



Monthly Volume Summary: November 2018
(unaudited & subject to change)
(dollars in millions)

TABLE 1 - TOTAL MORTGAGE PORTFOLIO

	Purchases or Issuances	Sales	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Nov 2017	\$42,567	(\$3,503)	(\$24,124)	\$14,940	\$2,082,059	8.7%	14.0%
Dec	46,359	(3,388)	(27,400)	15,571	2,097,630	9.0%	15.8%
Full-Year 2017	428,786	(36,202)	(306,368)	86,216	2,097,630	4.3%	15.2%
Jan 2018	26,063	(1,418)	(24,150)	495	2,098,124	0.3%	13.8%
Feb	23,133	(475)	(21,367)	1,291	2,099,416	0.7%	12.2%
Mar	31,185	(4,156)	(21,332)	5,697	2,105,113	3.3%	12.2%
Apr	31,753	(1,263)	(23,296)	7,194	2,112,307	4.1%	13.3%
May	35,493	(1,215)	(23,226)	11,052	2,123,358	6.3%	13.2%
June	35,543	(3,318)	(25,414)	6,811	2,130,170	3.8%	14.4%
Jul	32,721	(1,028)	(25,413)	6,280	2,136,450	3.5%	14.3%
Aug	38,413	(2,569)	(25,066)	10,778	2,147,228	6.1%	14.1%
Sep	31,296	(1,474)	(25,739)	4,083	2,151,310	2.3%	14.4%
Oct	33,968	(686)	(24,927)	8,355	2,159,666	4.7%	13.9%
Nov	40,878	(4,776)	(23,806)	12,296	2,171,961	6.8%	13.2%
YTD 2018	\$360,446	(\$22,378)	(\$263,736)	\$74,332	\$2,171,961	3.9%	13.7%

November 2018 Highlights:

- ▶ The total mortgage portfolio increased at an annualized rate of 6.8% in November.
- ▶ Single-family refinance-loan purchase and guarantee volume was \$8.9 billion in November, representing 31% of total single-family mortgage portfolio purchases and issuances.
- ▶ The aggregate unpaid principal balance (UPB) of our mortgage-related investments portfolio decreased by approximately \$6.4 billion in November.
- ▶ Freddie Mac mortgage-related securities and other mortgage-related guarantees increased at an annualized rate of 10.2% in November.
- ▶ Our single-family seriously delinquent rate decreased from 71 basis points in October to 70 basis points in November. Our multifamily delinquency rate remained flat at 1 basis point in November.
- ▶ The measure of our exposure to changes in portfolio market value (PMVSL) averaged \$3 million in November. Duration gap averaged 0 months.
- ▶ Since September 2008, Freddie Mac has been operating in conservatorship, with the Federal Housing Finance Agency (FHFA) acting as Conservator.

TABLE 2 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO

	Purchases ¹	Sales	Liquidations	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Nov 2017	\$26,905	(\$28,181)	(\$3,882)	\$254,033	(23.9%)	18.0%
Dec	35,149	(32,020)	(3,706)	253,455	(2.7%)	17.5%
Full-Year 2017	280,012	(277,901)	(47,081)	253,455	(15.1%)	15.8%
Jan 2018	18,557	(13,340)	(2,800)	255,872	11.4%	13.3%
Feb	16,909	(23,657)	(2,420)	246,704	(43.0%)	11.3%
Mar	22,640	(25,129)	(3,232)	240,982	(27.8%)	15.7%
Apr	23,455	(21,358)	(2,778)	240,302	(3.4%)	13.8%
May	26,994	(22,350)	(2,832)	242,114	9.0%	14.1%
June	25,603	(27,983)	(3,343)	236,391	(28.4%)	16.6%
Jul	24,654	(13,821)	(3,087)	244,137	39.3%	15.7%
Aug	29,391	(36,095)	(2,969)	234,464	(47.5%)	14.6%
Sep	23,854	(27,607)	(2,907)	227,804	(34.1%)	14.9%
Oct	26,630	(22,565)	(3,533)	228,336	2.8%	18.6%
Nov	28,456	(31,860)	(2,971)	221,961	(33.5%)	15.6%
YTD 2018	\$267,143	(\$265,765)	(\$32,872)	\$221,961	(13.6%)	14.1%

