FannieMae

MONTHLY SUMMARY

TABLE 1. TOTAL BOOK OF BUSINESS COMPONENTS ($ in Millions) [1]

	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]
May 2009	$ 789,634		$ 2,711,439		$ 351,158		$ 3,149,915	5.0%	$ 72,594
June 2009	792,612		2,781,056		379,890		3,193,778	18.1%	109,628
July 2009	779,446		2,795,661		355,550		3,219,557	10.1%	95,110
August 2009	779,424		2,805,128		355,295		3,229,257	3.7%	70,600
September 2009	792,675		2,820,736		370,588		3,242,823	5.2%	68,942
October 2009	771,449		2,819,660		356,685		3,234,424	(3.1%)	58,871
November 2009	752,220		2,813,240		349,612		3,215,848	(6.7%)	43,051
December 2009	772,504		2,826,389		358,194		3,240,699	9.7%	71,867
YTD 2009	**$ 772,504**		**$ 2,826,389**		**$ 358,194**		**$ 3,240,699**	**4.2%**	**$ 823,645**
January 2010	$ 735,205		$ 2,824,667		$ 333,000		$ 3,226,872	(5.0%)	$ 54,952
February 2010	725,891		2,822,552		318,798		3,229,645	1.0%	53,583
March 2010	764,809		2,815,997		317,395		3,263,411	13.3%	82,875
April 2010	789,487		2,772,690		304,010		3,258,167	(1.9%)	85,320
May 2010	813,661		2,724,494		287,470		3,250,685	(2.7%)	86,377
YTD 2010	**$ 813,661**		**$ 2,724,494**		**$ 287,470**		**$ 3,250,685**	**0.7%**	**$ 363,107**

TABLE 2. PORTFOLIO COMMITMENTS ($ in Millions) [1, 2, 3, 4] / **TABLE 3. GROSS MORTGAGE PORTFOLIO ($ in Millions)** [1, 2]

	Commitments to Purchase, Net	Commitments to Sell	Net Retained Commitments	Purchases [3, 4]	Sales [3]	Liquidations [4]	End Balance [3, 4]	Compounded Growth Rate [3, 4]	Annualized Liquidation Rate [4]
May 2009	$ 76,925	$ (72,982)	$ 3,943	$ 42,652	$ (11,321)	$ (11,759)	**$ 789,634**	35.1%	(18.32%)
June 2009	72,045	(69,337)	2,708	48,285	(34,277)	(11,030)	**792,612**	4.6%	(16.76%)
July 2009	103,588	(99,359)	4,229	39,594	(40,376)	(12,384)	**779,446**	(18.2%)	(18.75%)
August 2009	31,756	(24,849)	6,907	24,823	(13,982)	(10,863)	**779,424**	(0.0%)	(16.72%)
September 2009	69,667	(61,845)	7,822	33,894	(11,548)	(9,095)	**792,675**	22.4%	(14.00%)
October 2009	64,522	(60,627)	3,895	26,360	(38,507)	(9,079)	**771,449**	(27.8%)	(13.74%)
November 2009	63,273	(60,392)	2,881	9,211	(19,272)	(9,168)	**752,220**	(26.1%)	(14.26%)
December 2009	59,261	(57,902)	1,359	34,321	(5,137)	(8,900)	**772,504**	37.6%	(14.20%)
YTD 2009	**$ 710,195**	**$ (660,821)**	**$ 49,374**	**$ 327,578**	**$ (218,838)**	**$ (123,530)**	**$ 772,504**	**(1.9%)**	**(15.69%)**
January 2010	$ 53,605	$ (48,013)	$ 5,592	$ 21,739	$ (49,293)	$ (9,745)	**$ 735,205**	(44.8%)	(15.14%)
February 2010	46,726	(39,559)	7,167	19,564	(21,014)	(7,864)	**725,891**	(14.2%)	(12.84%)
March 2010	82,708	(45,672)	37,036	58,412	(9,152)	(10,342)	**764,809**	87.1%	(17.10%)
April 2010	79,154	(32,886)	46,268	52,701	(13,304)	(14,719)	**789,487**	46.4%	(23.09%)
May 2010	82,458	(32,725)	49,733	54,431	(16,060)	(14,197)	**813,661**	43.6%	(21.58%)
YTD 2010	**$ 344,651**	**$ (198,855)**	**$ 145,796**	**$ 206,847**	**$ (108,823)**	**$ (56,867)**	**$ 813,661**	**13.3%**	**(17.67%)**

TABLE 4. FANNIE MAE GUARANTEED SECURITIES AND MORTGAGE LOANS ($ in Millions) [1]

