

PUBLISHED MONTHLY BY FANNIE MAE'S OFFICE OF INVESTOR RELATIONS

BUSINESS BALANCES AND GROWTH (\$ in Millions)¹

	Mortgage Portfolio, Gross ²		Outstanding MBS ³		Book of Business	
	End Balance	Growth Rate ⁴	End Balance	Growth Rate ⁴	End Balance	Growth Rate ⁴
June 2005	\$ 808,579	(25.2%)	\$ 1,485,149	17.9%	\$ 2,293,728	0.2%
July 2005	789,141	(25.3%)	1,498,717	11.5%	2,287,858	(3.0%)
August 2005	768,636	(27.1%)	1,520,943	19.3%	2,289,579	0.9%
September 2005	728,187	(47.7%)	1,573,810	50.7%	2,301,997	6.7%
October 2005	717,618	(16.1%)	1,587,014	10.6%	2,304,632	1.4%
November 2005	715,896	(2.8%)	1,594,277	5.6%	2,310,172	2.9%
December 2005	727,545	21.4%	1,598,079	2.9%	2,325,624	8.3%
Full year 2005	\$ 727,545	(19.6%)	\$ 1,598,079	13.9%	\$ 2,325,624	0.8%
January 2006	\$ 725,661	(3.1%)	\$ 1,613,005	11.8%	\$ 2,338,666	6.9%
February 2006	721,189	(7.1%)	1,630,900	14.2%	2,352,089	7.1%
March 2006	721,544	0.6%	1,644,793	10.7%	2,366,337	7.5%
April 2006	730,367	15.7%	1,649,919	3.8%	2,380,286	7.3%
May 2006	733,786	5.8%	1,657,987	6.0%	2,391,773	5.9%
YTD 2006	\$ 733,786	2.1%	\$ 1,657,987	9.2%	\$ 2,391,773	7.0%

BUSINESS VOLUMES (\$ in Millions)¹

	Lender-originated Issues ⁵	MBS		Portfolio Purchases	Business Volume
		Fannie Mae MBS Purchases ⁶	MBS Issues Acquired by Others		
June 2005	\$ 40,039	\$ 210	\$ 39,829	\$ 8,964	\$ 48,793
July 2005	43,344	207	43,138	9,365	52,502
August 2005	46,540	176	46,363	11,564	57,927
September 2005	61,013	410	60,603	10,021	70,625
October 2005	41,563	446	41,117	10,136	51,253
November 2005	37,818	1,823	35,995	16,021	52,016
December 2005	39,553	10,393	29,160	28,760	57,920
Full year 2005	\$ 481,260	\$ 15,628	\$ 465,632	\$ 146,640	\$ 612,272
January 2006	\$ 41,524	\$ 2,606	\$ 38,918	\$ 12,199	\$ 51,117
February 2006	34,416	821	33,595	11,417	45,012
March 2006	34,236	1,073	33,162	14,165	47,327
April 2006	36,968	7,926	29,042	23,042	52,084
May 2006	35,494	6,341	29,153	18,704	47,857
YTD 2006	\$ 182,638	\$ 18,768	\$ 163,870	\$ 79,527	\$ 243,397

MORTGAGE PORTFOLIO COMMITMENTS, PURCHASES, AND SALES (\$ in Millions)¹

	Net Retained Commitments ⁷	Purchases	Purchase Yield ⁸	Mortgage Portfolio Sales
July 2005	3,858	9,365	5.43%	9,288
August 2005	(21,943)	11,564	5.27%	12,507
September 2005	(403)	10,021	5.44%	31,071
October 2005	8,314	10,136	5.50%	4,437
November 2005	20,084	16,021	5.17%	2,571
December 2005	19,595	28,760	5.43%	2,876
Full year 2005	\$ 35,469	\$ 146,640	5.16%	\$ 113,295
January 2006	\$ 9,187	\$ 12,199	5.47%	\$ 1,774
February 2006	9,704	11,417	5.68%	5,142
March 2006	16,584	14,165	5.76%	2,547
April 2006	17,378	23,042	5.47%	2,436
May 2006	12,186	18,704	5.88%	3,729
YTD 2006	\$ 65,039	\$ 79,527	5.63%	\$ 15,628

¹ Represents unpaid principal balance.

² Excludes mark-to-market adjustments for available for sale securities, allowance for loan losses and unamortized premiums and discounts. Includes \$333 billion of Fannie Mae MBS as of May 31, 2006.

³ MBS held by investors other than Fannie Mae's portfolio.

⁴ Growth rates are compounded.

⁵ Excludes MBS issued from Fannie Mae's portfolio, which was \$1,528 million in May 2006.

⁶ Included in total portfolio purchases.

⁷ Represents commitments to purchase, net of commitments to sell, entered into during the month, including any modifications to original amounts.

⁸ Calculated as commitment yield for single-family loans, pass-thru rate for multifamily loans and coupon divided by price for securities. Yields are presented on a taxable-equivalent basis.

Numbers may not sum due to rounding.

