



Freddie Mac Update

December 2009

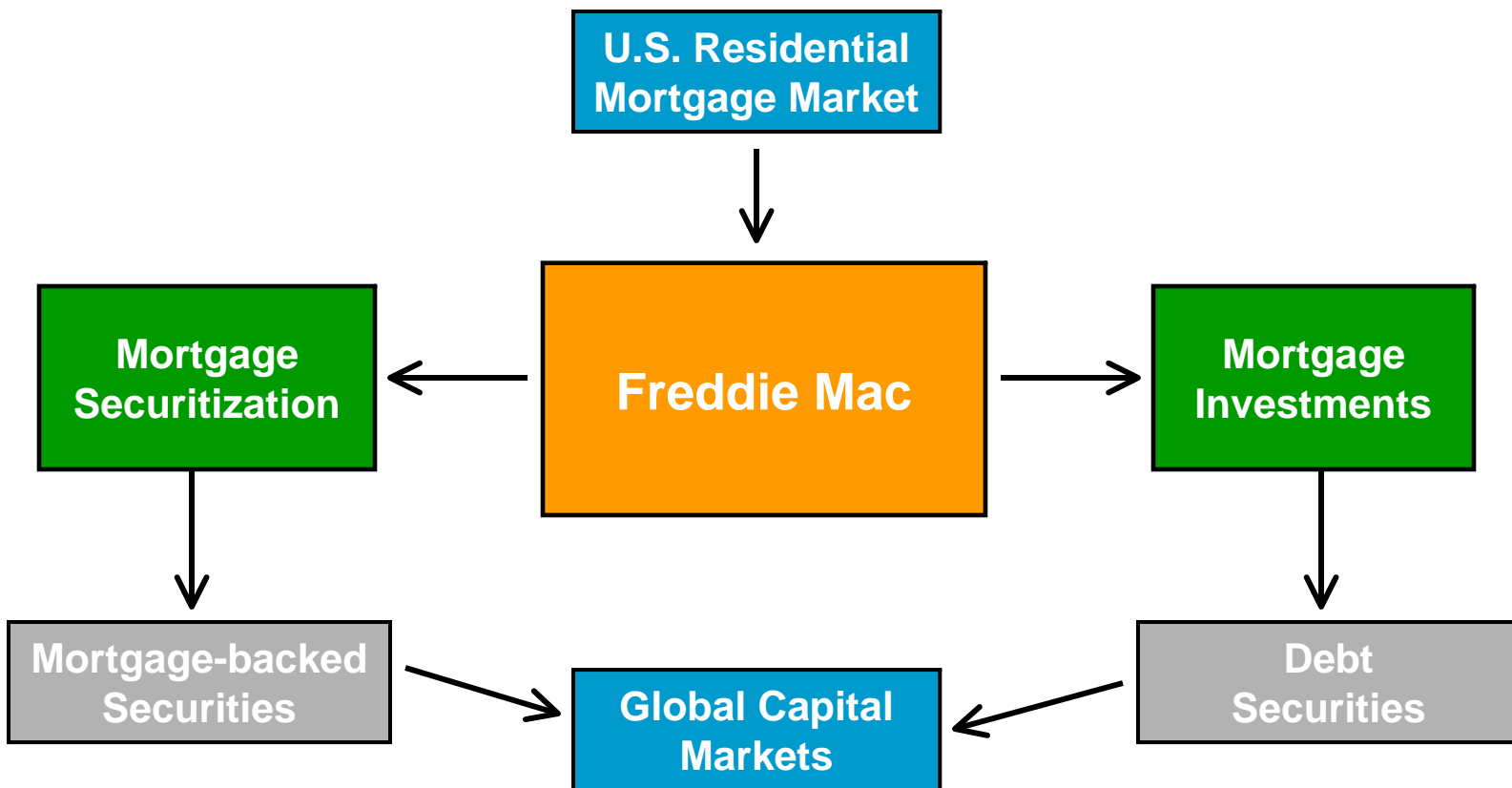
Table of Contents

Section		Page
I	Freddie Mac Overview	2
II	U.S. Housing Market	12
III	Credit Guarantee Business	23
IV	Investment Management Business	41
V	Global Debt Funding Program	47
VI	Mortgage Funding	59

Image size
= 72%

Freddie Mac Overview

Congress created Freddie Mac to provide stability, liquidity, and affordability to the U.S. residential mortgage market



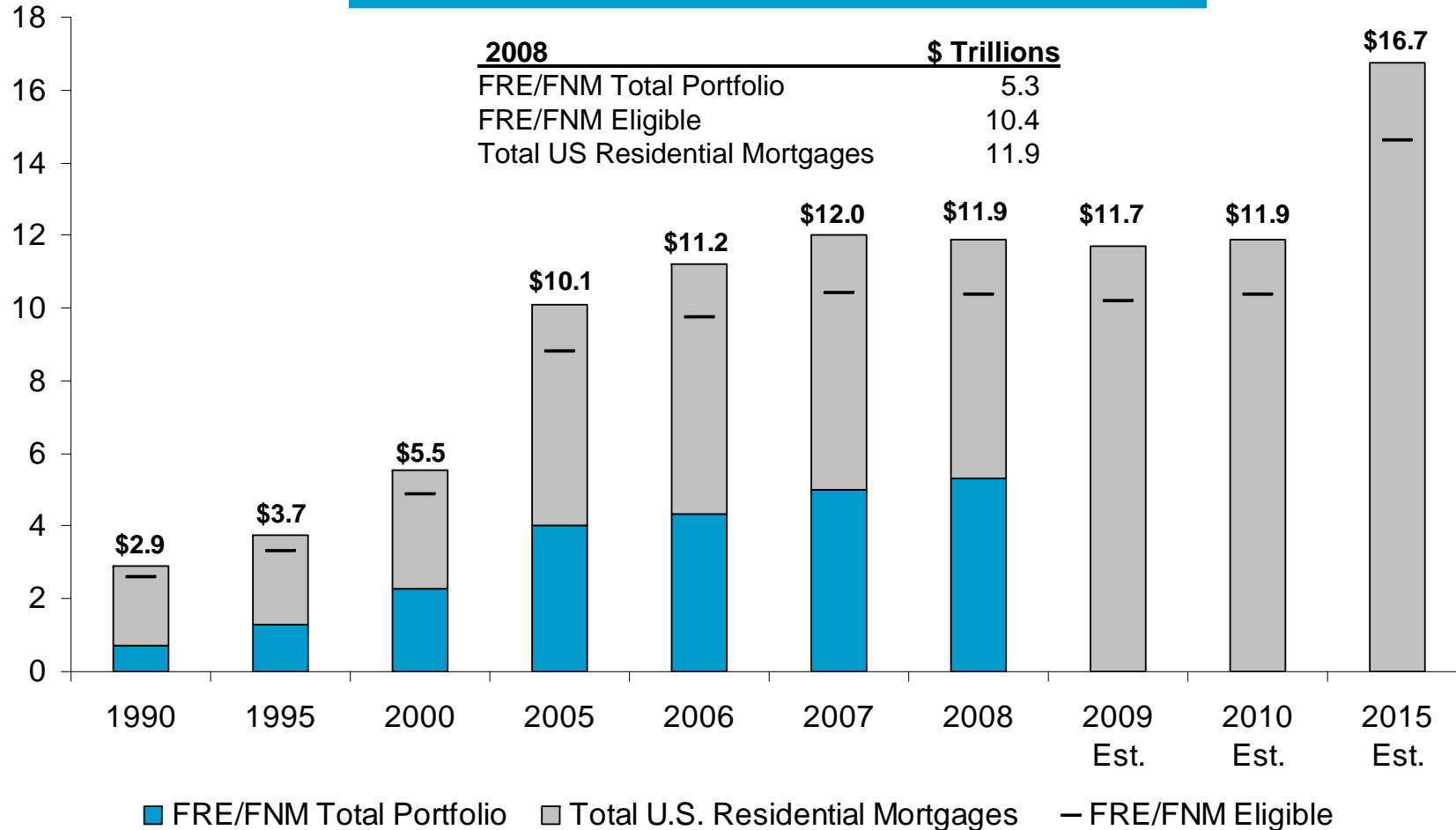
“A primary purpose is to provide stability in the secondary market for home mortgages including mortgages securing housing for low and moderate income families. This can be accomplished through both portfolio purchasing and selling activities, as well as through the securitization of home mortgages.”¹

¹House of Representatives report on FIRREA, No. 54, 101st Congress, 1st Session, Part 3 at 2 (1989).

Freddie Mac is a central part of the U.S. housing market

\$ Trillions

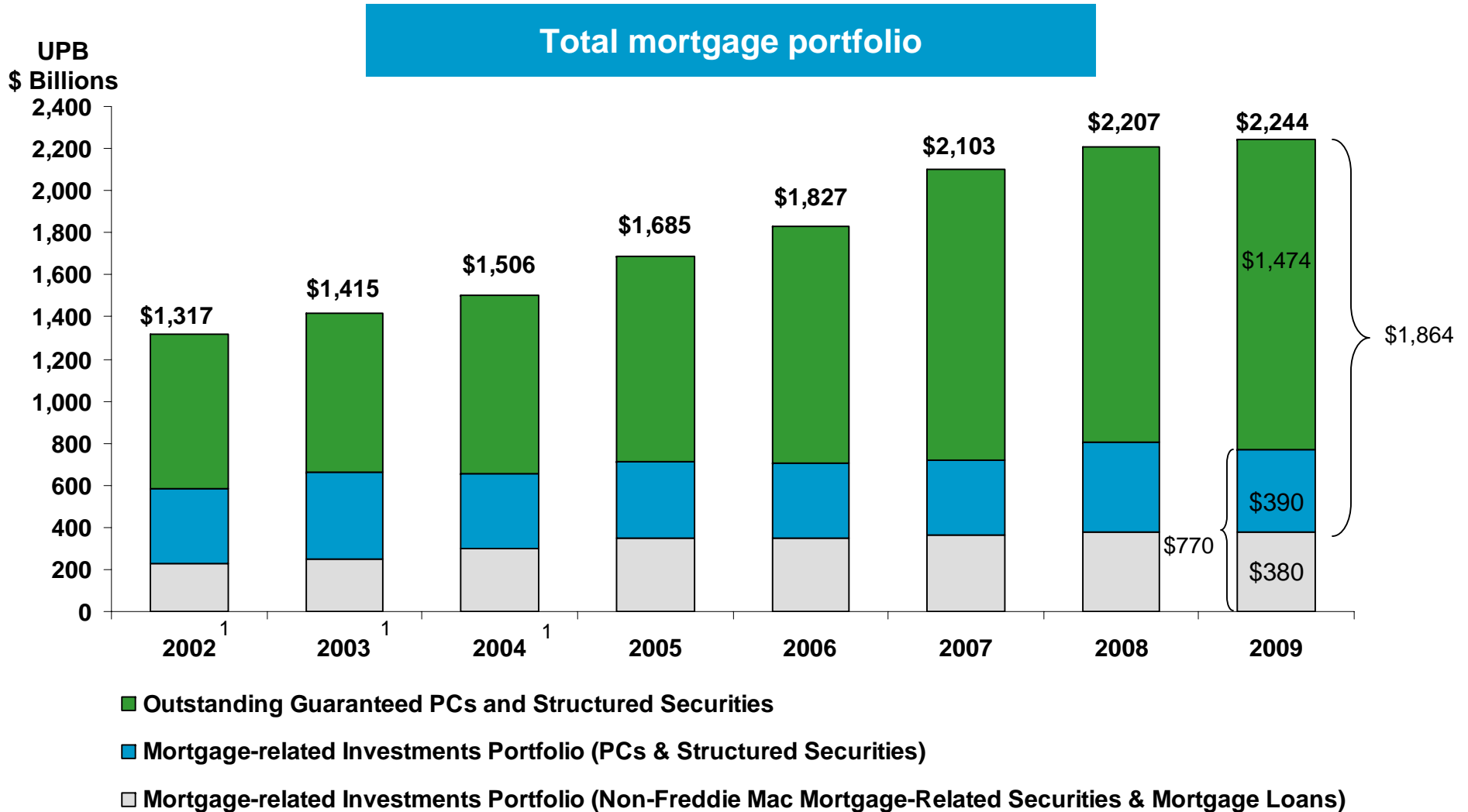
U.S. Residential Mortgage Debt Outstanding



2008	\$ Trillions
FRE/FNM Total Portfolio	5.3
FRE/FNM Eligible	10.4
Total US Residential Mortgages	11.9

Sources: Freddie Mac Total Portfolio: Monthly Volume Summary, January 2009; Fannie Mae Total Portfolio: Monthly Summary, January 2009, "Book of Business"; Total US Residential MDO: Federal Reserve Board's Flow of Funds Accounts, September 17, 2009. The MDO forecasts for 2009 and 2010 are based on the October 2009 forecast of Freddie Mac's Chief Economist. The forecasted figure for 2015 is from the Homeownership Alliance, based on an 8.25% annual growth rate, and assumes a constant FHA & VA share of MDO; to prepare the 2015 FRE/FNM Eligible MDO estimate, we net out an assumed 15% jumbo share of single-family conventional MDO.

Our credit guarantee business has accounted for most of our growth



¹ Includes PCs and Structured Securities Freddie Mac held in connection with PC market-making and support activities accomplished through the Securities Sales & Trading Group business unit and the Money Manager program. These programs ceased in the fourth quarter of 2004.

Source: Freddie Mac. Figures for 2009 are subject to change. 2009 data as of October 31, 2009.

Conservatorship

- The Director of the Federal Housing Finance Agency (FHFA) has placed Freddie Mac and Fannie Mae in conservatorship in order to restore the balance between the GSEs' safety and soundness and mission

- FHFA is the Conservator for both GSEs
 - » The Conservator assumed all powers of the Boards, management and shareholders
 - » FHFA reconstituted our board of directors and executive management
 - » FHFA stated that the GSEs will continue business as usual during the conservatorship

- FHFA has indicated that the goals of the conservatorship include:
 - » Restoring confidence in the GSEs
 - » Enhancing the GSEs' capacity to fulfill their missions
 - » Mitigating the systemic risk that has contributed to market instability

- FHFA has indicated that a GSE's conservatorship will end when the Director determines that FHFA's plan to restore the GSE to a safe and solvent condition has been completed

GSE-related government actions

- Treasury actions:
 - » Entered into a Senior Preferred Stock Purchase Agreement with each GSE
 - Each Agreement provides a commitment for an indefinite time period for a maximum amount of \$200 billion for each GSE
 - Freddie Mac has received a total of \$50.7 billion
 - Paid dividends of \$3.0 billion in cash on the senior preferred stock
 - The corresponding annual cash dividends payable to Treasury are \$5.2 billion, which exceeds our annual historical earnings in most periods
 - » Created a GSE Credit Facility
 - Short-term credit facility is available to Freddie Mac, Fannie Mae and the Federal Home Loan Banks at LIBOR + 50 basis points
 - As of October 31, 2009, we had not borrowed funds using the credit facility, which will expire on December 31, 2009
 - » Implemented an MBS Purchase Program
 - Purchased \$183.8 billion of GSE mortgage-backed securities as of October 31, 2009
 - Program will expire on December 31, 2009
- The Fed resumed purchases of Agency securities for its System Open Market Account (SOMA) for the first time since 1981
 - » Fed may purchase up to \$175 billion in Agency debt securities, and had purchased a total of \$14.5 billion of Agency discount notes and \$155.1 billion of Agency long-term debt securities as of November 27, 2009
 - » Fed may purchase up to \$1.25 trillion of Agency MBS, and had purchased \$1.04 trillion¹ of Agency MBS as of November 27, 2009
 - » Fed announced it will gradually slow the pace of purchases under the program and anticipates that these purchases will be executed by the end of the first quarter of 2010

¹ Represents the amount purchased net of sales.

Making Home Affordable Program

- On February 18, 2009, President Obama announced the Making Home Affordable (MHA) Program designed to help in the housing recovery, promote liquidity and housing affordability, expand our foreclosure prevention efforts and set market standards. Key components of the plan are:
 - » **Home Affordable Refinance** gives eligible homeowners with loans owned or guaranteed by Freddie Mac or Fannie Mae an opportunity to refinance into more affordable monthly payments
 - » **Home Affordable Modification Program (HAMP)** commits U.S. government, Freddie Mac and Fannie Mae funds to avoid foreclosure and keep eligible homeowners in their homes

Freddie Mac supports the housing market

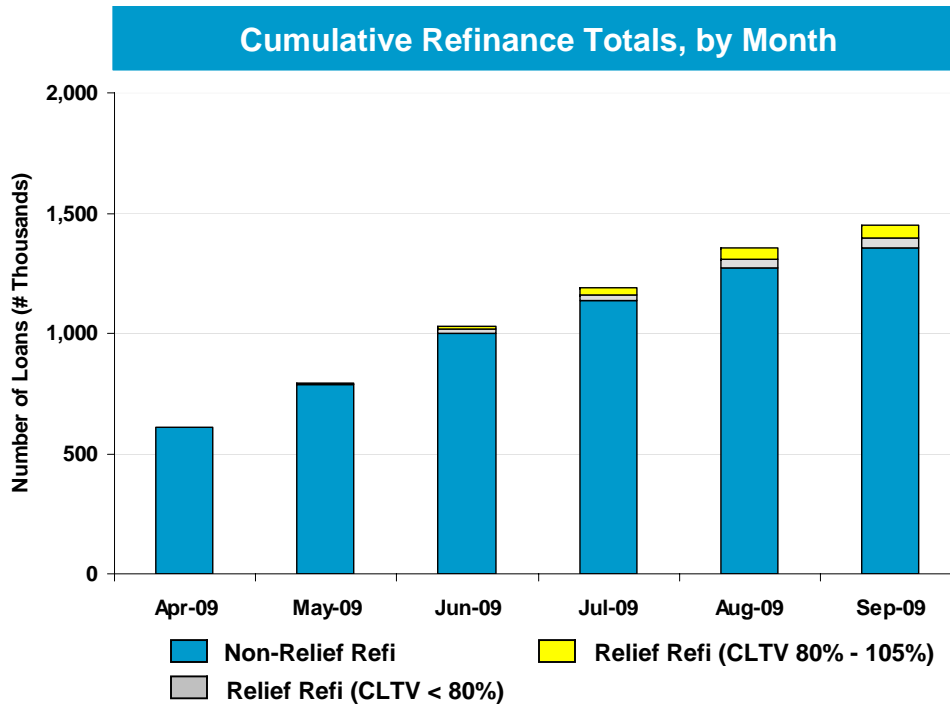
- Continued to play a vital role in supporting the U.S. housing market
- Provided much needed liquidity by purchasing or guaranteeing approximately 1 out of every 4 home loans originated in 2009¹
- Lowered mortgage payments for 1.5 million borrowers by refinancing over \$300 billion in home loans - creating \$3.8 billion in annual cost savings as of September 30, 2009²
- Making Home Affordable (MHA) – Continued to advance foreclosure prevention efforts under the Administration's MHA program and through our borrower assistance programs
- Helped keep mortgage rates low for borrowers by providing a stable source of mortgage funding to the market

¹ Estimate based on internal Freddie Mac single-family funding volumes for 2009 divided by the gross mortgage origination amount as reported by Inside Mortgage Finance.

² Refinancing total and borrower savings amounts for the full-year 2009, as of September 30. Annual savings represents the estimated reduction of interest paid by the borrower during the first year of refinance (note rate reduction multiplied by new mortgage balance).