TABLE 3 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO COMPONENTS

	Non-Freddie Mac Mortgage-Related Securities				Ending Balance
	Freddie Mac Mortgage-Related Securities	Agency	Non-Agency	Mortgage Loans	
Nov 2017	\$132,326	\$5,514	\$8,883	\$107,310	\$254,033
Dec	132,258	5,223	8,803	107,171	253,455
Full-Year 2017	132,258	5,223	8,803	107,171	253,455
Jan 2018	134,603	5,147	7,662	108,460	255,872
Feb	128,687	5,119	7,500	105,398	246,704
Mar	128,703	4,918	6,549	100,812	240,982
Apr	127,122	4,442	6,449	102,289	240,302
May	127,816	4,356	6,365	103,577	242,114
June	127,106	4,463	6,063	98,759	236,391
Jul	132,457	4,353	5,526	101,801	244,137
Aug	123,939	4,173	5,486	100,866	234,464
Sep	121,636	4,395	5,268	96,505	227,804
Oct	121,776	4,277	5,002	97,281	228,336
Nov	120,498	4,097	4,629	92,737	221,961
YTD 2018	\$120,498	\$4,097	\$4,629	\$92,737	\$221,961

TABLE 4 - FREDDIE MAC MORTGAGE-RELATED SECURITIES AND OTHER MORTGAGE-RELATED GUARANTEES

	Issuances	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Nov 2017	\$46,126	(\$25,085)	\$21,041	\$1,960,342	13.0%	15.5%
Dec	41,940	(25,858)	16,082	1,976,424	9.8%	15.8%
Full-Year 2017	416,072	(288,816)	127,256	1,976,424	6.9%	15.6%
Jan 2018	23,735	(23,312)	423	1,976,846	0.3%	14.2%
Feb	25,367	(20,822)	4,545	1,981,390	2.8%	12.6%
Mar	31,279	(19,853)	11,426	1,992,817	6.9%	12.0%
Apr	28,834	(22,540)	6,294	1,999,111	3.8%	13.6%
May	32,283	(22,351)	9,932	2,009,044	6.0%	13.4%
June	36,068	(24,256)	11,812	2,020,855	7.1%	14.5%
Jul	28,816	(24,931)	3,885	2,024,740	2.3%	14.8%
Aug	36,305	(24,371)	11,934	2,036,674	7.1%	14.4%
Sep	33,739	(25,312)	8,427	2,045,101	5.0%	14.9%
Oct	31,482	(23,519)	7,963	2,053,064	4.7%	13.8%
Nov	40,115	(22,722)	17,393	2,070,458	10.2%	13.3%
YTD 2018	\$348,023	(\$253,989)	\$94,034	\$2,070,458	5.2%	14.0%

TABLE 5 - OTHER DEBT ACTIVITIES

	Original Maturity ≤ 1 Year		Original Maturity > 1 Year			Total Debt Outstanding
	Ending Balance	Issuances	Maturities and Redemptions	Repurchases	Ending Balance	
Nov 2017	\$75,807	\$9,603	(\$9,529)	(\$140)	\$250,516	\$326,324
Dec	73,184	3,796	(10,620)	(147)	243,545	316,729
Full-Year 2017	73,184	83,034	(123,168)	(1,546)	243,545	316,729
Jan 2018	71,745	2,958	(14,078)	(209)	232,216	303,960
Feb	63,338	8,355	(6,473)	(145)	233,953	297,291
Mar	54,315	2,613	(9,120)	(200)	227,246	281,561
Apr	45,089	4,508	(4,193)	(441)	227,120	272,209
May	55,180	2,202	(4,734)	(1,026)	223,561	278,741
June	56,952	6,489	(8,222)	-	221,829	278,781
Jul	67,709	2,143	(9,076)	-	214,896	282,605
Aug	68,806	4,075	(4,320)	-	214,651	283,457
Sep	68,652	2,305	(4,516)	-	212,439	281,092
Oct	62,460	1,077	(6,204)	-	207,311	269,771
Nov	55,132	875	(2,492)	(650)	205,045	260,176
YTD 2018	\$55,132	\$37,600	(\$73,428)	(\$2,671)	\$205,045	\$260,176