MAY 2006
HIGHLIGHTS FOR MAY INCLUDE:

- The gross mortgage portfolio balance was \$733.8 billion in May. We currently estimate that our "mortgage portfolio" assets for purposes of the OFHEO consent agreement were approximately \$724 billion in May. (For a discussion of the differences between these measures see Portfolio Note on page 2.)
- Fannie Mae's book of business grew at a compound annualized rate of 5.9 percent in May compared with 7.3 percent in April.
- Total business volume was \$47.9 billion, compared with \$52.1 billion the previous month.
- Lender-originated MBS issues were \$35.5 billion. Outstanding MBS grew at a 6.0 percent compound annualized rate in May.
- Net retained commitments decreased to \$12.2 billion in May, compared with \$17.4 billion the previous month.

- The conventional single-family delinquency rate (90 days or more delinquent) fell three basis points in April to 0.64 percent. The multifamily delinquency rate (60 days or more delinquent) fell eight basis points to 0.18 percent.

- The duration gap on Fannie Mae's portfolio averaged zero months in May.

MORTGAGE MARKET HIGHLIGHTS:

- Total residential mortgage debt outstanding (MDO) grew at a compound annualized rate of 12.5 percent to a level of \$10.1 trillion during the first quarter of 2006.

LIQUIDATIONS (\$ in Millions)¹

	Mortgage Portfolio Liquidations		Outstanding MBS Liquidations	
	Amount	Annual Rate	Amount	Annual Rate
June 2005	\$ 18,502	27.13%	\$ 29,243	23.79%
July 2005	19,575	29.41%	34,429	27.69%
August 2005	19,624	30.23%	34,976	27.80%
September 2005	19,468	31.22%	37,036	28.72%
October 2005	16,407	27.23%	32,350	24.56%
November 2005	15,247	25.53%	31,156	23.50%
December 2005	14,318	23.81%	28,167	21.18%
Full year 2005	\$ 211,416	26.24%	\$ 368,067	24.59%
January 2006	\$ 12,405	20.49%	\$ 25,765	19.26%
February 2006	10,843	17.99%	20,830	15.41%
March 2006	11,366	18.91%	21,433	15.70%
April 2006	11,895	19.66%	26,149	19.05%
May 2006	11,669	19.13%	22,707	16.47%
YTD 2006	\$ 58,178	19.21%	\$ 116,885	17.18%

AVERAGE INVESTMENT BALANCES

Fannie Mae has determined at this time not to provide average investment balances, which are derived from numbers that are subject to restatement.

INTEREST RATE RISK DISCLOSURE

	Effective Duration Gap ⁷ (in months)
June 2005	0
July 2005	1
August 2005	0
September 2005	1
October 2005	1
November 2005	0
December 2005	0
January 2006	0
February 2006	0
March 2006	0
April 2006	1
May 2006	0

DELINQUENCY RATES

Single-family Conventional ²			Multifamily
Non-Credit Enhancement ³	Credit Enhancement ⁴	Total ⁵	Total ⁶
0.30%	1.69%	0.57%	0.10%
0.32%	1.74%	0.59%	0.08%
0.32%	1.76%	0.59%	0.08%
0.33%	1.78%	0.61%	0.09%
0.35%	1.86%	0.64%	0.24%
0.46%	2.11%	0.77%	0.27%
0.47%	2.14%	0.79%	0.27%
0.45%	2.12%	0.77%	0.27%
0.43%	2.05%	0.74%	0.27%
0.39%	1.85%	0.67%	0.26%
0.37%	1.79%	0.64%	0.18%

PORTFOLIO NOTE:

As previously announced, on May 23, 2006, Fannie Mae entered into a consent agreement with its regulator, OFHEO, not to increase its "mortgage portfolio" assets above the amount shown in its December 31, 2005 minimum capital report, except as provided in a plan submitted to OFHEO within 60 days and subject to OFHEO's approval. Fannie Mae believes it is in compliance with the terms of its agreement with OFHEO.

The "gross mortgage portfolio" balances set forth in this monthly summary report represent unpaid principal balances, which represent statistical measures rather than amounts computed in accordance with GAAP. "Mortgage portfolio" assets that are reported to OFHEO under the agreement reflect GAAP adjustments, including mark-to-market adjustments for available-for-sale securities, allowance for loan losses and unamortized premiums and discounts. These adjustments are not reflected in the "gross mortgage portfolio" amounts shown in this report.

We expect that some of the information in this monthly summary report will change when the financial statements and related audits for the relevant periods are completed. Management believes that the information may be useful to investors for comparing current business activities with those of prior periods and for reviewing trends in our business, notwithstanding that information may change, perhaps materially, from what is reported herein. Issues under review that will cause some of this information to change include those related to securities accounting, loan accounting, consolidation and amortization. Information regarding the restatement of our financial statements may be found in Forms 8-K Fannie Mae filed with the Securities and Exchange Commission, including Forms 8-K filed on March 13, 2006 and May 9, 2006.

For more information about Fannie Mae, please visit www.fanniemae.com or contact us at (202) 752-7115.

¹ Represents unpaid principal balance.
² Includes conventional loans three or more months delinquent or in foreclosure process as a percent of the number of loans.

³ Loans without primary mortgage insurance or any credit enhancements.

⁴ Loans with primary mortgage insurance and/or other credit enhancements.

⁵ Total of single-family non-credit enhanced and credit enhanced loans.

⁶ Includes loans and securities 60 days or more past due and is calculated based on mortgage credit book of business.

⁷ The duration gap is a weighted average for the month. Since October 2005, we have included non-mortgage assets and liabilities in the duration gap calculation. Our portfolio duration gap calculation excludes any interest rate sensitivity of the guaranty business.