Freddie Mac refinance activity

Cumulative refinance activity through September 2009



- Year-to-date Freddie Mac has refinanced approximately 1.5 million borrowers
- Estimated total annual borrower savings of \$3.8¹ billion
- Estimated annual savings of over \$2,600¹ per refinanced borrower
- Expanded the scope of the Relief Refinance Program
 - Increased the maximum eligible LTV ratio to 125% on October 1, 2009
 - Increased program flexibility via Open Access beginning October 1, 2009

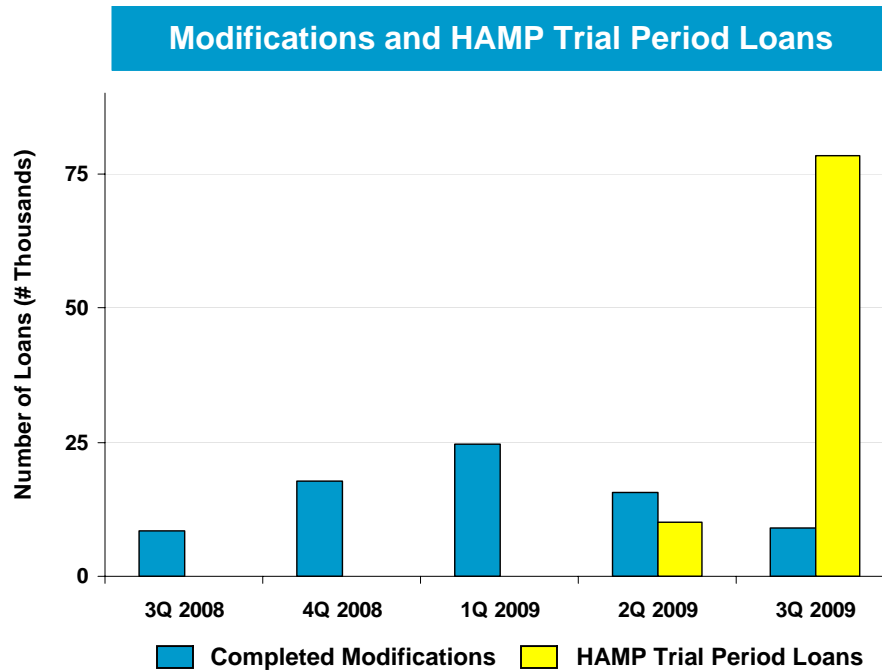
	Relief Refinance Mortgage Totals ²		Non-Relief Refi	Cumulative Refinance Totals, by Month
	CLTV < 80%	CLTV 80% - 105%		
Apr-09	1,172	915	606,719	608,806
May-09	4,984	4,179	784,986	794,149
Jun-09	14,327	14,205	1,002,435	1,030,967
Jul-09	23,869	28,781	1,136,499	1,189,149
Aug-09	35,795	45,628	1,272,601	1,354,024
Sep-09	43,357	54,313	1,354,402	1,452,072

¹ Annual savings represents the estimated reduction of interest paid by the borrower during the first year of refinance (note rate reduction multiplied by new mortgage balance).

² Relief Refinance volumes with CLTV >80% are Home Affordable Refinance program (HARP) loans under the MHA program.

Foreclosure prevention efforts

Completed modifications and Home Affordable Modification (HAMP) trial period loans



- Year-to-date Freddie Mac has modified a total of 49,239 loans to at-risk borrowers
- Estimated annual savings of \$3,600¹ per borrower
- At September 30, 2009, there were 471 completed HAMP modifications as reported by the MHA program administrator
- HAMP continues to ramp up as servicers expand capabilities and capacity

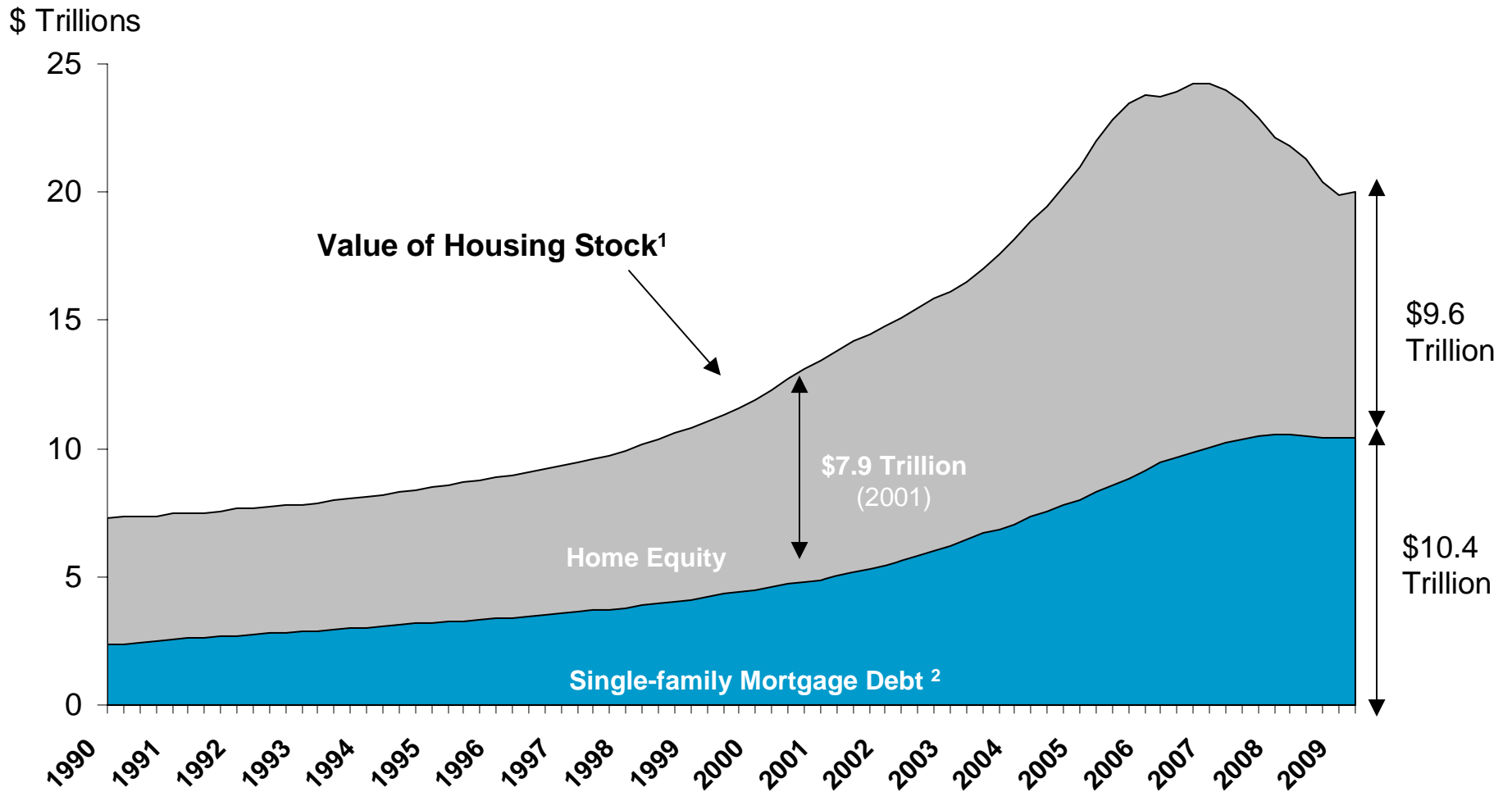
	Completed Modifications	HAMP Trial Period Loans ²
3Q 2008	8,456	N/A
4Q 2008	17,695	N/A
1Q 2009	24,623	55
2Q 2009	15,603	10,129
3Q 2009	9,013	78,484

¹ Annual savings represents the estimated reduction of interest paid by the borrower during first year of modification (note rate reduction multiplied by new mortgage balance plus principal forbearance).

² Based on information reported by the MHA program administrator.

U.S. Housing Market

Single-family mortgage debt in relation to total value of housing stock



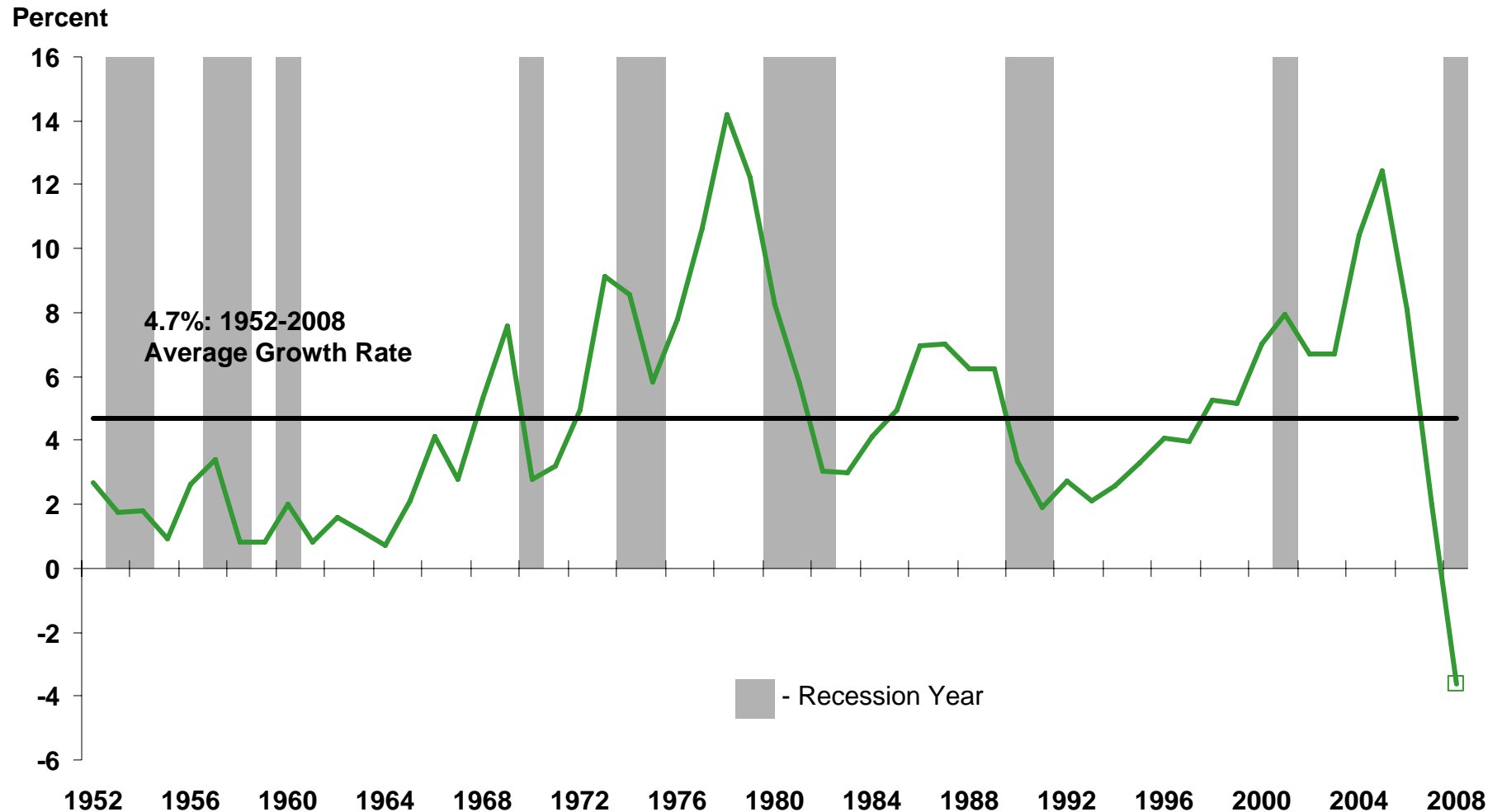
¹ Value of Housing Stock: Federal Reserve Board's Flow of Funds Accounts, September 17, 2009, Table B.100 (line #50). This figure includes homes with and without underlying mortgages. Home equity is the difference between the value of the housing stock and the amount of single-family mortgage debt.

² Single-family Mortgage Debt Outstanding: Federal Reserve Board's Flow of Funds Accounts, September 17, 2009, Table B.100 (line #33).

Source: Federal Reserve Board's Flow of Funds Accounts. Data as of June 30, 2009.

U.S. nominal house prices have declined sharply

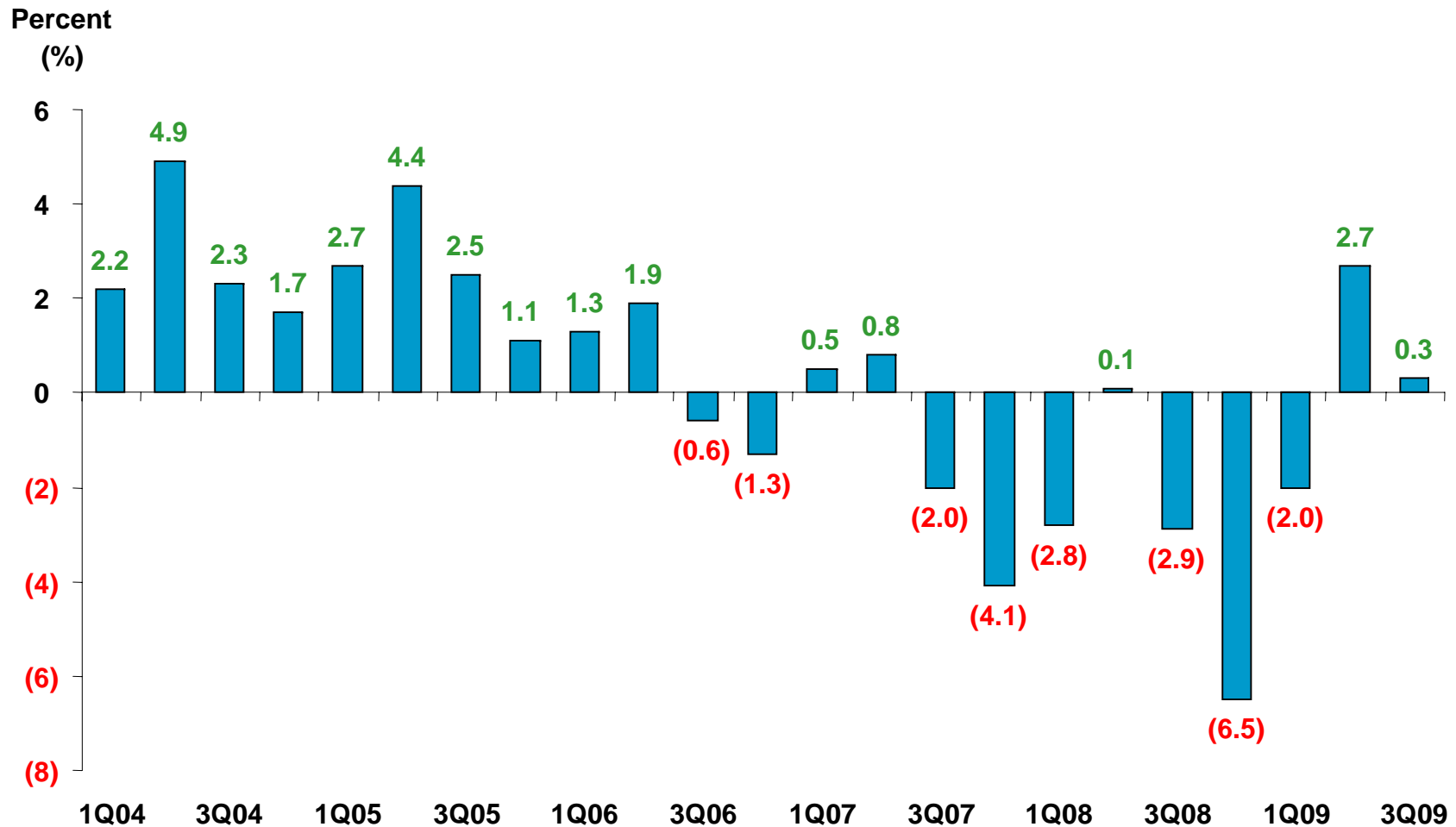
Annual national house price growth



Note: Growth rates for 1952 to 2008 are calculated using the annual average of certain third party and Freddie Mac indices.

Sources: E. H. Boeckh and Associates, Bureau of Labor Statistics, U.S. Census Bureau and Freddie Mac.

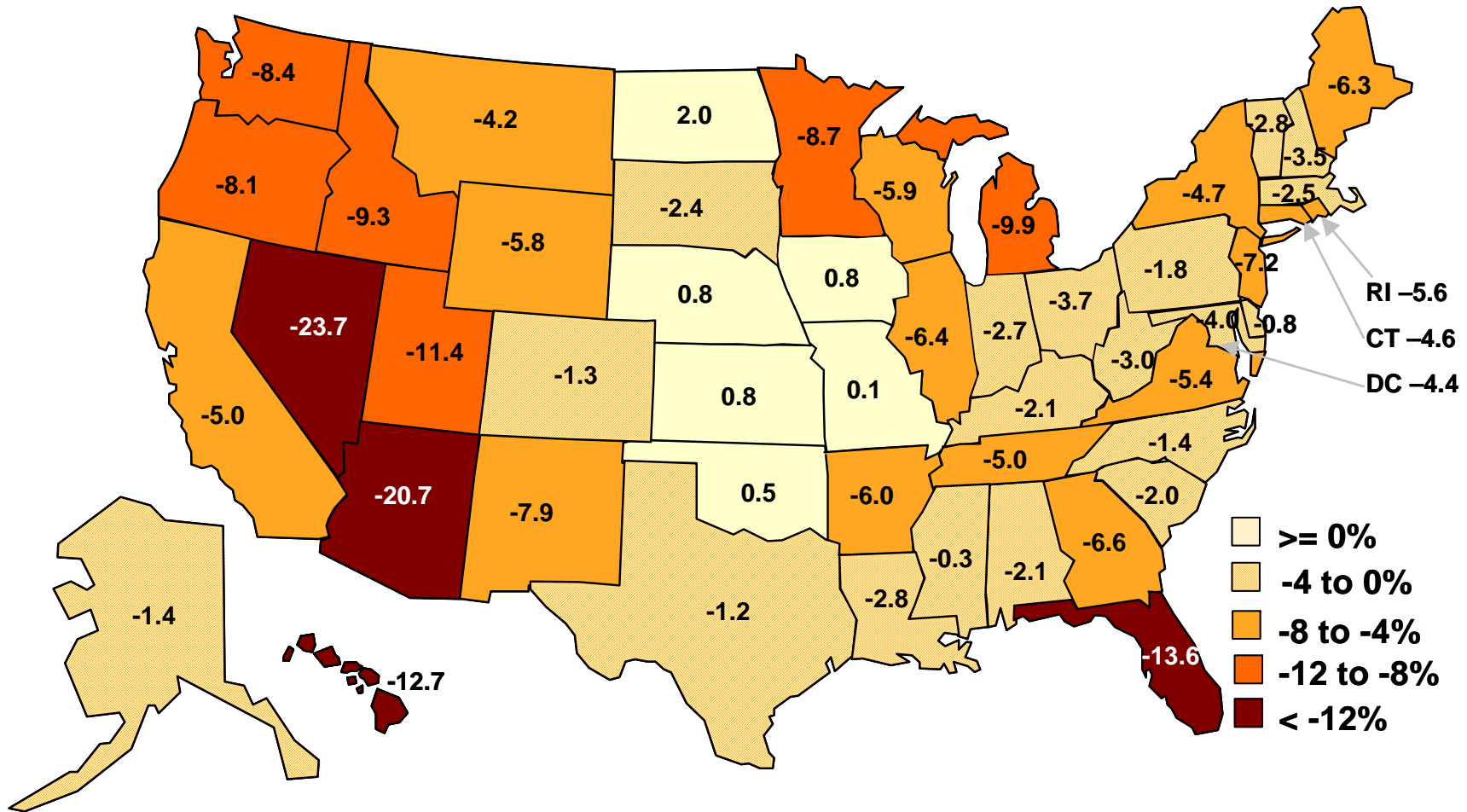
National home prices have experienced a cumulative decline of 17% since June 2006¹



¹ National home prices use the internal Freddie Mac index, which is value-weighted based on Freddie Mac's single-family portfolio. The U.S. index is a monthly series; quarterly growth rates are calculated as a 3-month change based on the final month of each quarter. Cumulative decline of 17% calculated as a cumulative compound growth rate.