TABLE 6 - DELINQUENCIES - TOTAL

	Single-Family			Total	Multifamily	Total
	Credit Enhanced					
	Non-Credit Enhanced	Primary Mortgage Insurance	Other			
Nov 2017	1.04%	1.26%	0.40%	0.95%	0.02%	0.02%
Dec	1.16%	1.43%	0.53%	1.08%	0.02%	0.02%
Full-Year 2017						
Jan 2018	1.18%	1.43%	0.50%	1.07%	0.02%	0.02%
Feb	1.17%	1.40%	0.50%	1.06%	0.02%	0.02%
Mar	1.07%	1.28%	0.44%	0.97%	0.02%	0.02%
Apr	1.04%	1.22%	0.42%	0.94%	0.01%	0.01%
May	0.98%	1.13%	0.39%	0.87%	0.01%	0.01%
June	0.96%	1.04%	0.33%	0.82%	0.01%	0.01%
Jul	0.92%	0.96%	0.32%	0.78%	0.01%	0.01%
Aug	0.86%	0.90%	0.31%	0.73%	0.01%	0.01%
Sep	0.88%	0.89%	0.30%	0.73%	0.01%	0.01%
Oct	0.85%	0.86%	0.30%	0.71%	0.01%	0.01%
Nov	0.86%	0.85%	0.29%	0.70%	0.01%	0.01%

TABLE 7 - OTHER INVESTMENTS

	Ending Balance
Nov 2017	\$81,066
Dec	68,946
Full-Year 2017	68,946
Jan 2018	57,776
Feb	63,495
Mar	51,398
Apr	43,481
May	49,720
June	55,254
Jul	52,729
Aug	63,186
Sep	67,516
Oct	57,325
Nov	53,446
Nov 2018	\$53,446

TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES

	Portfolio Market Value- Level (PMVS-L) (50 bp) (dollars in millions)		Portfolio Market Value- Yield Curve (PMVS-YC) (25 bp) (dollars in millions)		Duration Gap (Rounded to Nearest Month)	
	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average
	Nov 2017	\$14	--	\$8	--	0
Dec	14	17	4	7	0	0
Full-Year 2017	16	--	7	--	0	--
Jan 2018	13	--	5	--	0	--
Feb	3	--	7	--	0	--
Mar	9	8	13	9	0	0
Apr	6	--	9	--	0	--
May	34	--	13	--	0	--
June	29	23	14	12	0	0
Jul	26	--	13	--	0	--
Aug	18	--	14	--	0	--
Sep	9	18	8	12	0	0
Oct	7	--	13	--	0	--
Nov	3	--	8	--	0	--
YTD 2018	\$14	--	\$11	--	0	--

ENDNOTES

(1) Purchases of Freddie Mac mortgage-related securities into the mortgage-related investments portfolio totaled \$7 billion (based on UPB) during November 2018.

The Monthly Volume Summary includes volume and statistical data pertaining to our portfolios. Inquiries should be addressed to our Investor Relations Department, which can be reached by calling (571) 382-4732 or writing to: 1551 Park Run Drive, MS D5F, McLean, VA 22102-3110 or sending an email to shareholder@freddiemac.com.

ADDITIONAL INFORMATION

General

The activity and balances set forth in Tables 1, 2, 3, 4 and 7 represent unpaid principal balances (UPB), and do not include market valuation adjustments, allowance for loan losses and security impairments, unamortized premiums and discounts, and the impact of consolidation of variable interest entities. In addition, all activity and balances in these tables are presented on a settlement date basis (*i.e.*, exclude amounts that are traded but not yet settled).

Table 1

Represents the sum of Freddie Mac mortgage-related securities and other mortgage-related guarantees (Table 4), mortgage loans (Table 3), non-Freddie Mac mortgage-related securities (agency and non-agency) (Table 3) and \$41 million of unguaranteed Freddie Mac mortgage-related securities retained by us associated with credit risk transfer transactions.

Purchases or Issuances. Includes cash purchases of single-family and multifamily mortgage loans, issuances of Freddie Mac mortgage-related securities through our guarantor swap program, issuances of other mortgage-related guarantees, issuances of other securitization products and purchases of non-Freddie Mac mortgage-related securities.

Sales. Includes sales of non-Freddie Mac mortgage-related securities, sales of unguaranteed Freddie Mac mortgage-related securities and sales of mortgage loans.

Table 2

Represents mortgage loans and mortgage-related securities held by Freddie Mac. Mortgage-related securities balances reflect security balances and not the balance of underlying mortgage loan collateral.

Purchases. Includes cash purchases of single-family and multifamily mortgage loans, purchases of Freddie Mac and non-Freddie Mac mortgage-related securities from third parties, and additions for seriously delinquent, modified, and balloon/reset mortgage loans purchased out of PC pools.