	Total Fannie Mae MBS Issuances [5]	Total Fannie Mae MBS Liquidations [4]	Total Fannie Mae MBS End Balance [4]	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]
May 2009	$ 129,091	$ (55,766)	$ 2,686,938	(25.60%)	$ 24,501	**$ 2,711,439**	38.8%	$ 310,452	$ 3,021,891
June 2009	130,865	(62,864)	2,754,939	(28.08%)	26,117	**2,781,056**	35.6%	277,153	3,058,209
July 2009	79,740	(63,294)	2,771,385	(27.57%)	24,276	**2,795,661**	6.5%	271,604	3,067,265
August 2009	62,111	(52,453)	2,781,043	(22.71%)	24,085	**2,805,128**	4.1%	271,160	3,076,288
September 2009	59,246	(44,555)	2,795,734	(19.23%)	25,002	**2,820,736**	6.9%	268,642	3,089,378
October 2009	40,741	(41,175)	2,795,300	(17.67%)	24,360	**2,819,660**	(0.5%)	273,143	3,092,803
November 2009	40,366	(46,582)	2,789,084	(20.00%)	24,156	**2,813,240**	(2.7%)	273,929	3,087,169
December 2009	55,374	(43,569)	2,800,889	(18.75%)	25,500	**2,826,389**	5.8%	281,239	3,107,628
YTD 2009	**$ 807,853**	**$ (590,553)**	**$ 2,800,889**	**(22.86%)**	**$ 25,500**	**$ 2,826,389**	**8.2%**	**$ 281,239**	**$ 3,107,628**
January 2010	$ 47,613	$ (53,924)	$ 2,794,578	(23.10%)	$ 30,089	**$ 2,824,667**	(0.7%)	$ 284,616	$ 3,109,283
February 2010	43,975	(45,941)	2,792,612	(19.73%)	29,940	**2,822,552**	(0.9%)	292,443	3,114,995
March 2010	36,843	(43,744)	2,785,711	(18.80%)	30,286	**2,815,997**	(2.8%)	330,277	3,146,274
April 2010	37,806	(81,046)	2,742,471	(34.91%)	30,219	**2,772,690**	(17.0%)	372,667	3,145,357
May 2010	36,204	(84,534)	2,694,141	(36.99%)	30,353	**2,724,494**	(19.0%)	416,331	3,140,825
YTD 2010	**$ 202,441**	**$ (309,189)**	**$ 2,694,141**	**(26.49%)**	**$ 30,353**	**$ 2,724,494**	**(8.4%)**	**$ 416,331**	**$ 3,140,825**

MONTHLY SUMMARY HIGHLIGHTS

MAY 2010

- Fannie Mae's *Book of Business*, *Gross Mortgage Portfolio*, *Commitments to Purchase, Net* and *New Business Acquisitions* include approximately $49 billion in loans purchased from MBS trusts in May 2010 that will not be reflected as liquidated from MBS until June 2010. Excluding these loan repurchases and the impact of April repurchases on the April book of business, the Total Book of Business compound annualized growth rate would have been (3.8%) for May 2010.
- The *Conventional Single-Family Serious Delinquency Rate* fell 17 basis points in April to 5.30 percent; the *Multifamily Serious Delinquency Rate* fell 1 basis point to 0.78 percent in April.
- The *Effective Duration Gap* on Fannie Mae's portfolio averaged negative two months in May.

IMPORTANT NOTE:
We have 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	Non-Fannie Mae Mortgage Securities		Mortgage Portfolio
	Purchases	Sales	Liquidations	Securitizations [6]	**End Balance**	Loans [4]	Agency	Non-Agency	End Balance [4]
May 2009	$ 26,474	$ (11,272)	$ (8,132)	$ 72,675	**$ 351,158**	$ 310,452	$ 32,189	$ 95,835	$ 789,634
June 2009	21,647	(34,038)	(6,752)	47,875	**379,890**	277,153	40,494	95,075	792,612
July 2009	8,832	(40,332)	(8,232)	15,392	**355,550**	271,604	57,991	94,301	779,446
August 2009	4,293	(9,692)	(6,897)	12,041	**355,295**	271,160	59,402	93,567	779,424
September 2009	12,775	(3,267)	(5,638)	11,423	**370,588**	268,642	60,573	92,872	792,675
October 2009	2,391	(16,545)	(5,588)	5,839	**356,685**	273,143	49,397	92,224	771,449
November 2009	1,271	(7,737)	(5,862)	5,255	**349,612**	273,929	37,181	91,498	752,220
December 2009	11,799	(3,696)	(5,550)	6,029	**358,194**	281,239	42,645	90,426	772,504
YTD 2009	**$ 98,053**	**$ (170,932)**	**$ (70,230)**	**$ 213,733**	**$ 358,194**	**$ 281,239**	**$ 42,645**	**$ 90,426**	**$ 772,504**
January 2010	$ 8,166	$ (33,338)	$ (6,256)	$ 6,234	**$ 333,000**	$ 284,615	$ 27,882	$ 89,708	$ 735,205
February 2010	5,634	(19,011)	(5,147)	4,322	**318,798**	292,443	25,547	89,103	725,891
March 2010	8,682	(9,087)	(4,696)	3,698	**317,395**	330,277	28,703	88,434	764,809
April 2010	1,199	(10,100)	(8,472)	3,988	**304,010**	372,667	25,006	87,804	789,487
May 2010	735	(14,146)	(6,652)	3,523	**287,470**	416,331	22,695	87,165	813,661
YTD 2010	**$ 24,416**	**$ (85,682)**	**$ (31,223)**	**$ 21,765**	**$ 287,470**	**$ 416,331**	**$ 22,695**	**$ 87,165**	**$ 813,661**