44 States and Washington, DC had home price declines from September 2008 to September 2009¹

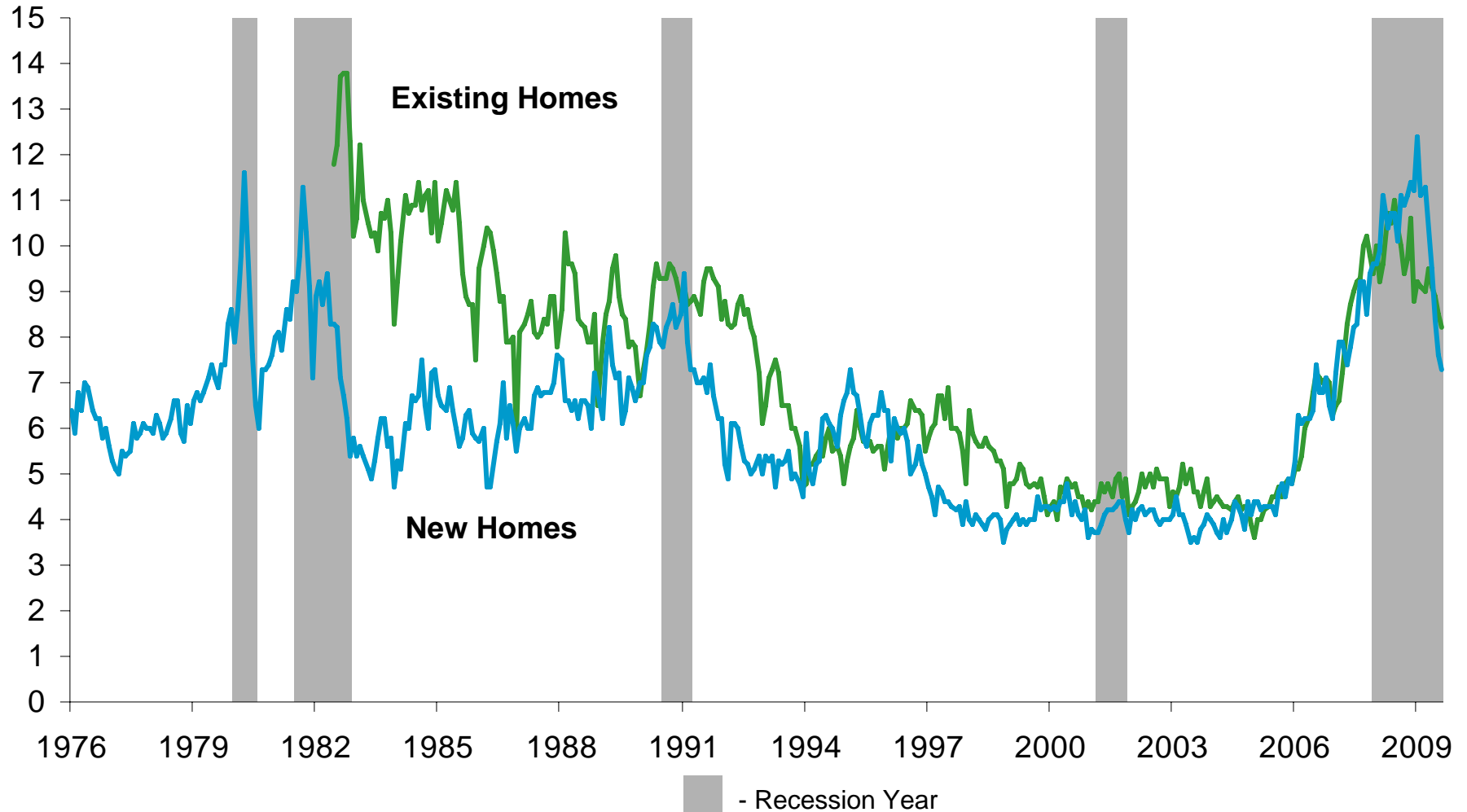
United States -5.7%



¹ National home prices use the internal Freddie Mac index, which is value-weighted based on Freddie Mac's single-family portfolio. The state index is a monthly series; annual growth rates are calculated as a 12-month change.

Inventories of homes for sale remain above recent levels

Months Supply of Homes for Sale

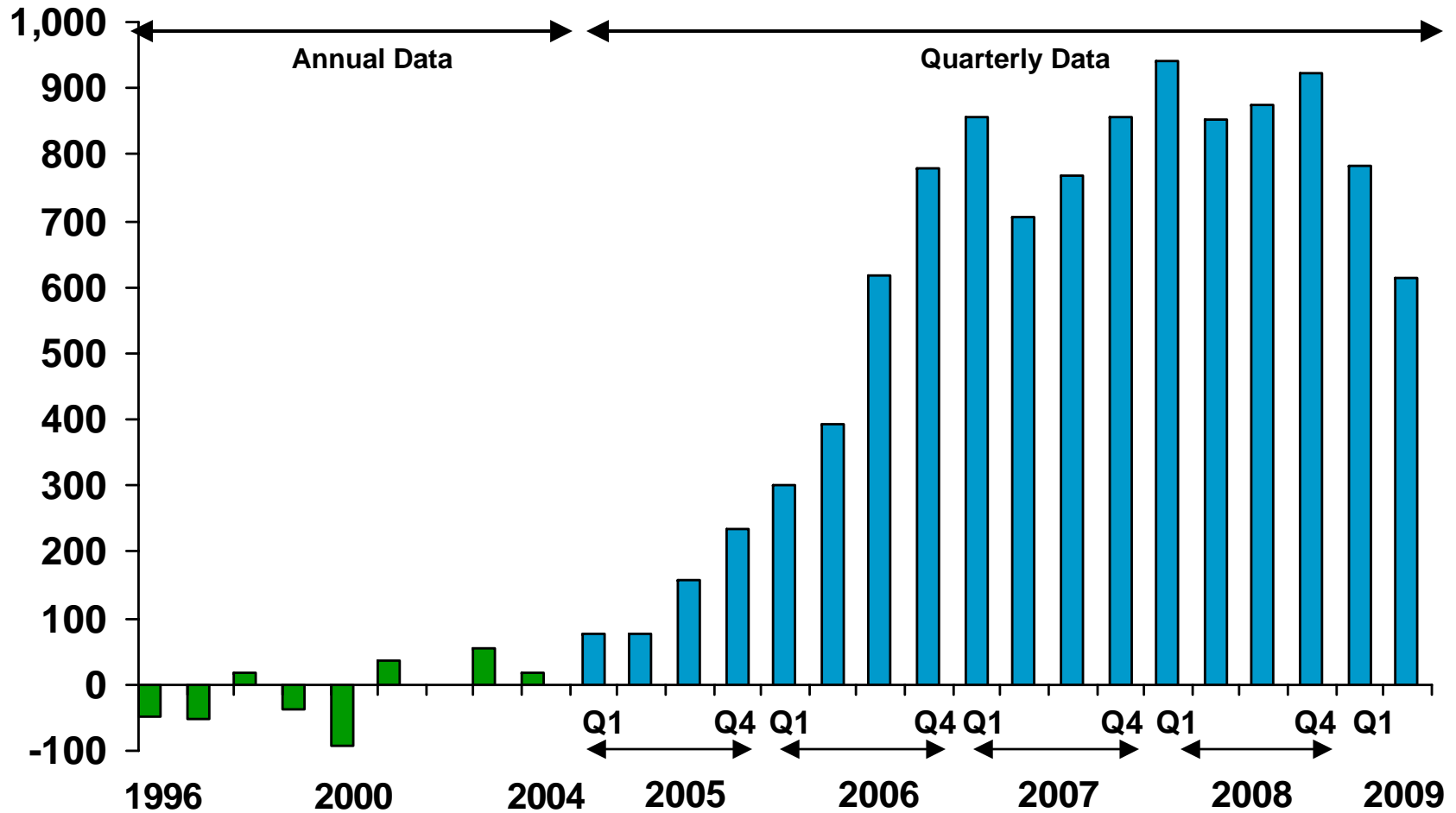


Sources: Census Bureau and National Association of Realtors. 2009 data as of August 31, 2009.

A large inventory overhang remains within the housing market

Excess unsold homes for sale

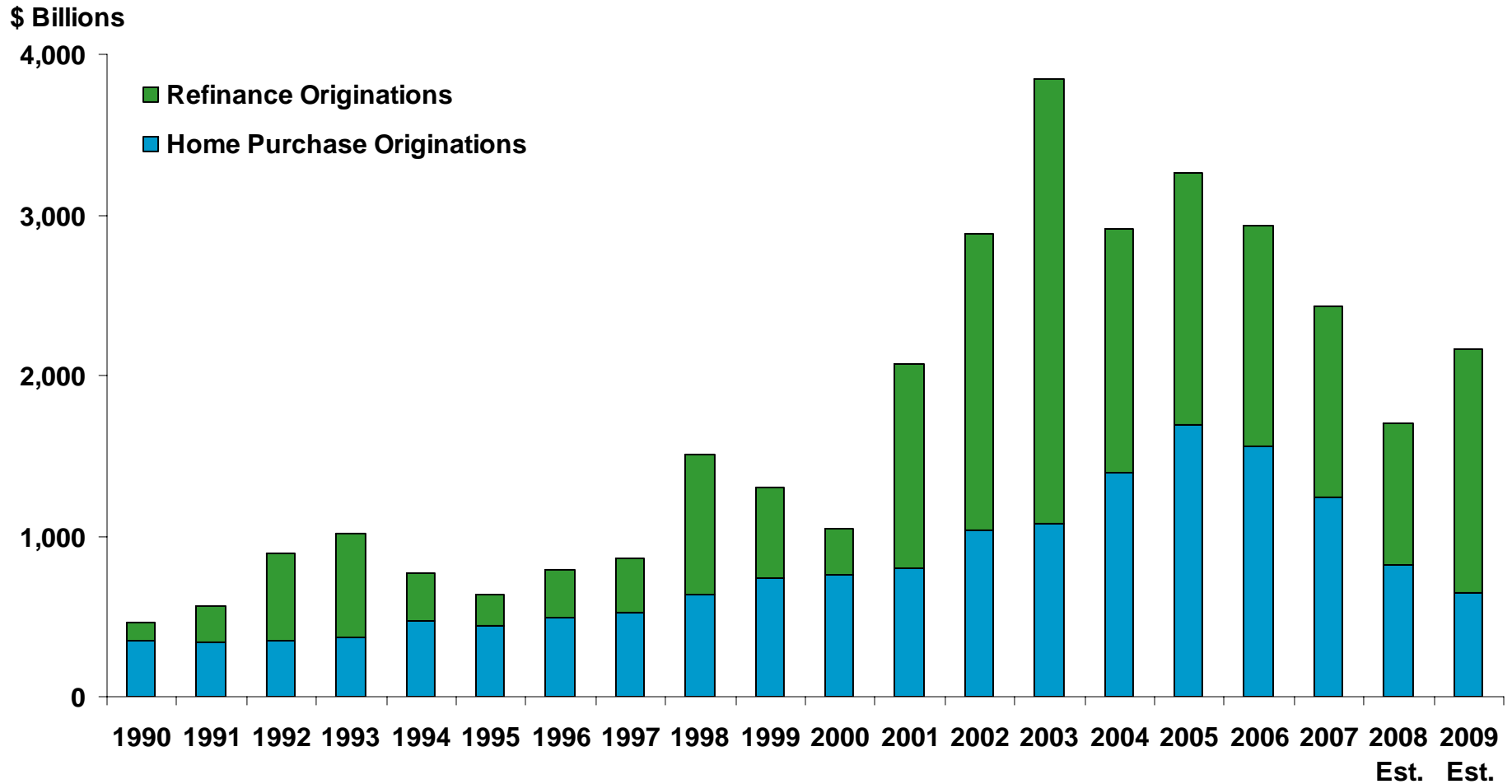
Numbers in Thousands



Note: The excess unsold homes were estimated based on the average vacancy rate from 1996Q1 to 2005Q4 (1.7%).
 Source: Bureau of Census.

Higher refinances expected to increase mortgage originations in 2009

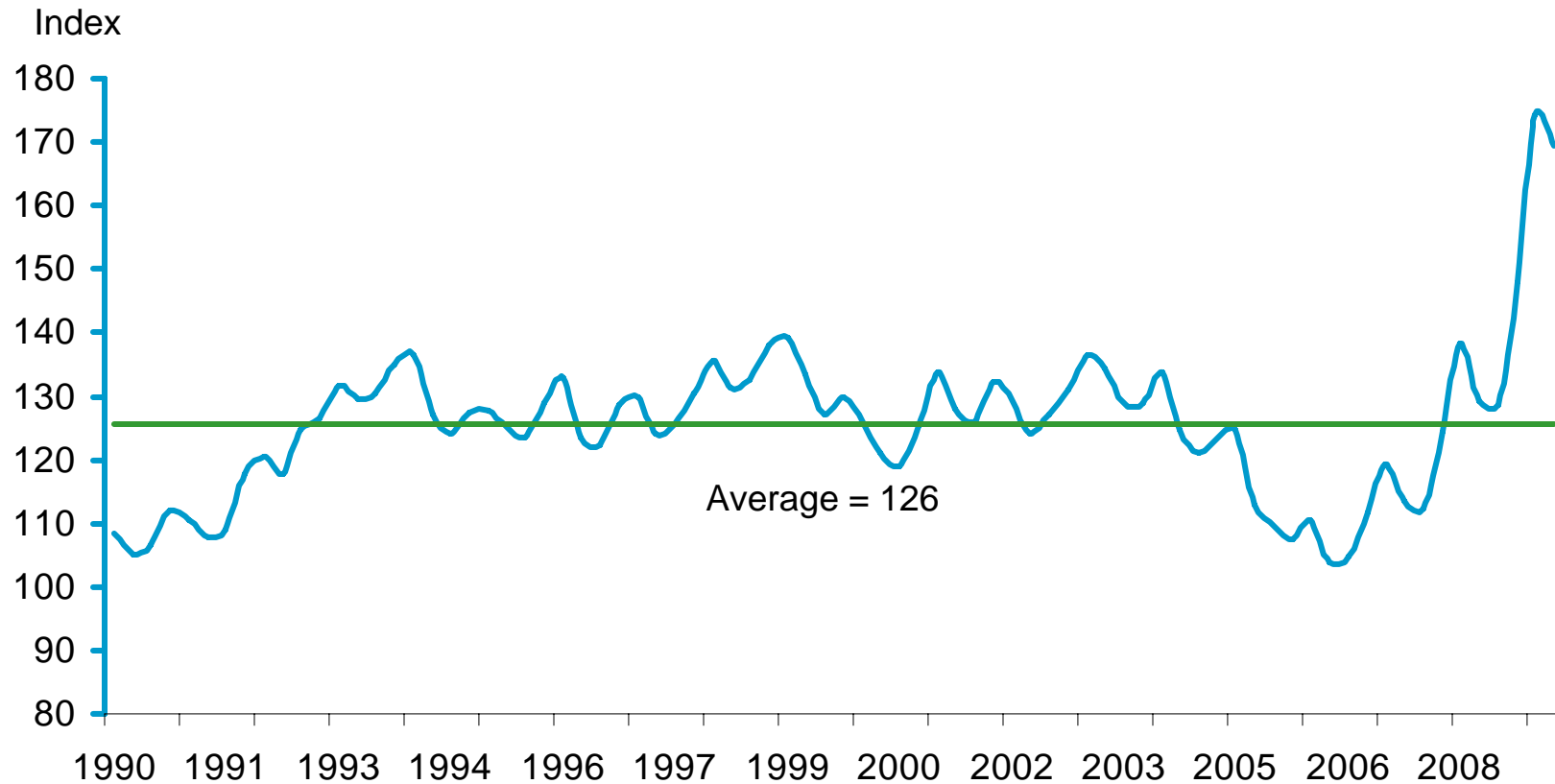
Total single-family mortgage originations



Source: U.S. Department of Housing and Urban Development and Federal Financial Institutions Examination Council. 2008 and 2009 data based on the October 2009 forecast of Freddie Mac's Office of the Chief Economist.

Housing affordability declined slightly in 2Q 2009

Housing affordability



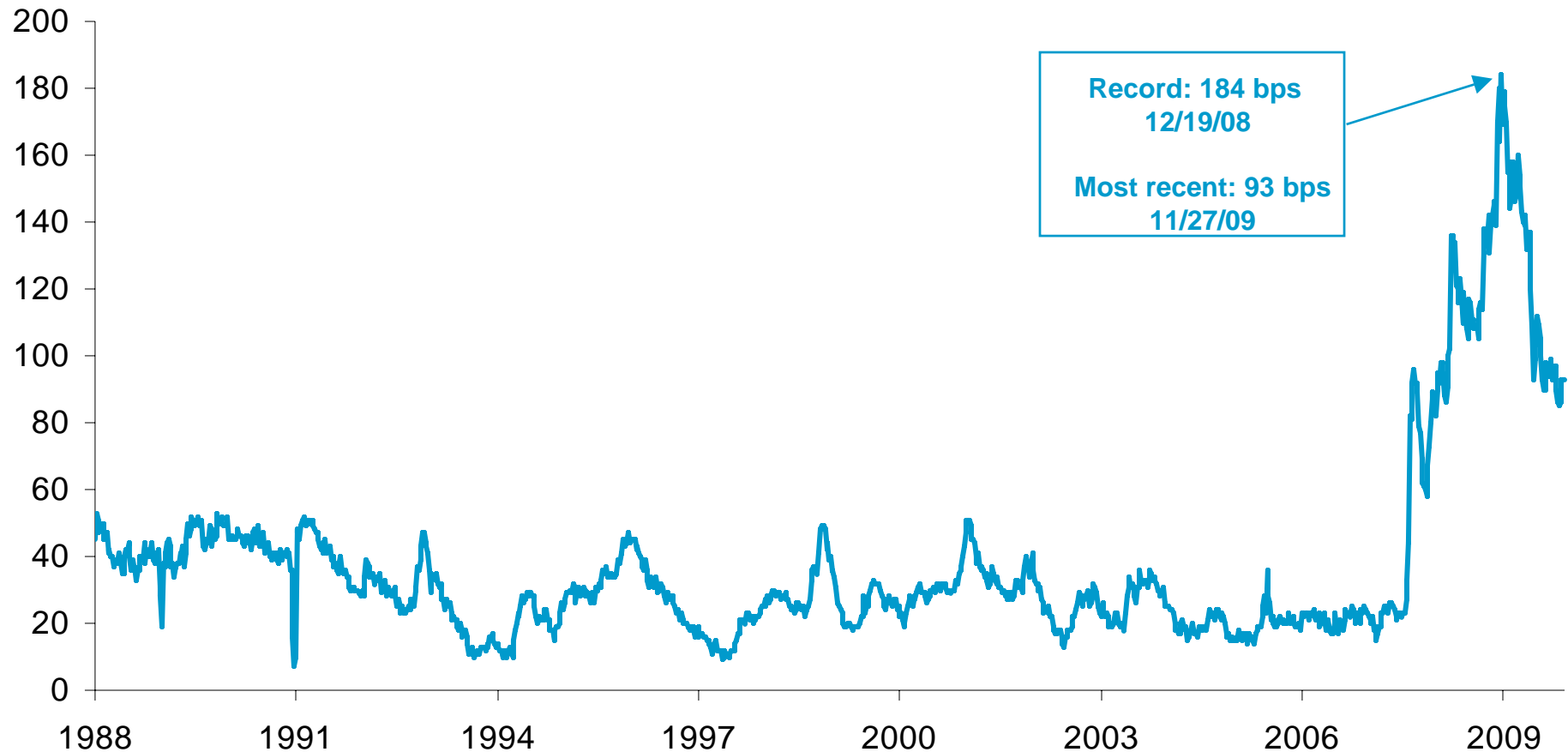
Note: An index of 100 indicates a median income family has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that a median income family has more than enough income to qualify for a mortgage on a median-priced home. Data seasonally adjusted.

Source: National Association of Realtors. 2009 data as of June 30, 2009.