Sales. Includes sales of Freddie Mac mortgage-related securities (including sales to third parties from the securitization of single-family and multifamily mortgage loans), sales of non-Freddie Mac mortgage-related securities, and sales of mortgage loans.

Liquidations. Represents the total amount of prepayments, curtailments, payoffs, foreclosures, or other repayments of principal on loans and securities.

Table 3

Presents the ending balances of the mortgage-related investments portfolio's four primary components.

Freddie Mac mortgage-related securities. Securities we issue and guarantee that are backed by mortgages.

Table 4

Issuances. Consists of: (a) guaranteed securities issued by Freddie Mac where the underlying collateral are mortgage loans or mortgage-backed securities; and (b) other mortgage-related guarantees, which are mortgage-related assets held by third parties for which we provide our guarantee without securitization of those assets. Other mortgage-related guarantees include tax-exempt multifamily housing revenue bonds, HFA bonds, and credit-related commitments with respect to single-family mortgage loans. Notional balances of interest-only strips are excluded because this table is based on UPB. Excludes any resecuritization activity involving Freddie Mac mortgage-related securities and guaranteed securities issued by Freddie Mac where the transfer of the underlying collateral would be accounted for as a secured borrowing.

Liquidations. Represents principal repayments relating to guaranteed Freddie Mac mortgage-related securities and other mortgage-related guarantees. Also includes our purchases of seriously delinquent, modified and balloon/reset mortgage loans out of PC pools.

Table 5

Primarily includes the balance and activity of our other debt, based on par values. Includes Reference Bills[®] securities, discount notes, medium-term notes, securities sold under agreements to repurchase and other secured borrowings, Reference Notes[®] securities, Structured Agency Credit Risk (STACR) debt notes, and subordinated debt. For more information about Freddie Mac's debt activity, please visit www.freddie.com/debt.

Table 6

Reflects Freddie Mac's single-family and multifamily delinquency rates, which are considered mortgage credit performance metrics.

Single-Family Serious Delinquency Rate information is based on the number of mortgage loans that are three monthly payments or more past due or in the process of foreclosure.

Multifamily Delinquency Rate information is based on the UPB of mortgage loans that are two monthly payments or more past due or in the process of foreclosure, as reported by our servicers. Loans that have been modified (or are subject to forbearance agreements) are not counted as delinquent as long as the borrower is less than two monthly payments past due under the modified (or forbearance) terms.

Single-Family Credit Enhanced Other. Consists of Freddie Mac single-family mortgage loans covered by financial arrangements (other than primary mortgage insurance) that are designed to reduce our credit risk exposure, including loans in reference pools covered by STACR debt note transactions as well as other forms of credit protection. STACR debt note transactions transfer a portion of credit risk on certain groups of loans from Freddie Mac to private investors. The value of these transactions to us is dependent on various economic scenarios, and we will primarily benefit from these transactions if we experience significant mortgage loan defaults. The credit enhanced categories are not mutually exclusive as a single loan may be included in both the Primary Mortgage Insurance category and the Other category.

Mortgage loans that have been modified are not counted as seriously delinquent as long as the borrower is less than three monthly payments past due under the modified terms for single-family, and less than two monthly payments past due for multifamily.

Delinquency rates exclude financial guarantees that are backed by either HFA bonds or Ginnie Mae Certificates. For HAMP or non-HAMP modifications, we include loans in a trial period as seriously delinquent until the modification becomes effective.

Table 7

Reflects balances of cash and cash equivalents, federal funds sold and securities purchased under agreements to resell, and non-mortgage-related securities.

Table 8

PMVS and Duration Gap are our primary interest-rate risk measures. These measures include the impact of our purchases and sales of derivative instruments, which we use to limit our exposure to changes in interest rates.

Our PMVS measures are estimates of the amount of average potential pre-tax loss in the market value of our financial assets and liabilities due to parallel (PMVS-L) and non-parallel (PMVS-YC) changes in London Interbank Offered Rates (LIBOR). While we believe that our PMVS 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.

The PMVS and duration gap information presented above does not fully reflect the potential effect of negative index values across all of the company's floating rate assets and liabilities. However, we have implemented model adjustments to incorporate the effect of negative index values for the majority of the company's floating rate assets and liabilities. These adjustments had a minimal impact on our PMVS and duration gap results.