TABLE 6. OTHER INVESTMENTS ($ in Millions) [1]

	Other Investments End Balance
May 2009	$ 77,250
June 2009	67,457
July 2009	71,016
August 2009	66,703
September 2009	59,354
October 2009	76,942
November 2009	65,440
December 2009	58,417
YTD 2009	**$ 58,417**
January 2010	$ 80,792
February 2010	92,589
March 2010	135,025
April 2010	126,934
May 2010	123,237
YTD 2010	**$ 123,237**

TABLE 7. DEBT ACTIVITY ($ in Millions) [7]

	Original Maturity ≤ 1 Year	Original Maturity > 1 Year					Total Debt
	End Balance	Issuances	Maturities and Redemptions	Repurchases	Foreign Exchange Adjustments	End Balance	Outstanding
May 2009	$ 260,507	$ 34,730	$ (26,403)	$ -	$ 95	$ 593,859	$ 854,366
June 2009	260,257	15,205	(22,454)	(686)	17	585,941	846,198
July 2009	238,867	14,886	(16,711)	(222)	24	583,918	822,785
August 2009	229,507	15,838	(11,696)	(700)	(12)	587,348	816,855
September 2009	241,039	15,044	(27,692)	(245)	13	574,468	815,507
October 2009	218,678	20,699	(9,839)	(491)	27	584,864	803,542
November 2009	191,896	13,450	(7,939)	-	12	590,387	782,283
December 2009	200,567	22,824	(27,494)	(480)	(29)	585,208	785,775
YTD 2009	**$ 200,567**	**$ 295,274**	**$ (253,842)**	**$ (6,920)**	**$ 139**	**$ 585,208**	**$ 785,775**
January 2010	$ 178,446	$ 29,944	$ (28,786)	$ -	$ (9)	$ 586,357	$ 764,803
February 2010	185,433	30,010	(34,489)	(200)	(25)	581,653	767,086
March 2010	208,007	42,041	(31,392)	(296)	6	592,012	800,019
April 2010	220,482	33,613	(31,353)	(490)	9	593,791	814,273
May 2010	243,172	28,376	(24,893)	(250)	(73)	596,951	840,123
YTD 2010	**$ 243,172**	**$ 163,984**	**$ (150,913)**	**$ (1,236)**	**$ (92)**	**$ 596,951**	**$ 840,123**

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

	Market Value Sensitivity		Effective
	Rate Level Shock (50 bp)	Rate Slope Shock (25 bp)	Duration Gap (in months)
May 2009	$ (0.6)	$ (0.2)	1
June 2009	(0.5)	(0.2)	1
July 2009	(0.5)	(0.2)	(1)
August 2009	(0.4)	(0.2)	0
September 2009	(0.8)	(0.2)	(2)
October 2009	(0.5)	(0.2)	(1)
November 2009	(0.6)	(0.2)	0
December 2009	(0.6)	(0.1)	1
YTD 2009	**$ (0.7)**	**$ (0.2)**	
January 2010	$ (0.2)	$ (0.2)	1
February 2010	(0.3)	(0.1)	0
March 2010	(0.5)	(0.1)	(1)
April 2010	(0.4)	(0.1)	(1)
May 2010	(0.9)	(0.1)	(2)
YTD 2010	**$ (0.5)**	**$ (0.1)**	

TABLE 9. SERIOUS DELINQUENCY RATES

	Conventional Single-Family [8]			Multifamily
	Non-Credit Enhanced	Credit Enhanced	Total	Total [9]
April 2009	2.10%	8.79%	3.42%	0.36%
May 2009	2.29%	9.60%	3.68%	0.50%
June 2009	2.47%	10.25%	3.94%	0.51%
July 2009	2.66%	10.83%	4.17%	0.56%
August 2009	2.87%	11.52%	4.45%	0.56%
September 2009	3.09%	12.16%	4.72%	0.62%
October 2009	3.28%	12.75%	4.98%	0.61%
November 2009	3.52%	13.45%	5.29%	0.66%
December 2009	3.67%	13.51%	5.38%	0.63%
January 2010	3.83%	13.68%	5.52%	0.69%
February 2010	3.90%	13.80%	5.59%	0.73%
March 2010	3.90%	13.29%	5.47%	0.79%
April 2010	3.89%	12.55%	5.30%	0.78%

See Endnotes and Glossary on Page 3 and 4

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 May 31, 2010, our gross mortgage portfolio end balance, after taking into account net outstanding commitments to sell of $4.9 billion, was $808.8 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. The $123.2 billion total as of May 31, 2010 includes $115.8 billion of readily marketable instruments such as certificates of deposit, federal funds sold, securities purchased under agreements to resell and treasury bills. In addition, the balance includes $7.4 billion of non-governmental asset-backed securities.

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 www.fanniemae.com/markets/debt/debt_activity.

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.