Jumbo-conforming spreads have declined from record levels in December 2008

Effective jumbo-conforming interest rate spread

Basis points

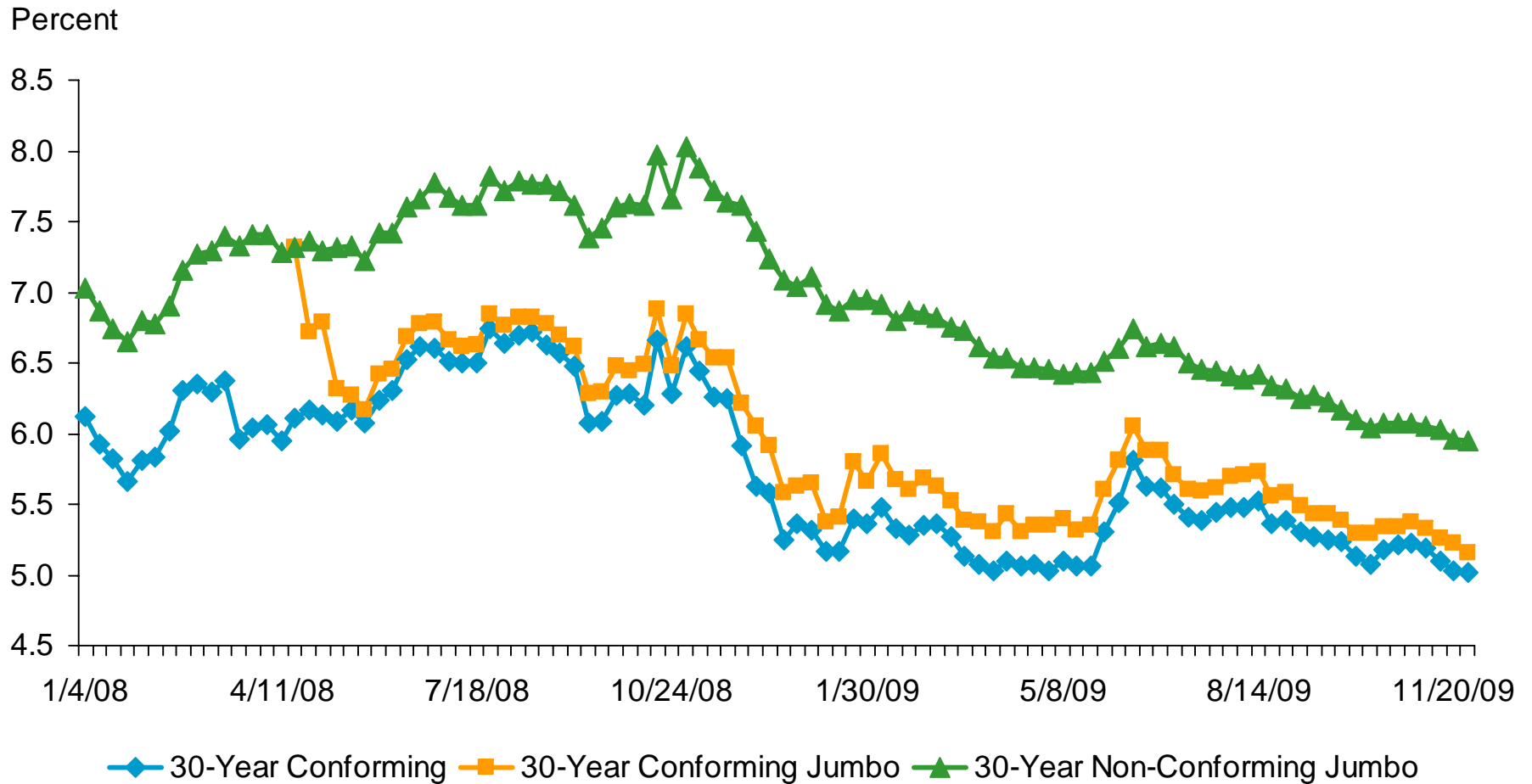


Note: Effective spread adds fees and points to the interest rate.

Source: HSH Associates. Data as of November 27, 2009.

Mortgage rates on conforming jumbo loans

30-year fixed mortgage rates

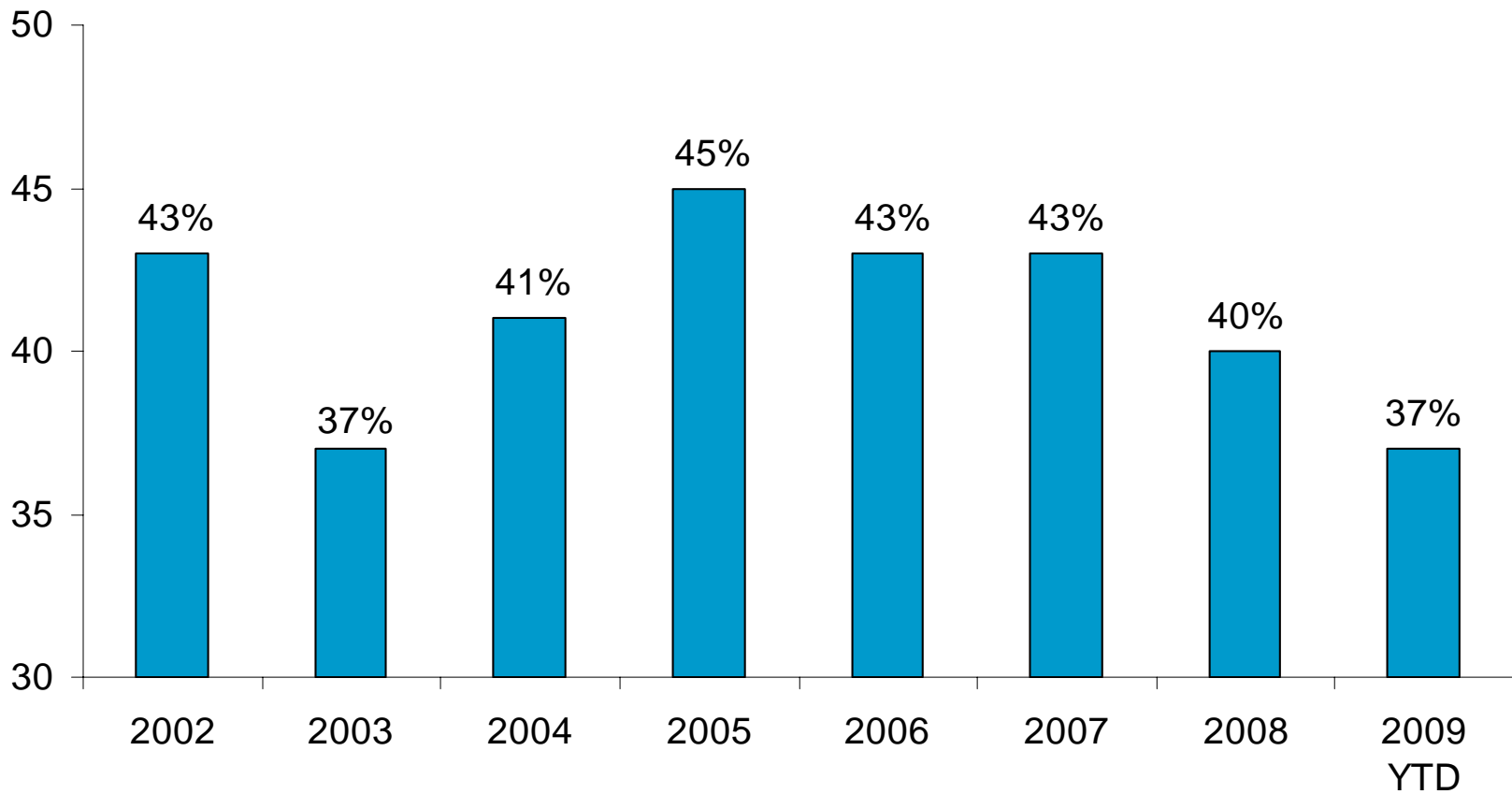


Source: HSH Associates. Points and fees are added to interest rates. Data as of November 27, 2009.

Credit Guarantee Business

Freddie Mac's GSE market share

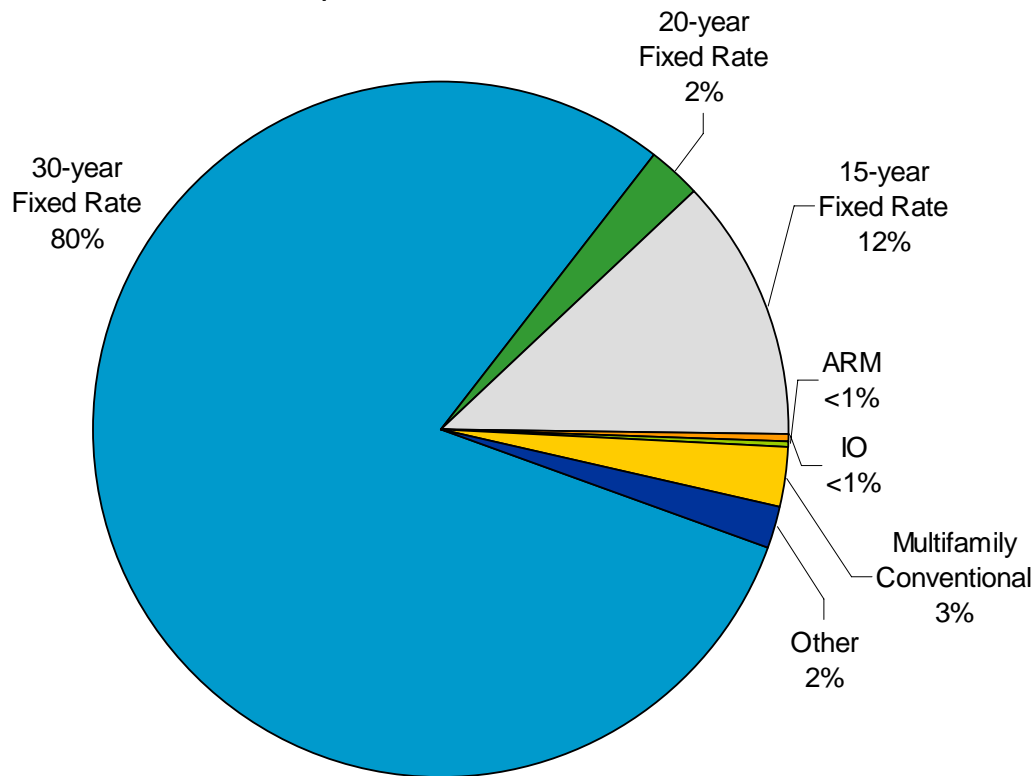
Freddie Mac share of
PC/MBS issuances
(Percent)



We fulfill our mission through purchasing a variety of mortgage products

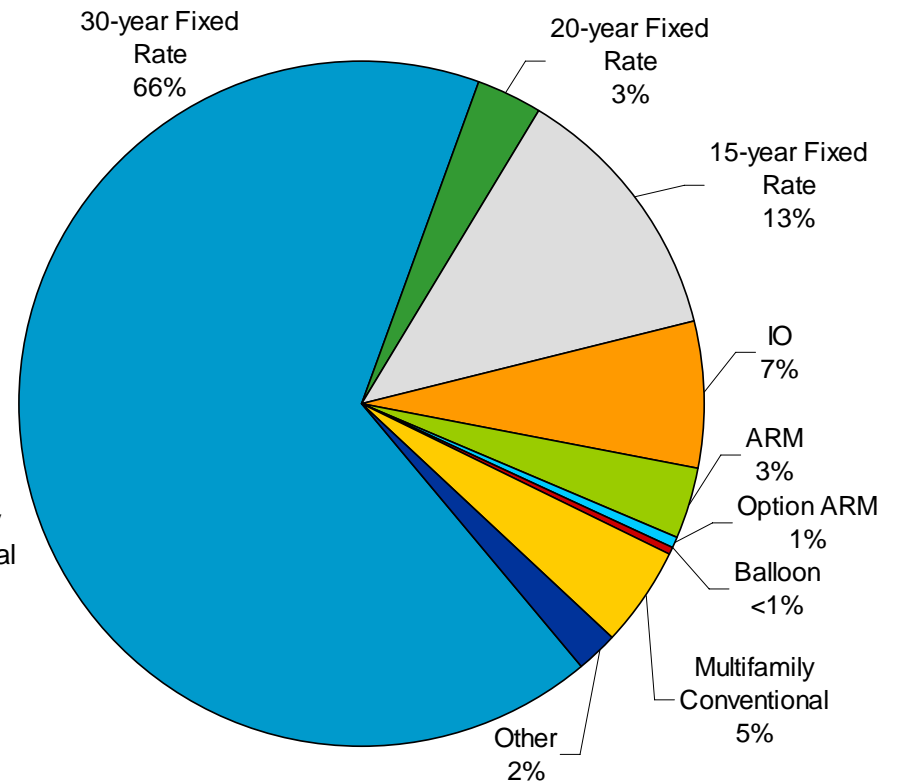
**Total mortgage portfolio purchases
Nine months ended September 30, 2009**

\$401.5 Billion



**Total mortgage portfolio
As of September 30, 2009**

\$1.99 Trillion



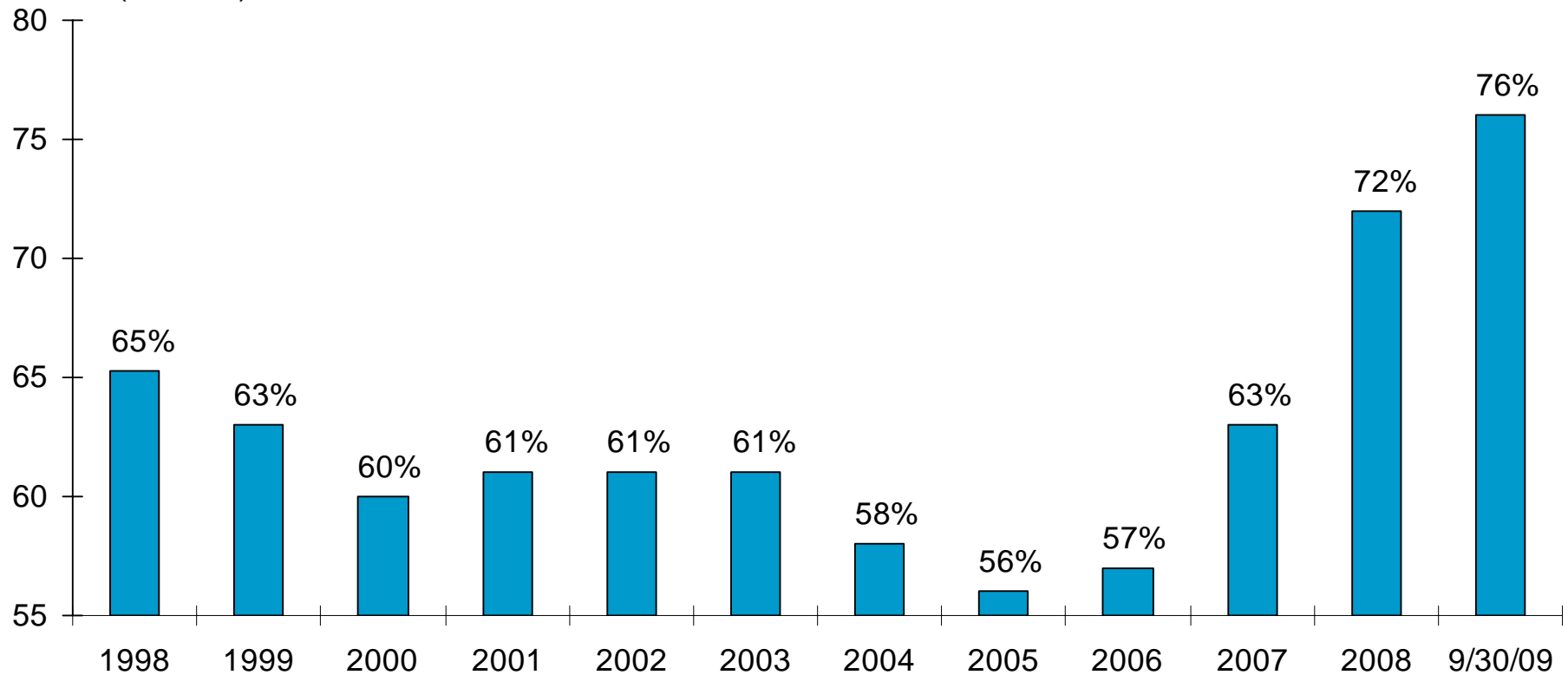
Note: Excludes non-Freddie Mac mortgage-related securities.

Source: Freddie Mac.

Current LTV ratio of our single-family portfolio has increased

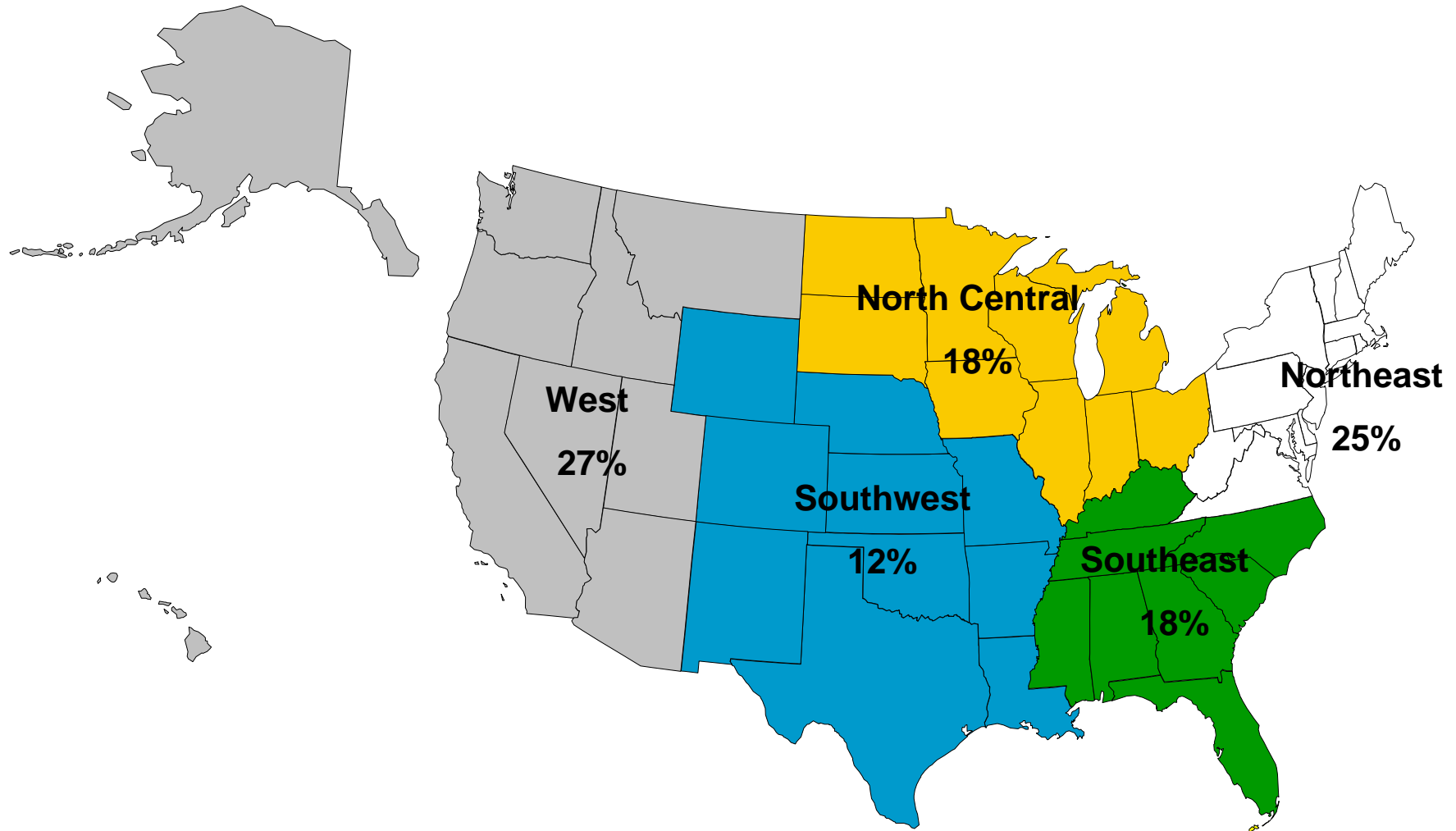
Average estimated loan-to-value¹ ratio of our single-family portfolio adjusted to reflect current market prices

Average Estimated Current LTV Ratio (Percent)



¹ Based on the unpaid principal balance of the single-family mortgage portfolio, excluding Structured Securities backed by Ginnie Mae Certificates and certain Structured Transactions that are backed by non-Freddie Mac mortgage-related securities for which the loan characteristics data was not available. Current market values are estimated by adjusting the value of the property at origination based on changes in the market value of homes since origination. Estimated current LTV ratio range is not applicable to purchase activity, includes the credit-enhanced portion of the loan and excludes any secondary financing by third parties.

