.76 %	0.65 %	1.32 %	0.77 %	0.76 %	0.32 %	
August 2022	2.48 %	3.95 %	0.57 %	0.72 %	0.62 %	1.25 %	0.72 %	0.72 %	0.30 %	
September 2022	2.41 %	3.83 %	0.55 %	0.69 %	0.60 %	1.21 %	0.68 %	0.69 %	0.26 %	
October 2022	2.34 %	3.71 %	0.53 %	0.67 %	0.58 %	1.19 %	0.67 %	0.67 %	0.27 %	
November 2022	2.15 %	3.49 %	0.52 %	0.64 %	0.55 %	1.16 %	0.65 %	0.64 %	0.27 %	
December 2022	2.16 %	3.49 %	0.53 %	0.65 %	0.55 %	1.19 %	0.66 %	0.65 %	0.24 %	
January 2023	2.11 %	3.40 %	0.52 %	0.64 %	0.55 %	1.17 %	0.65 %	0.64 %	0.24 %	
February 2023	2.04 %	3.31 %	0.51 %	0.62 %	0.53 %	1.14 %	0.63 %	0.62 %	0.35 %	
February 2023 % of Book Outstanding	1 %	1 %	98 %		57 %	21 %	32 %			

Table 8. INTEREST RATE RISK DISCLOSURES

	Market Value Sensitivity (\$ in Millions)		Duration Gap (in years)
	Rate Level Shock (50 bp)	Rate Slope Shock (25 bp)	
February 2022	\$ (71)	\$ (6)	(0.05)
March 2022	(56)	(10)	(0.03)
April 2022	(39)	(4)	(0.03)
May 2022	(43)	(5)	(0.03)
June 2022	(27)	(5)	(0.02)
July 2022	(41)	(8)	(0.04)
August 2022	(31)	(7)	(0.03)
September 2022	(23)	(6)	(0.02)
October 2022	(18)	(4)	(0.01)
November 2022	(13)	(5)	0.01
December 2022	(15)	(7)	0.01
Full Year 2022	\$ (36)	\$ (6)	
January 2023	\$ (27)	\$ (12)	0.02
February 2023	(36)	(17)	0.04
YTD 2023	\$ (31)	\$ (14)	

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.

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 credit enhancements Fannie Mae has provided and long-term standby commitments it has issued.

Table 5

Other Investments. Primarily consists of cash and readily marketable instruments such as certificates of deposit, 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.

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 loans that are 90 days 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[®] 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 the 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 \$225 billion 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 \$202.5 billion mortgage asset cap pursuant to instructions from FHFA. For this purpose, the balance of our retained mortgage portfolio was \$72.0 billion as of February 28, 2023, which includes \$1.7 billion representing 10% of the notional amount of the interest-only securities we held as of February 28, 2023.