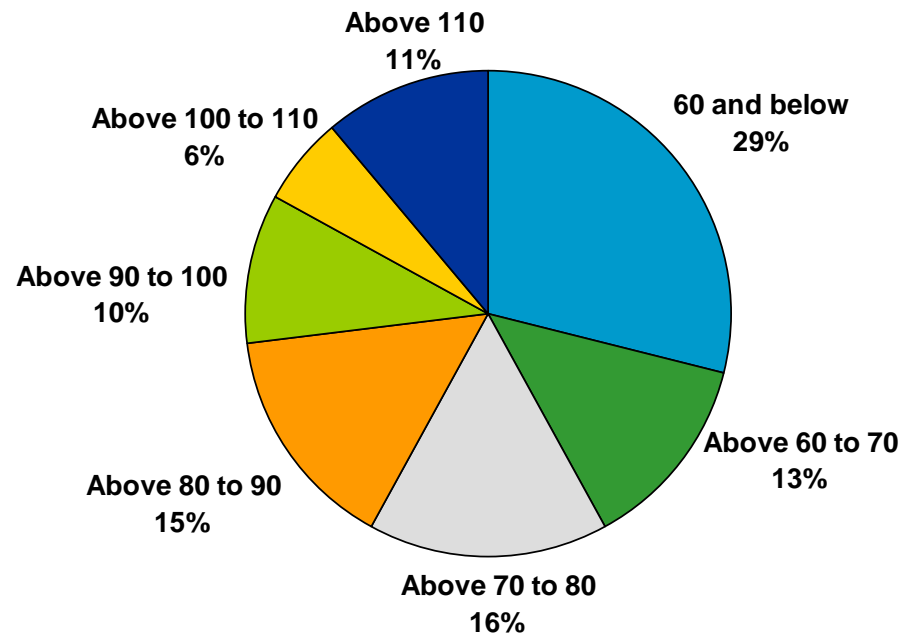
Freddie Mac's single-family portfolio is well diversified¹



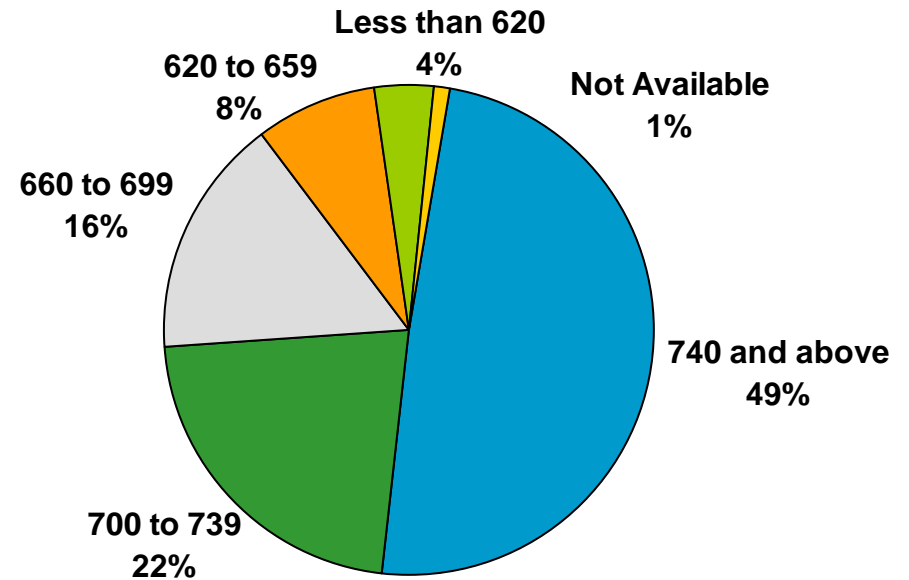
¹ Based on mortgage loans in our mortgage-related investments portfolio and underlying our guaranteed PCs and Structured Securities issued, excluding that portion of Structured Securities that is backed by Ginnie Mae Certificates. Percentages based on unpaid principal balances.

Risk characteristics of single-family mortgage portfolio

Estimated current loan-to-value ratio^{1,2} (Percent)



Credit score^{2,3}



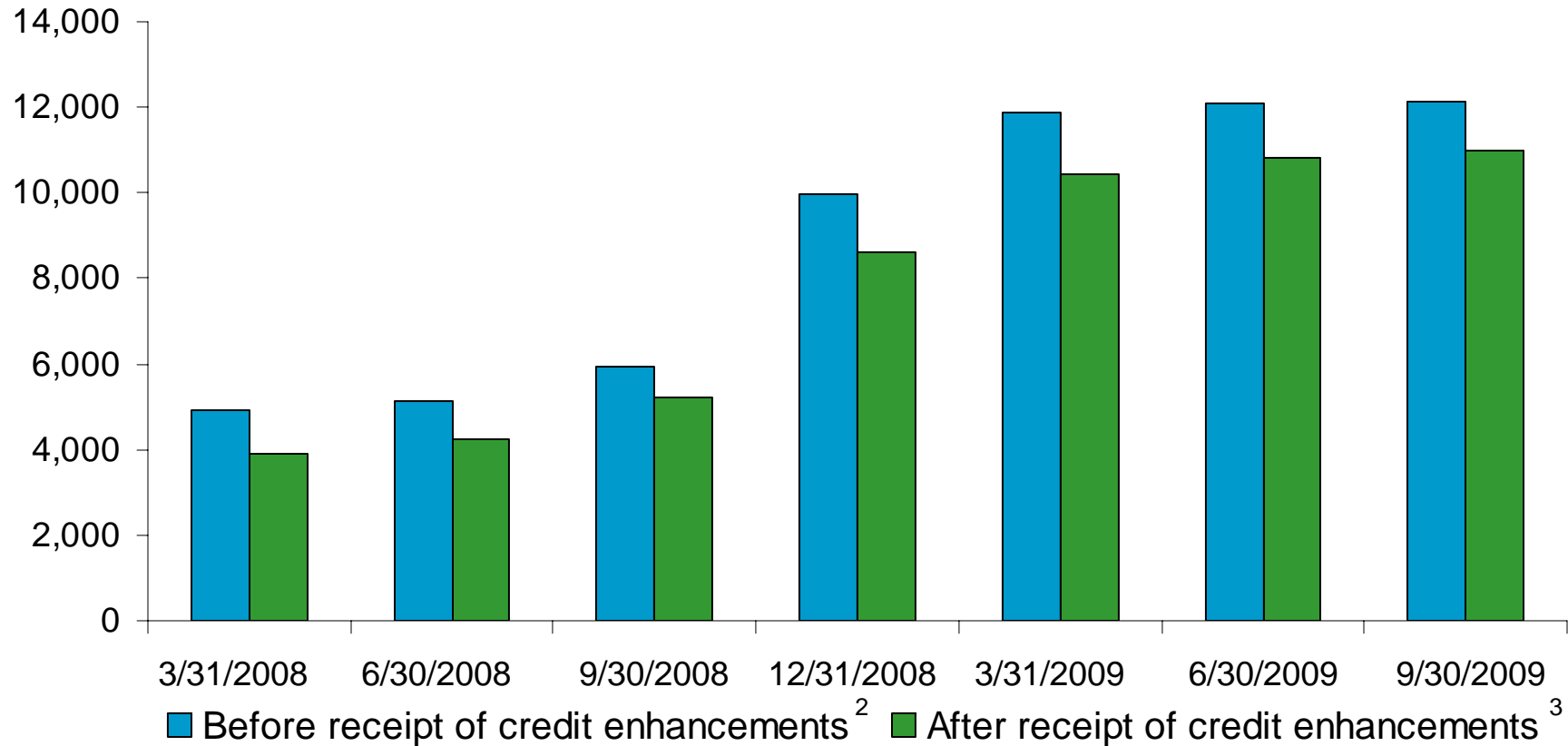
¹ Current market values are estimated by adjusting the value of the property at origination based on changes in the market value of homes since origination. Estimated current LTV ratio range is not applicable to purchase activity, includes the credit-enhanced portion of the loan and excludes any secondary financing by third parties. Including secondary financing, the total original LTV ratio above 90% was 13% at September 30, 2009.

² Based on the unpaid principal balance of the single-family mortgage portfolio excluding Structured Securities backed by Ginnie Mae certificates and certain Structured Transactions. Structured Transactions with ending balances of \$2 billion at September 30, 2009 are excluded since these securities are backed by non-Freddie Mac issued securities for which the loan characteristics data was not available.

³ Credit score data is as of mortgage loan origination and is based on FICO scores.

Estimated sensitivity of credit losses to an immediate 5% decline in house prices¹

Net Present Value
(\$ Millions)



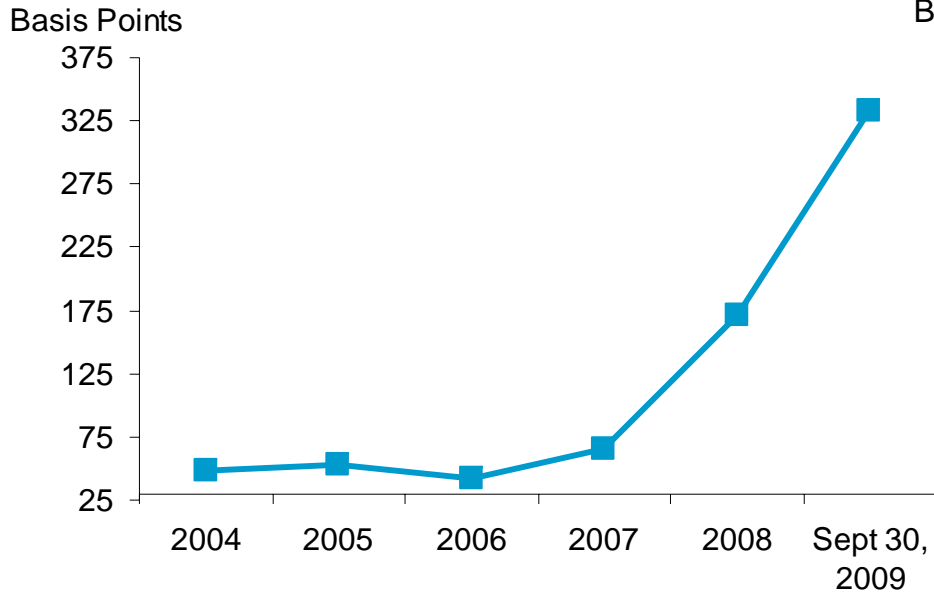
¹ Based on the single-family mortgage portfolio, excluding Structured Securities backed by Ginnie Mae Certificates. Since we do not use this analysis for determination of our reported results under GAAP, this sensitivity analysis is hypothetical and may not be indicative of our actual results.

² Assumes that none of the credit enhancements currently covering our mortgage loans has any mitigating impact on our credit losses.

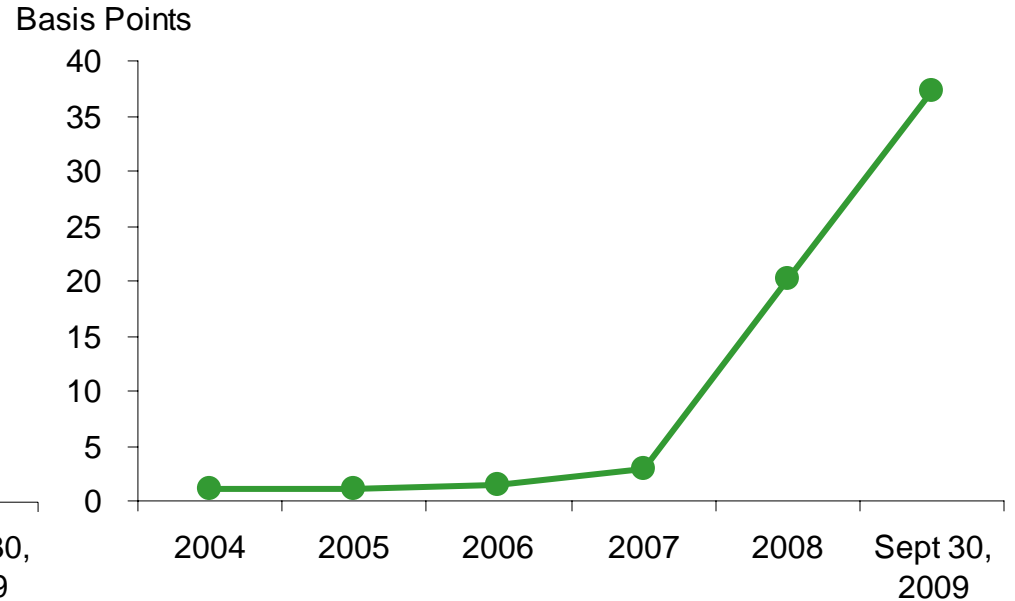
³ Assumes we collect amounts due from credit enhancement providers after giving effect to certain assumptions about counterparty default rates.

Credit delinquencies and losses

90-day single-family delinquencies¹



Total credit losses²



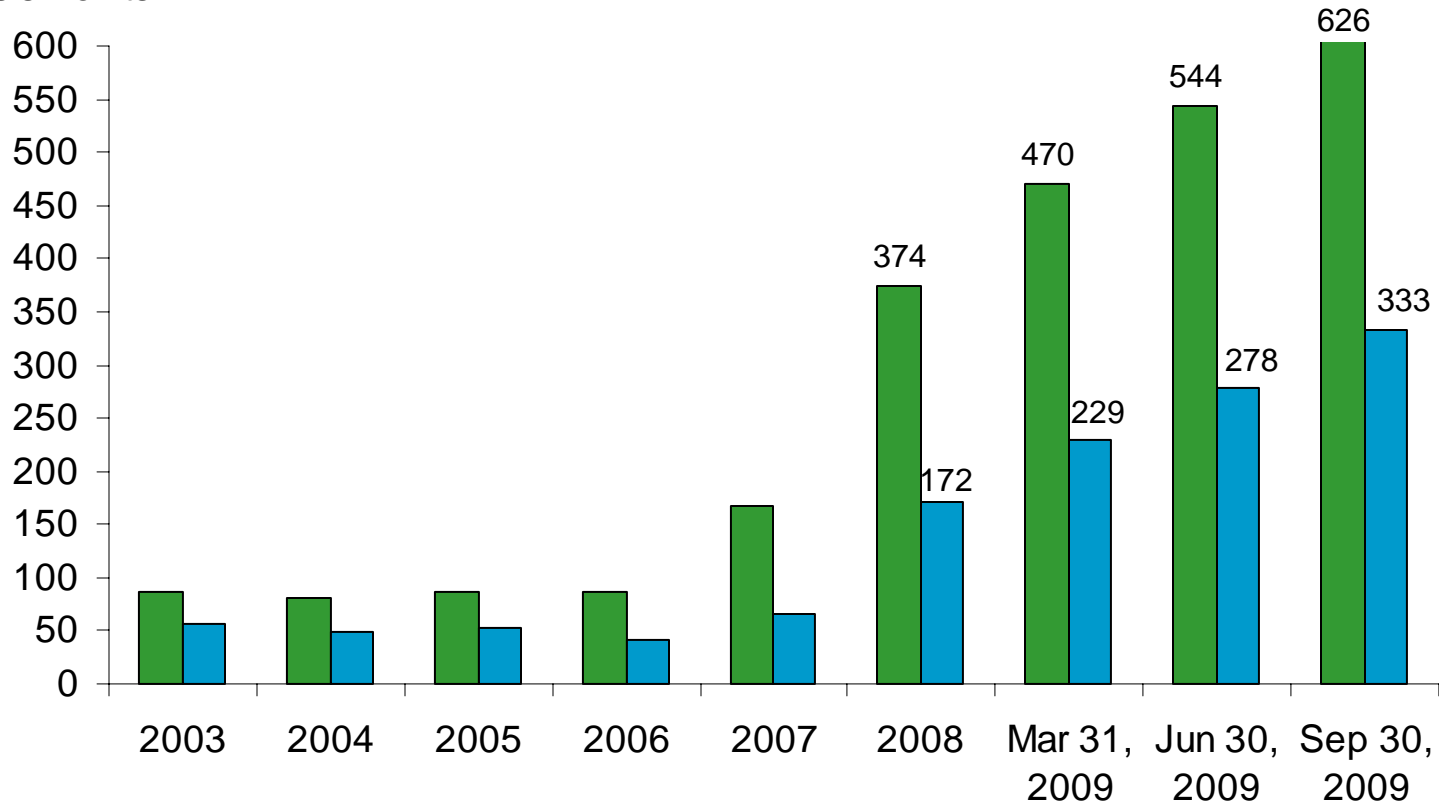
¹ Based on mortgage loans in our mortgage-related investments portfolio and total guaranteed PCs and Structured Securities issued, excluding that portion of Structured Securities that is backed by Ginnie Mae Certificates and excludes Structured Transactions.

² Calculated as annualized credit losses divided by the average balance of mortgage loans in our mortgage-related investments portfolio and mortgage loans underlying our PCs and Structured Securities, excluding that portion of Structured Securities that is backed by Ginnie Mae Certificates.

Delinquencies are low relative to the industry

90-day or more delinquencies

Basis Points



- MBA Prime Conventional Mortgage Delinquencies
- Freddie Mac Total Single-Family 90-day or More Delinquencies ¹

¹ Based on mortgage loans in our mortgage-related investments portfolio and underlying our guaranteed PCs and Structured Securities issued, excluding that portion of Structured Securities that is backed by Ginnie Mae Certificates and excludes Structured Transactions.

Single-family credit statistics¹

(\$ Millions)	3Q 2009 vs 2Q 2009			
	3Q 2008	2Q 2009	3Q 2009	2Q 2009
1 REO operations (income) expense ²	\$333	\$1	(\$98)	(\$99)
2 Charge-offs, net of recoveries	937	1,905	2,236	331
3 Total single-family credit losses	\$1,270	\$1,906	\$2,138	\$232
4 Total single-family credit losses (basis points) ³	27.9	41.7	46.2	4.5
Key Statistics and Balances				
5 Total single-family performing and non-performing assets ⁴	\$1,854,242	\$1,890,019	\$1,900,513	\$10,494
6 90+ day delinquencies	26,691	64,260	77,170	12,910
7 Loans purchased under financial guarantees ⁵	2,529	5,669	6,713	1,044
8 Troubled debt restructurings	3,077	3,607	3,575	(32)
9 REO balance, net ⁶	3,200	3,381	4,189	808
10 Total single-family non-performing assets (NPAs)	\$35,497	\$76,917	\$91,647	\$14,730
11 Total single-family NPAs as % of total single-family assets	1.91%	4.07%	4.82%	0.75%

¹ Beginning in November 2008, Freddie Mac periodically suspended foreclosure transfers of occupied homes and evictions for those homes eligible for certain foreclosure alternative programs, including the MHA Program. These periodic suspensions create fluctuations in the company's credit statistics which may include, but are not limited to, slower rate of growth of REO inventory, delay in recognition of credit losses and an increase in reported delinquency rates. For more information on the impact of these actions, see the company's Annual Report on Form 10-K for the year ended December 31, 2008 and Quarterly Reports on Form 10-Q for the quarters ended March 31, 2009, June 30, 2009, and September 30, 2009.

² Income for 3Q09 was driven by a reduction in disposition losses and recoveries of property write-downs due to the stabilization of REO fair values during the quarter.

³ Calculated as annualized credit losses divided by the average total single-family portfolio, excluding non-Freddie Mac mortgage-related securities and the portion of Structured Securities that is backed by Ginnie Mae Certificates.

⁴ Consists of total single-family portfolio and single-family REO balances shown on line 9.

⁵ Consists of loans purchased from PC pools due to borrower's delinquency and loan modifications accounted for under accounting standards for loans and debt securities acquired with deteriorated credit quality.

⁶ REO ending inventory (number of units) was 28,089, 34,699, and 41,133 at September 30, 2008, June 30, 2009, and September 30, 2009, respectively.

Single-family delinquency rates by region

(In Basis Points)		3Q 2008	4Q 2008	1Q 2009	2Q 2009	3Q 2009
Non-credit enhanced delinquency rates ¹						
1	North Central	72	98	130	155	189
2	Northeast	69	96	129	163	200
3	Southeast	131	187	249	301	356
4	Southwest	46	68	82	96	113
5	West	108	167	250	320	385
Total single-family delinquency rate ²						
6	Total portfolio	93	172	229	278	333

¹ Presentation of non-credit-enhanced delinquency rates with the following regional designation: West (AK, AZ, CA, GU, HI, ID, MT, NV, OR, UT, WA); Northeast (CT, DE, DC, MA, ME, MD, NH, NJ, NY, PA, RI, VT, VA, WV); North Central (IL, IN, IA, MI, MN, ND, OH, SD, WI); Southeast (AL, FL, GA, KY, MS, NC, PR, SC, TN, VI); and Southwest (AR, CO, KS, LA, MO, NE, NM, OK, TX, WY).

² Based on mortgage loans in our mortgage-related investments portfolio and underlying our guaranteed PCs and Structured Securities issued, excluding that portion of Structured Securities that is backed by Ginnie Mae Certificates and excludes Structured Transactions.

Single-family credit losses by book year¹ and state

(UPB \$ Billions; Credit Losses \$ Millions)		Total UPB (\$) as of Sept 30, 2009 ²	3Q 2008 Total Credit Losses (\$) ³	2Q 2009 Total Credit Losses (\$) ³	3Q 2009 Total Credit Losses (\$) ³	3Q 2009 Seriously Delinquent (%) ⁴
1	2009	\$353	\$ -	\$ -	\$ -	0.02%
2	2008	241	2	82	102	2.44
3	2007	287	368	661	754	8.65
4	2006	219	528	679	741	7.86
5	2005	240	201	278	346	4.36
6	2004 & Prior	555	171	206	195	1.86
7	Total	<u>\$1,895</u>	<u>\$1,270</u>	<u>\$1,906</u>	<u>\$2,138</u>	3.43%
8	CA	\$279	\$435	\$606	\$724	5.13%
9	FL	123	120	268	309	9.03
10	AZ	52	124	203	235	6.25
11	NV	23	53	104	147	9.68
12	MI	60	113	176	124	3.11
13	IL	96	26	67	68	3.60
14	GA	62	54	49	55	3.57
15	Subtotal	695	925	1,473	1,662	5.50
16	All Other	1,200	345	433	476	2.42
17	Total U.S.	<u>\$1,895</u>	<u>\$1,270</u>	<u>\$1,906</u>	<u>\$2,138</u>	3.43%

¹ Book year indicates year of loan origination.

² Excludes Structured Securities backed by Ginnie Mae Certificates.

³ Credit losses consist of the aggregate amount of charge-offs, net of recoveries, and the amount of REO operations expense in each of the respective periods.

⁴ Based on the number of mortgages 90 days or more delinquent or in foreclosure. Percentage based on loan counts. Includes all Structured Transactions where loan characteristics data exists. The total delinquency rate excluding all Structured Transactions was 3.33% at September 30, 2009.

Single-family 3Q 2009 credit losses & REO counts by region and state

	Total Portfolio UPB ¹		90+ Day Delinquencies ²		REO Acquisitions & Balance UPB ³			Credit Losses ⁴		
	(\$ Billions)	% of Total	UPB (\$ Millions)	% of Total	3Q 2009 Acquisitions (\$ Millions)	REO Inventory (\$ Millions)	% of Total Inventory	(\$ Millions)	% of Total	
Region										
1	Northeast	\$464	25%	\$15,859	19%	\$430	\$791	10%	\$172	8%
2	Southeast	341	18	21,388	25	876	1,252	16	410	19
3	North Central	350	18	11,449	13	777	1,821	24	312	15
4	Southwest	233	12	4,765	6	346	571	8	71	3
5	West	507	27	30,732	37	2,137	3,181	42	1,173	55
6	Total	<u>\$1,895</u>	<u>100%</u>	<u>\$84,193</u>	<u>100%</u>	<u>\$4,566</u>	<u>\$7,616</u>	<u>100%</u>	<u>\$2,138</u>	<u>100%</u>
State										
7	CA	\$279	15%	\$18,861	22%	\$1,189	\$1,842	24%	\$724	34%
8	FL	123	7	15,082	18	426	573	8	309	14
9	AZ	52	3	4,160	5	425	589	8	235	11
10	NV	23	1	2,930	3	273	360	5	147	7
11	MI	60	3	2,081	3	250	723	9	124	6
12	IL	96	5	4,426	5	182	400	5	68	3
13	GA	62	3	2,437	3	221	311	4	55	3
14	Other	1,200	63	34,216	41	1,600	2,818	37	476	22
15	Total	<u>\$1,895</u>	<u>100%</u>	<u>\$84,193</u>	<u>100%</u>	<u>\$4,566</u>	<u>\$7,616</u>	<u>100%</u>	<u>\$2,138</u>	<u>100%</u>

¹ Excludes Structured Securities backed by Ginnie Mae Certificates.

² Based on the number of mortgages 90 days or more delinquent or in foreclosure. UPB amounts exclude certain Structured Transactions.

³ Based on the UPB of loans at the time of REO acquisition.

⁴ Credit losses consist of the aggregate amount of charge-offs, net of recoveries, and the amount of REO operations expense.

Single-family portfolio characteristics

Attribute	Total Portfolio as of Sept 30, 2009 ¹	Alt-A ²	IO	Option ARM	FICO < 620	FICO 620 - 659	Original LTV > 90%	FICO < 620 & Original LTV > 90%
1 Balance (UPB \$ Billions)	\$1,896	\$156.1	\$137.2	\$11.2	\$69.3	\$152.5	\$143.6	\$12.9
2 Share of Total Portfolio	100%	8%	7%	1%	4%	8%	8%	1%
3 Average UPB per loan	\$149,079	\$171,543	\$255,018	\$227,032	\$131,003	\$141,722	\$135,614	\$121,085
4 Fixed Rate (% of total portfolio)	90%	59%	24%	0%	91%	89%	94%	95%
5 Owner Occupied	91%	82%	86%	74%	95%	94%	96%	99%
6 Second liens ³	0%	0%	0%	0%	0%	0%	0%	0%
7 % of Loans with Credit Enhancement	17%	16%	14%	18%	34%	31%	89%	94%
8 % Seriously Delinquent (D90+)	3.43% ⁴	10.94%	15.52%	15.55%	12.90%	8.60%	7.93%	16.71%

¹ Based on the unpaid principal balance of mortgage loans in the single-family portfolio. Disclosures include all Structured Transactions where loan characteristics data exists.

² Loans purchased through bulk transactions and identified as Alt-A by the seller or if the loans had reduced documentation requirements, as well as a combination of certain credit attributes and expected performance characteristics at acquisition which, when compared to full documentation loans in our portfolio, indicate that the loan should be classified as Alt-A. There are circumstances where loans with reduced documentation are not classified as Alt-A because we already own the credit risk on the loans or the loans fall within various programs which the company believes supports not classifying the loans as Alt-A.

³ Although many borrowers likely have third-party 2nd liens, this represents borrowers' secondary mortgage loan financing guaranteed by Freddie Mac.

⁴ Includes Structured Transactions. The total delinquency rate excluding all Structured Transactions was 3.33% at September 30, 2009.

Note: Categories other than total portfolio are based on internal management reports as of September 30, 2009 or most current period prior to September 30, 2009. Individual categories are not exclusive, and are not additive across columns.

Single-family portfolio characteristics

Attribute	Total Portfolio as of				Option ARM	FICO < 620	FICO 620 - 659	Original LTV > 90%	FICO < 620 & Original LTV > 90%
	Sept 30, 2009 ¹	Alt-A ²	IO						
1 Balance (UPB \$ Billions)	\$1,896	\$156.1	\$137.2	\$11.2	\$69.3	\$152.5	\$143.6	\$12.9	
2 Share of Total Portfolio	100%	8%	7%	1%	4%	8%	8%	1%	
3 Original Loan-to-Value (OLTV)	71%	72%	74%	72%	77%	77%	96%	97%	
4 OLTV > 90%	8%	4%	4%	2%	19%	17%	100%	100%	
5 Current Loan-to-Value (CLTV)	76%	92%	105%	111%	86%	86%	102%	104%	
6 CLTV > 90%	27%	48%	64%	66%	40%	39%	71%	69%	
7 CLTV > 100%	17%	36%	49%	55%	27%	27%	47%	50%	
8 CLTV > 110%	11%	27%	36%	44%	18%	18%	28%	33%	
9 Average FICO Score	729	722	720	711	589	642	696	588	
10 FICO < 620	4%	4%	3%	4%	100%	0%	9%	100%	
Book Year³									
11 2009	19%	0%	0%	0%	3%	4%	10%	3%	
12 2008	13%	9%	11%	0%	9%	10%	14%	6%	
13 2007	15%	31%	42%	2%	28%	23%	29%	39%	
14 2006	11%	28%	30%	11%	16%	16%	11%	12%	
15 2005	13%	17%	15%	59%	13%	15%	9%	8%	
16 2004	9%	6%	2%	27%	9%	11%	8%	8%	
17 <= 2003	20%	9%	0%	1%	22%	21%	19%	24%	

¹ Based on the unpaid principal balance of mortgage loans in the single-family portfolio. Disclosures include all Structured Transactions where loan characteristics data exists.

² Loans purchased through bulk transactions and identified as Alt-A by the seller or if the loans had reduced documentation requirements, as well as a combination of certain credit attributes and expected performance characteristics at acquisition which, when compared to full documentation loans in our portfolio, indicate that the loan should be classified as Alt-A. There are circumstances where loans with reduced documentation are not classified as Alt-A because we already own the credit risk on the loans or the loans fall within various programs which the company believes supports not classifying the loans as Alt-A.

³ Indicates year of loan origination.

Note: Categories other than total portfolio are based on internal management reports as of September 30, 2009 or most current period prior to September 30, 2009. Individual categories are not exclusive, and are not additive across columns.

Single-family credit profile by book year and product feature

Attribute	Total Portfolio as of Sept 30, 2009 ¹	Book Year ²						
		2009	2008	2007	2006	2005	2004	2003 & Prior
1 Balance (UPB \$ Billions)	\$1,896	\$354	\$241	\$287	\$219	\$240	\$165	\$390
2 Original Loan-to-Value (OLTV)	71%	67%	72%	76%	74%	72%	71%	69%
3 OLTV > 90%	8%	4%	8%	15%	7%	6%	7%	7%
4 Current Loan-to-Value (CLTV)	76%	68%	80%	95%	96%	85%	69%	52%
5 CLTV > 100%	17%	2%	14%	37%	36%	25%	11%	4%
6 CLTV > 110%	11%	0%	7%	24%	26%	18%	7%	2%
7 Average FICO Score	729	757	733	711	716	722	721	727
8 FICO < 620	4%	1%	3%	7%	5%	4%	4%	4%
9 Adjustable-rate	10%	0%	7%	13%	21%	17%	14%	4%
10 Interest-only	7%	0%	6%	20%	19%	9%	2%	0%
11 Investor	4%	2%	6%	7%	5%	4%	4%	3%
12 Condo	8%	6%	9%	11%	11%	9%	8%	5%
Geography:								
13 California	15%	15%	17%	16%	15%	14%	13%	12%
14 Florida	7%	3%	5%	8%	10%	9%	7%	6%
15 Arizona	3%	2%	3%	4%	4%	4%	2%	2%
16 Nevada	1%	0%	1%	2%	2%	2%	1%	1%
17 Michigan	3%	2%	2%	2%	3%	3%	5%	5%
18 Illinois	5%	6%	5%	5%	5%	5%	5%	5%
19 Georgia	3%	3%	3%	3%	3%	3%	3%	3%
20 Other	63%	69%	64%	60%	58%	60%	64%	66%
21 % of Loans with Credit Enhancement	17%	7%	23%	28%	17%	18%	15%	14%
22 % Seriously Delinquent (D90+)	3.43% ³	0.02%	2.44%	8.65%	7.86%	4.36%	2.34%	1.72%

¹ Based on the unpaid principal balance of mortgage loans in the single-family portfolio. Disclosures include all Structured Transactions where loan characteristics data exists.

² Indicates year of loan origination.

³ Includes Structured Transactions. The total delinquency rate excluding all Structured Transactions was 3.33% at September 30, 2009.

Single-family portfolio composition by product

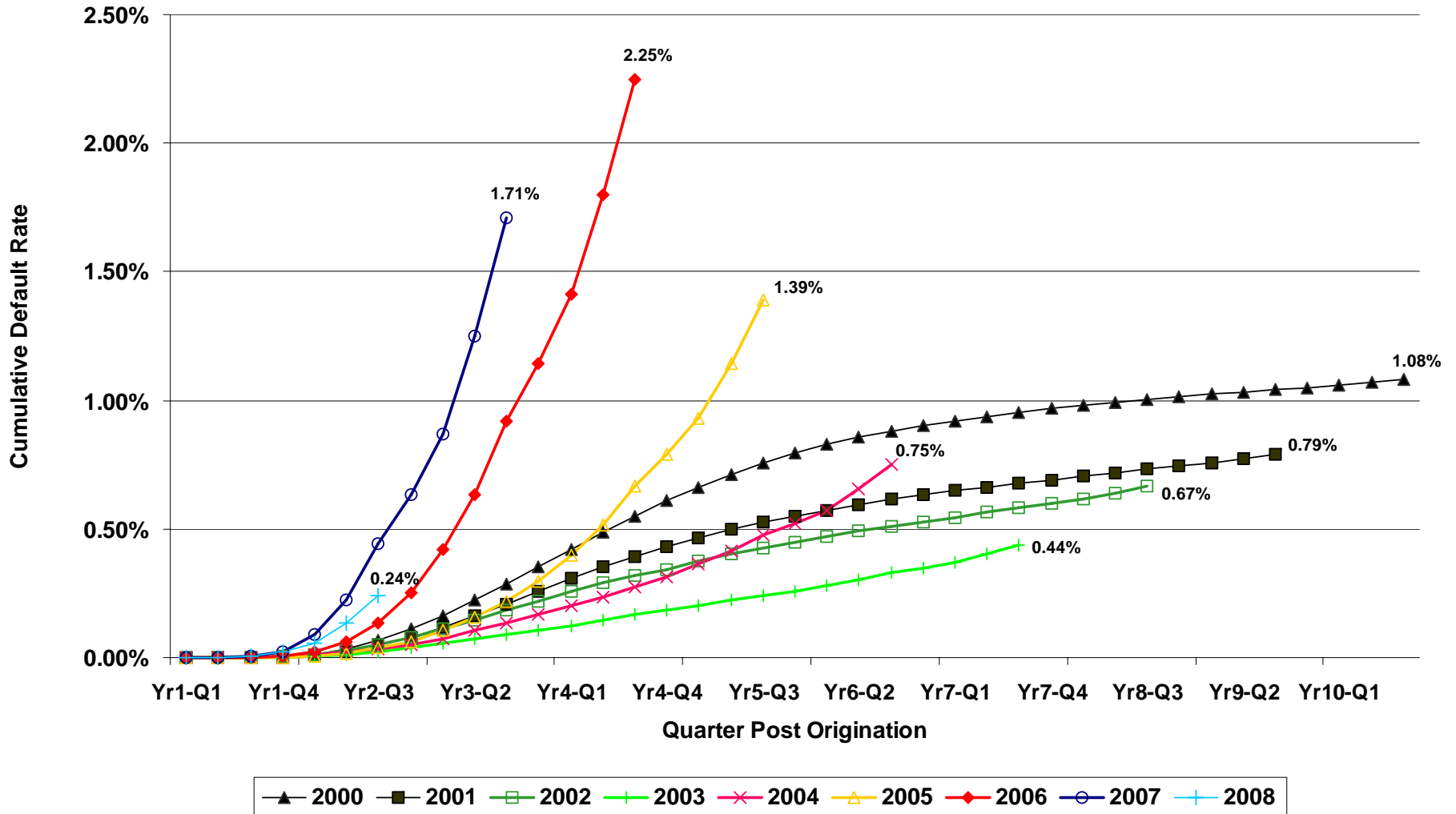
(UPB \$ Billions)		3Q 2008		2Q 2009		3Q 2009	
		Portfolio UPB (\$)	Seriously Delinquent (%) ¹	Portfolio UPB (\$)	Seriously Delinquent (%) ¹	Portfolio UPB (\$)	Seriously Delinquent (%) ¹
Conventional:							
1	30-year amortizing fixed-rate²	\$1,301	1.19%	\$1,380	2.76%	\$1,404	3.37%
2	15-year amortizing fixed-rate	258	0.27	248	0.55	249	0.65
3	ARMs / adjustable-rate	87	1.75	72	3.99	66	4.74
4	Interest-only³	165	5.38	148	13.31	140	15.52
5	Balloon / Resets	12	0.88	8	2.22	7	2.95
6	FHA/VA	2	2.77	3	3.01	3	3.28
7	USDA Rural Development and other federally guaranteed loans	1	3.55	1	4.22	1	4.11
8	Total mortgage loans, PCs & Structured Securities	1,826	1.22	1,860	2.78	1,870	3.33
9	Structured Transactions	25	6.28	27	7.79	26	8.50
10	Total portfolio	\$1,851	1.32%	\$1,887	2.89%	\$1,896	3.43%

¹ Based on the number of mortgages 90 days or more delinquent or in foreclosure. Percentage based on loan counts.

² Includes 40-year and 20-year fixed-rate mortgages.

³ Interest-only includes adjustable-rate and fixed-rate mortgages.

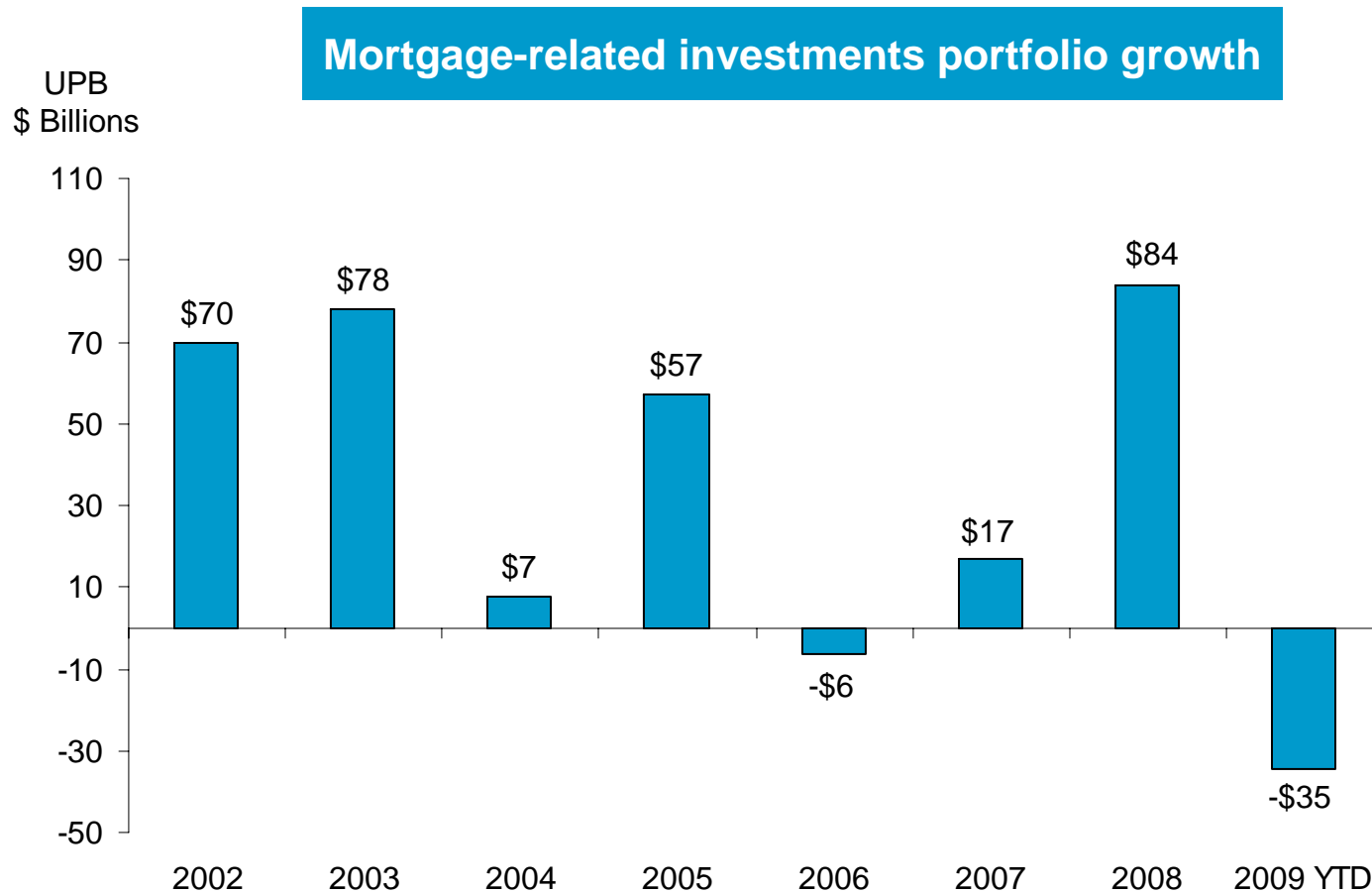
Total Single-family portfolio cumulative default rates¹ by book year



¹ Represents the cumulative transition rate of loans to a default event, and is calculated for each year of origination as the number of loans that have proceeded to foreclosure acquisition or other disposition events, excluding liquidations through voluntary pay-off, divided by the number of loans in our single-family mortgage portfolio. Excludes certain Structured Transactions.

Investment Management Business

Mortgage-related investments portfolio growth depends on market conditions and is subject to growth cap¹



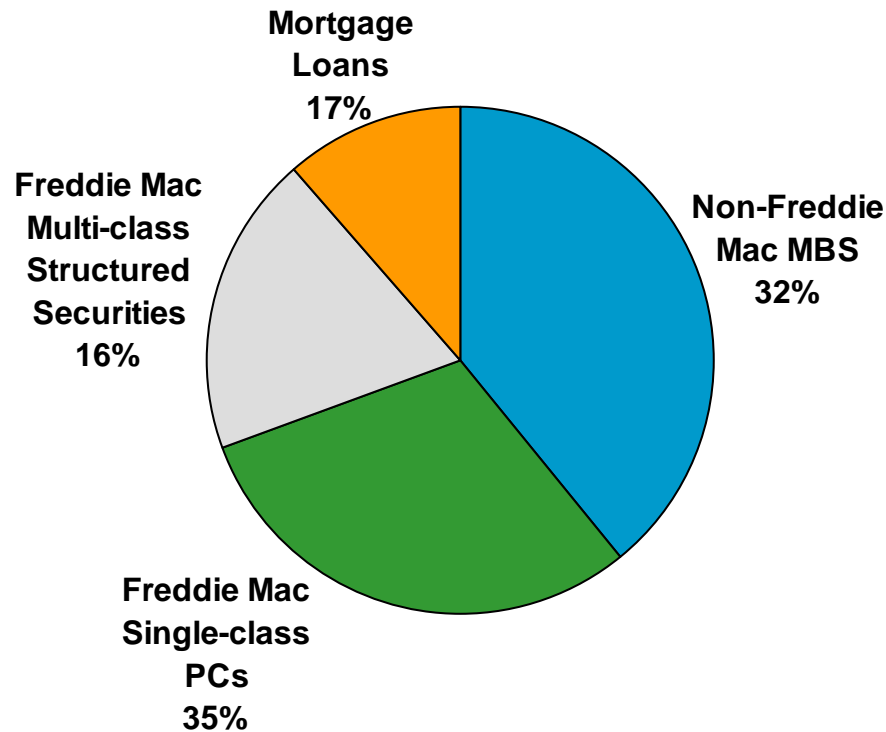
¹ Under FHFA regulation and the Senior Preferred Stock Purchase Agreement with Treasury, our mortgage-related investments portfolio may not exceed \$900 billion as of December 31, 2009 and then must decline by 10% per year thereafter until it reaches \$250 billion. The first of the annual 10% portfolio reductions is effective on December 31, 2010 and will be calculated relative to the actual balance of our mortgage-related investments portfolio on December 31, 2009. The Purchase Agreement also limits the amount of indebtedness we may incur.

Note: Data represents net growth of the mortgage-related investments portfolio based on unpaid principal balances.

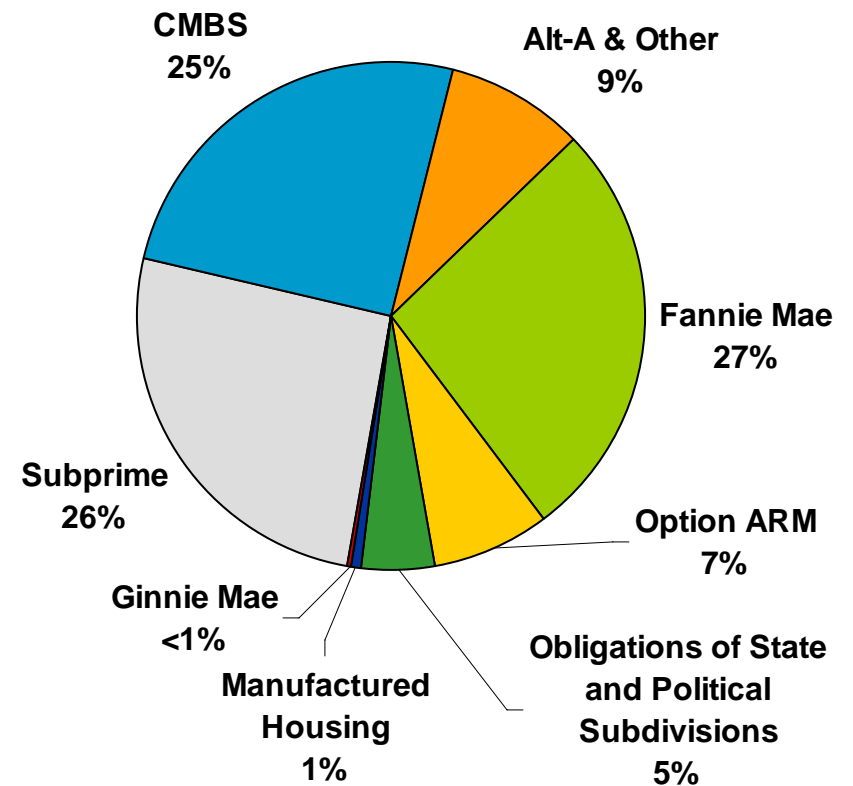
Source: Freddie Mac. Data as of October 31, 2009. Figures for 2009 are subject to change.

Freddie Mac's mortgage-related investments portfolio is diversified among a number of product types

Mortgage-related investments portfolio¹



Non-FRE MBS¹



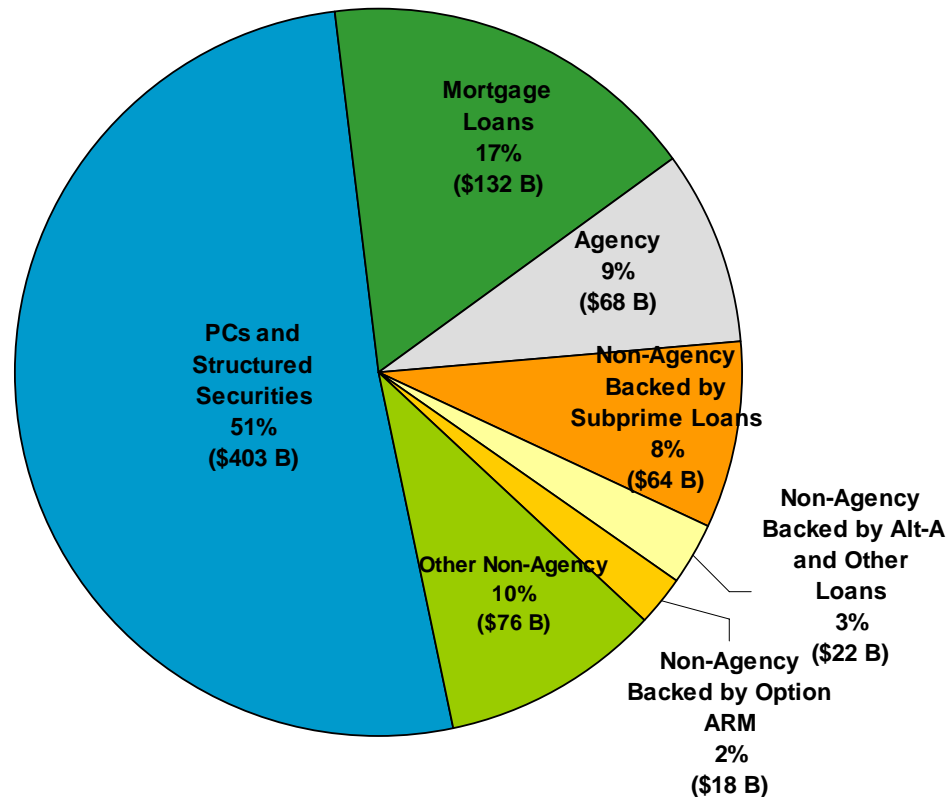
¹ Based on unpaid principal balances. Excludes mortgage-related securities traded, but not yet settled.

Source: Freddie Mac. Data as of September 30, 2009.

Mortgage-related investments portfolio composition

Mortgage-related investments portfolio

\$784 billion

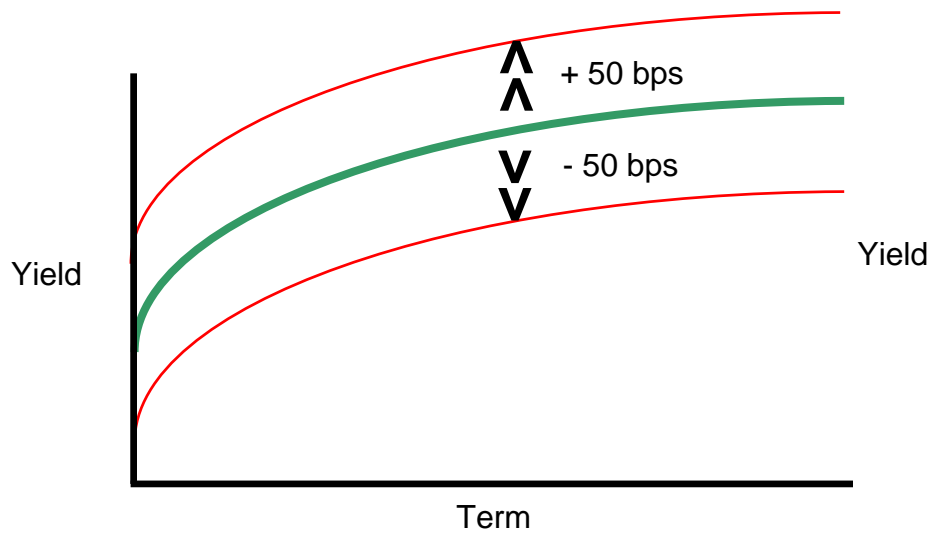


Note: Credit ratings for most non-agency mortgage-related securities are designated by no fewer than two nationally recognized statistical rating organizations. Approximately 32% of total non-agency mortgage-related securities held at September 30, 2009 were AAA-rated as of that date, based on the unpaid principal balance and the lowest rating available.

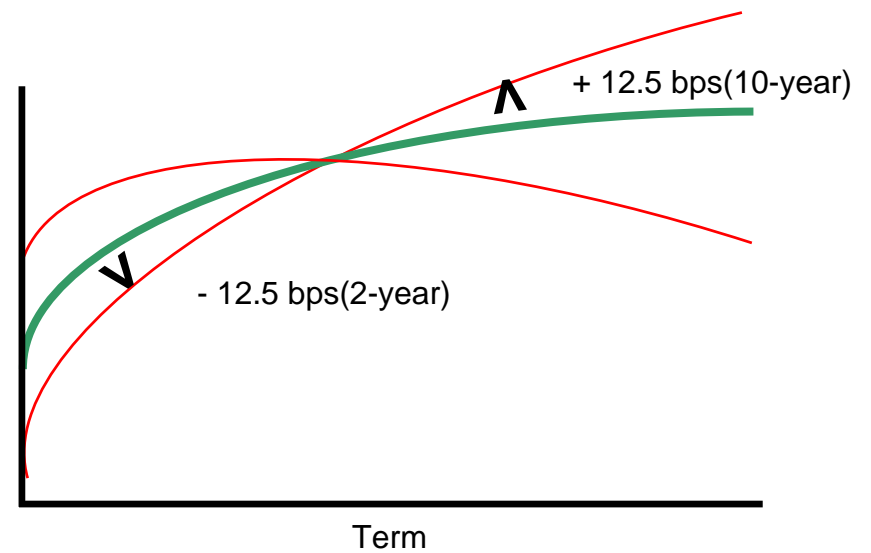
Source: Freddie Mac. Data based on unpaid principal balances as of September 30, 2009 and excludes mortgage-related securities traded, but not yet settled.

PMVS is Freddie Mac's primary interest-rate risk measure

PMVS-Level Parallel LIBOR Curve Shifts

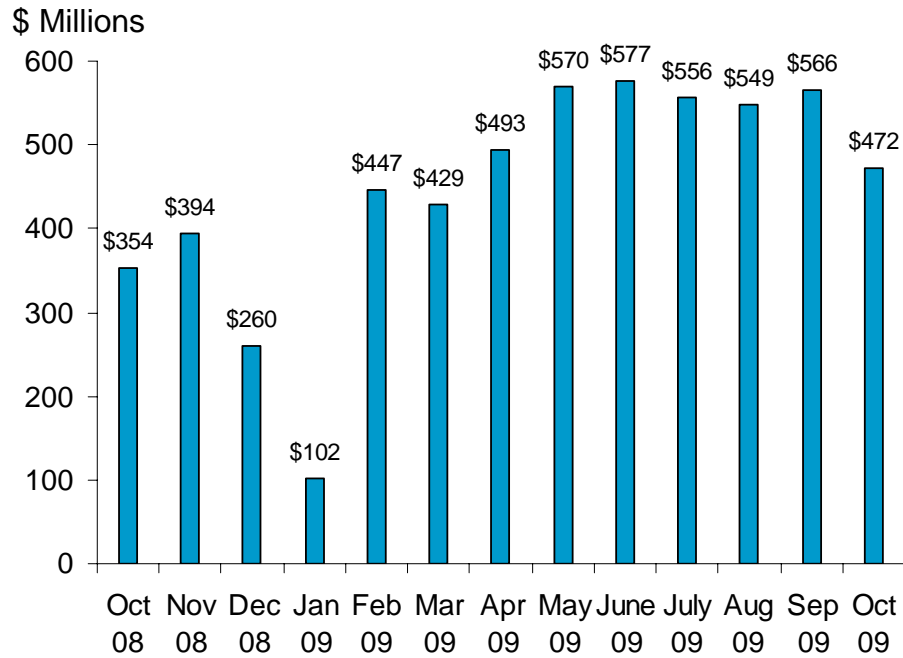


PMVS-Yield Curve Non-Parallel LIBOR Curve Shifts

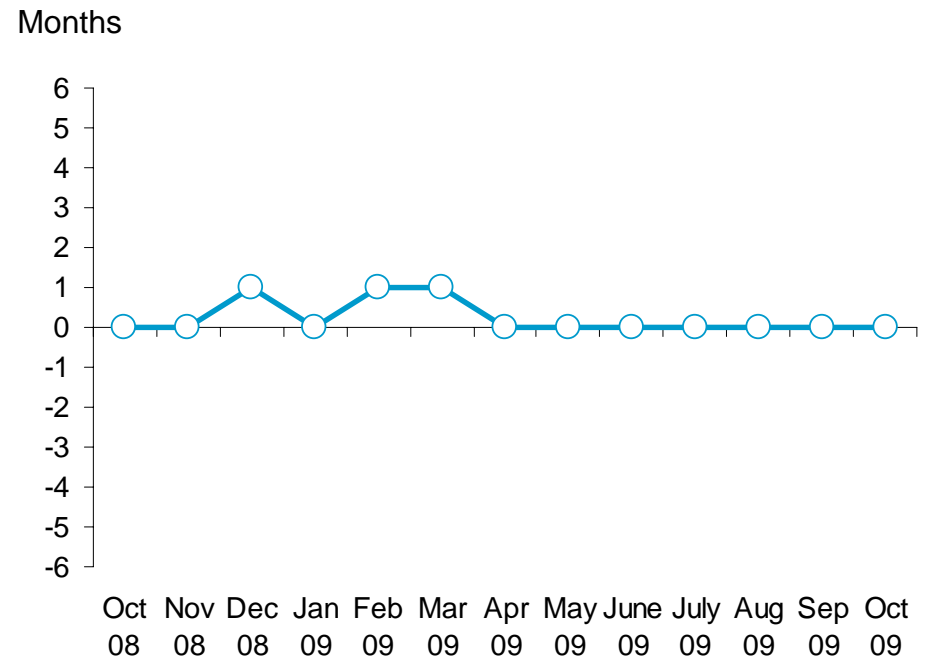


Interest-rate risk measures

Average monthly PMVS-Level

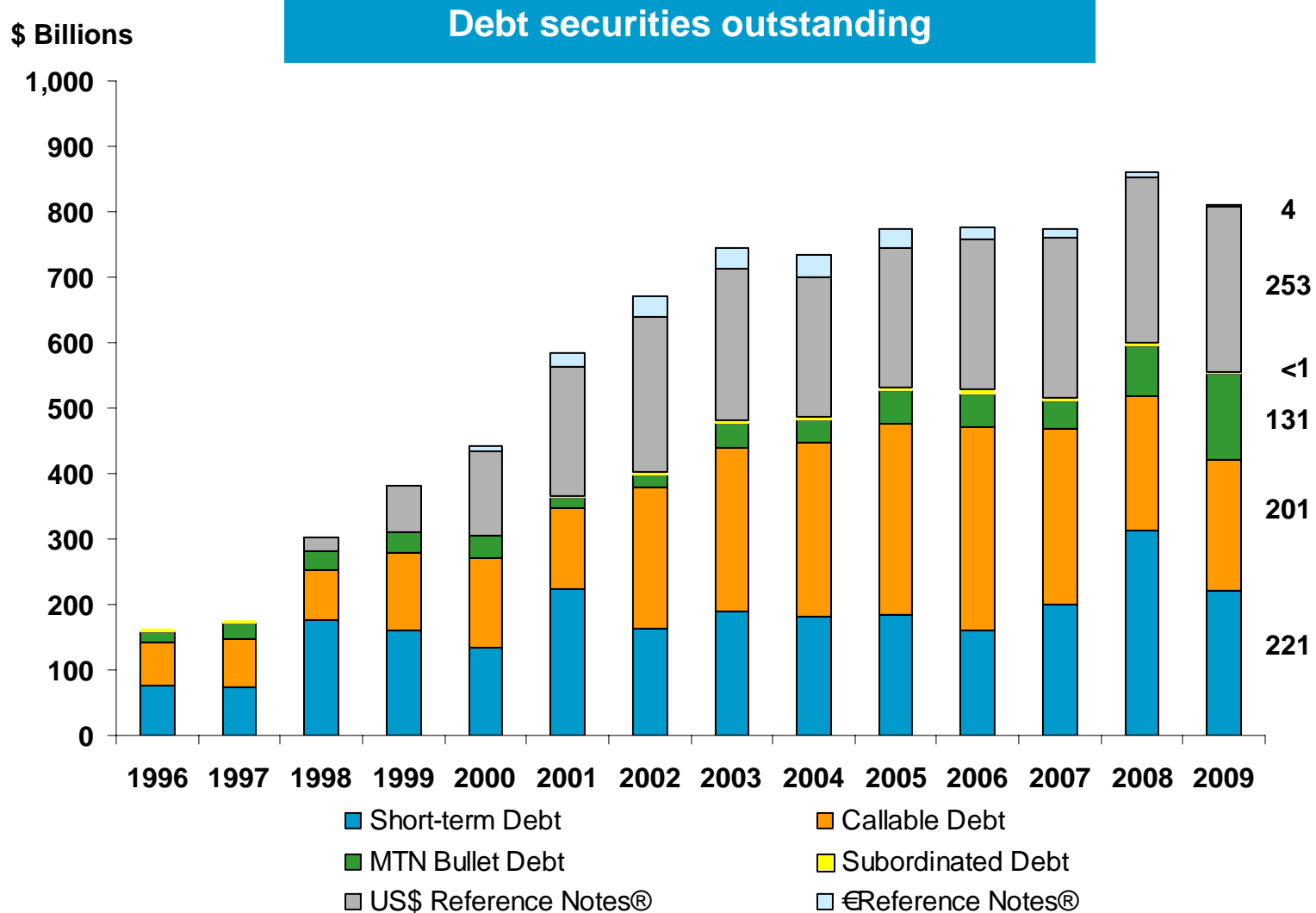


Average monthly duration gap



Global Debt Funding Program

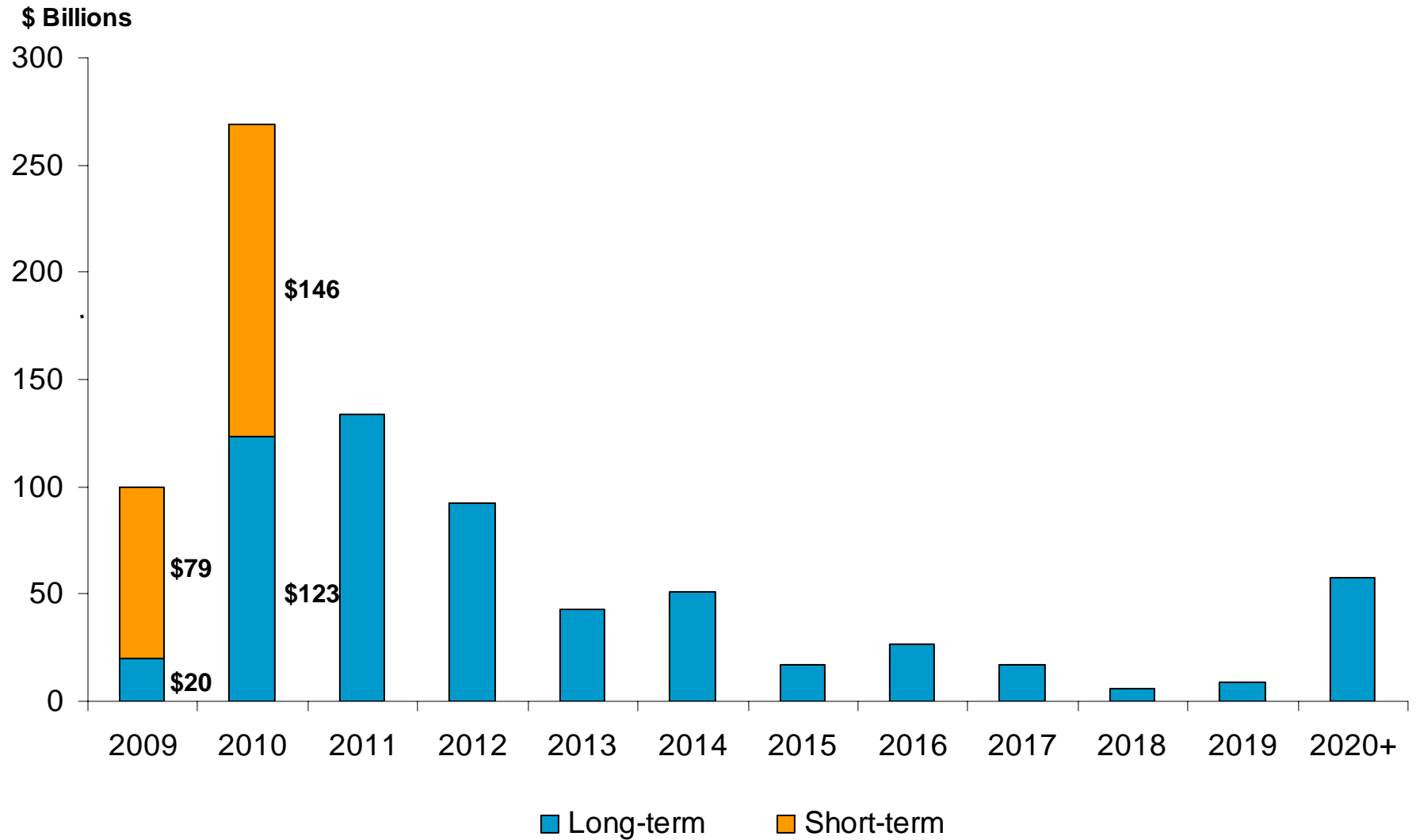
Freddie Mac's suite of debt products



Note: All figures represent face amounts in USD billions based on trade date. These figures could differ significantly from proceeds, amortized principal amount and book value figures, particularly for zero-coupon securities.

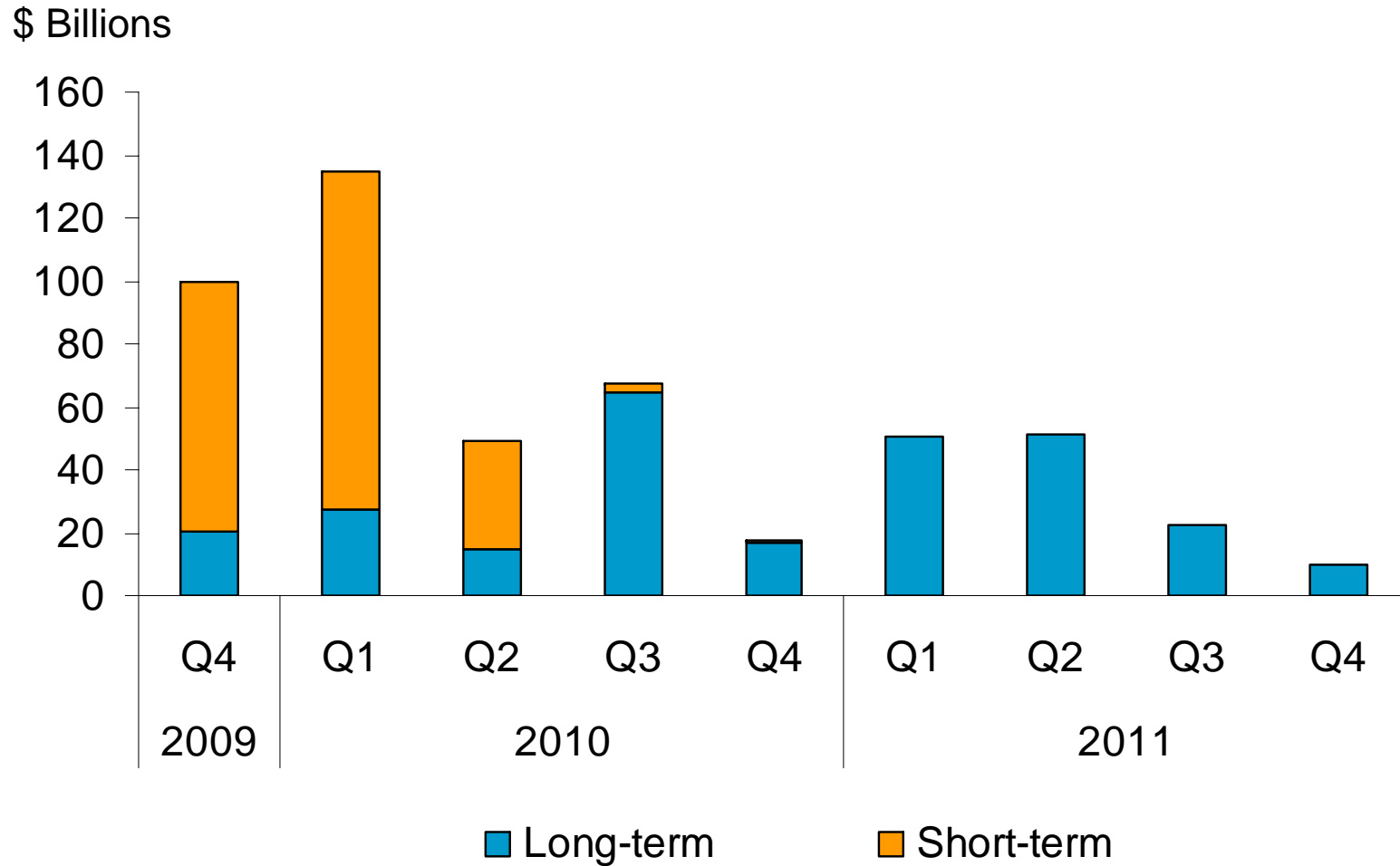
Source: Freddie Mac. 2009 data as of November 30, 2009.

Debt maturity profile



Note: Outstanding balance using par amounts.
 Source: Freddie Mac. Data as of October 31, 2009.

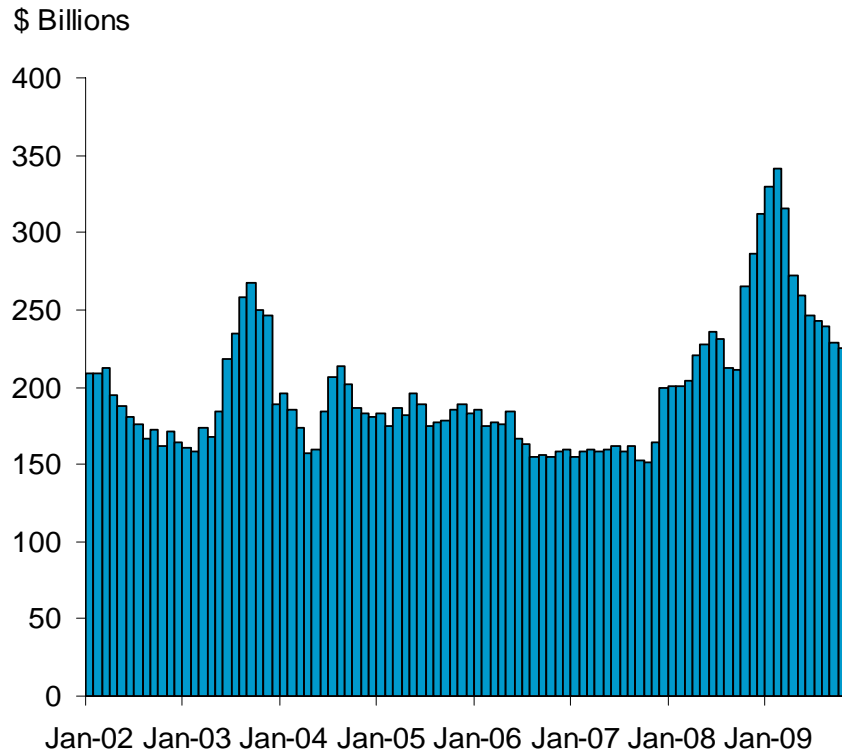
Debt maturity profile by quarter



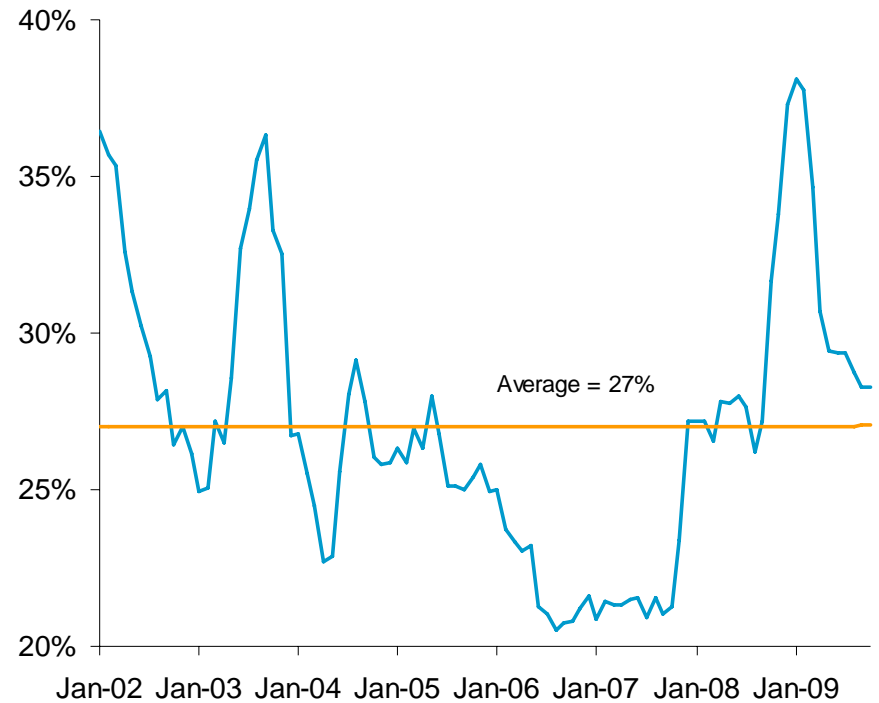
Note: Outstanding balance using par amounts.
 Source: Freddie Mac. Data as of October 31, 2009.

Short-term debt balances have declined in recent months

Total short-term debt outstanding



Total short-term debt as a % of total debt outstanding



Callable debt provides value to Freddie Mac and investors

Freddie Mac

- Callables provide a critical source of convexity
 - » Counterparty exposure management
- Natural hedge to Freddie Mac's investment portfolio duration profile

Investors

- Callables can be used to customize yield curve exposure / express a view on volatility
 - » Freddie Mac focuses on accommodating investor requests for specific callable structures, i.e., issuing into demand or reverse inquiry
- Callables offer enhanced yield over comparable bullet securities without compromising portfolio credit quality

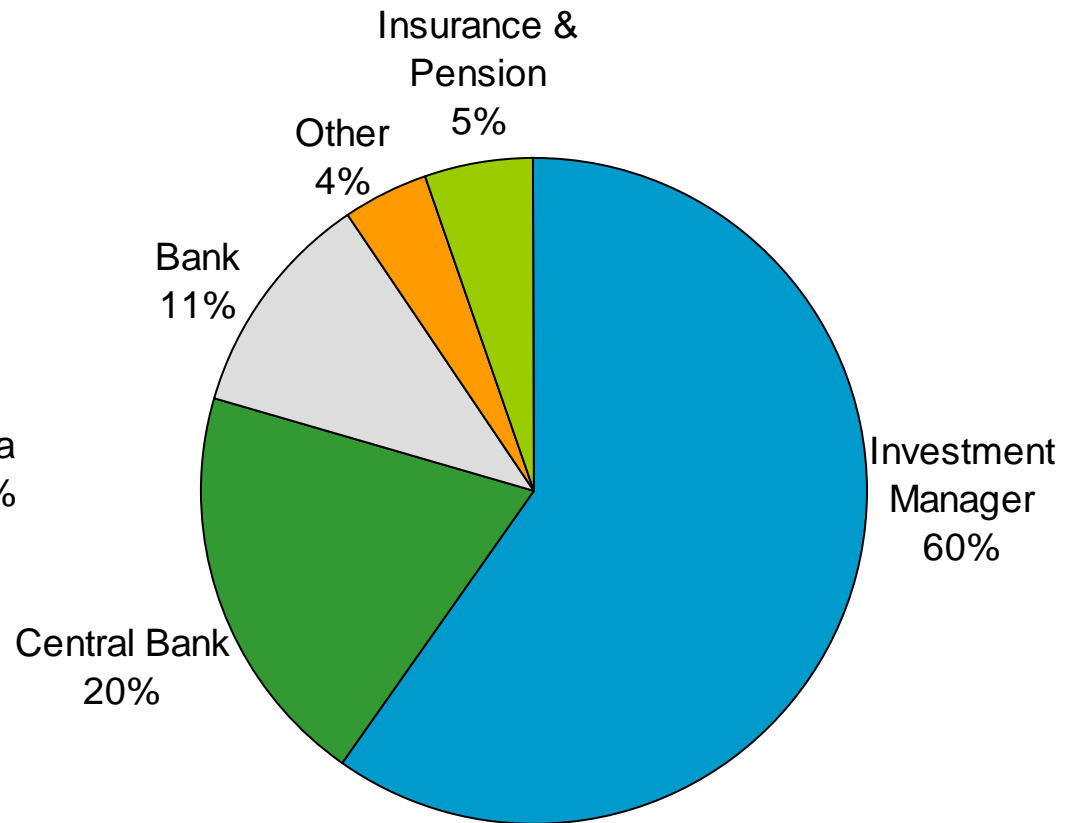
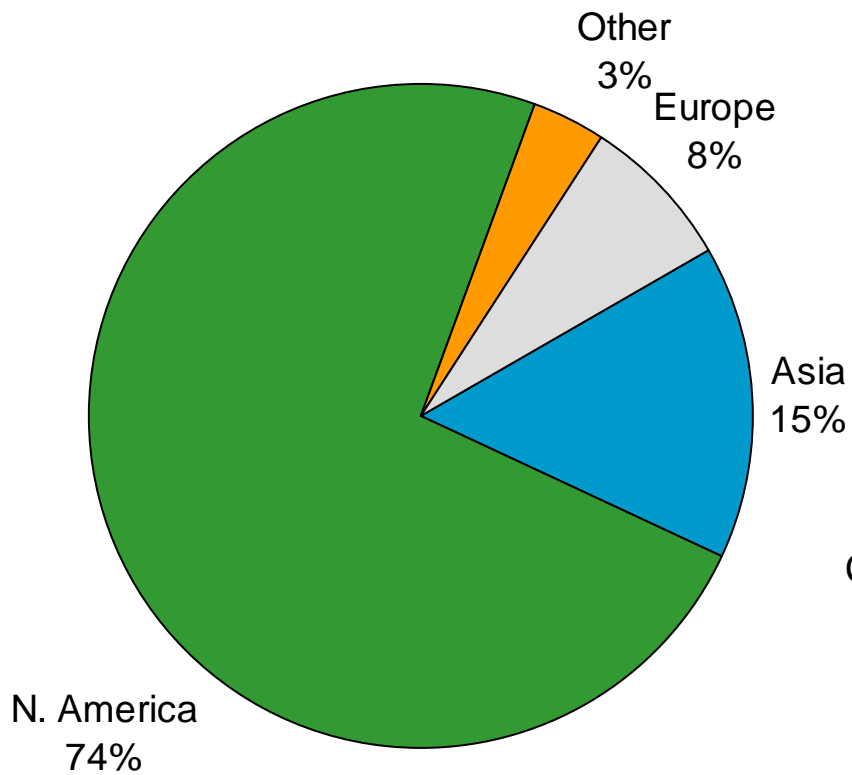
Callable debt provides potential yield enhancement over bullet securities

Lockout (Years)	Maturity (years)									
	2		3		5		7		10	
Bullet	0.89%		1.43%		2.38%		2.90%		3.34%	
0.25	1.05 (16)	bps	1.69 (26)	bps	2.77 (39)	bps	3.53 (64)	bps	4.17 (83)	bps
0.50	1.00 (11)		1.63 (20)		2.73 (36)		3.49 (60)		4.12 (77)	
1	0.94 (5)		1.57 (14)		2.65 (27)		3.38 (49)		4.05 (71)	
2					2.46 (8)		3.18 (29)		3.85 (51)	
3							3.04 (15)		3.71 (37)	
4									3.60 (26)	
5									3.50 (16)	

Our debt funding program accesses diverse pools of global capital

Geographical region

Investor type

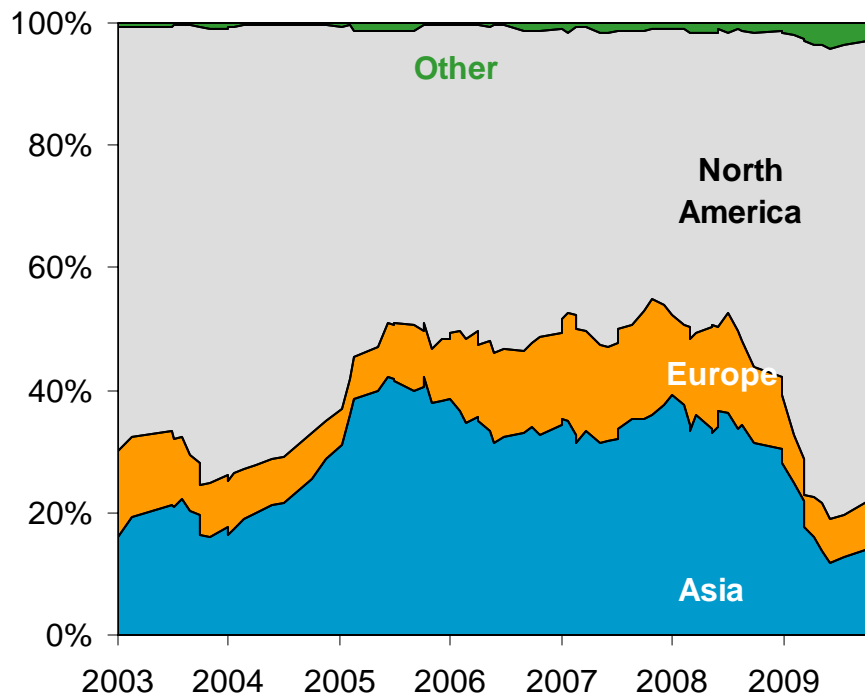


Note: Data reflects orders placed in our US\$ Reference Notes® securities syndicated bond offerings.

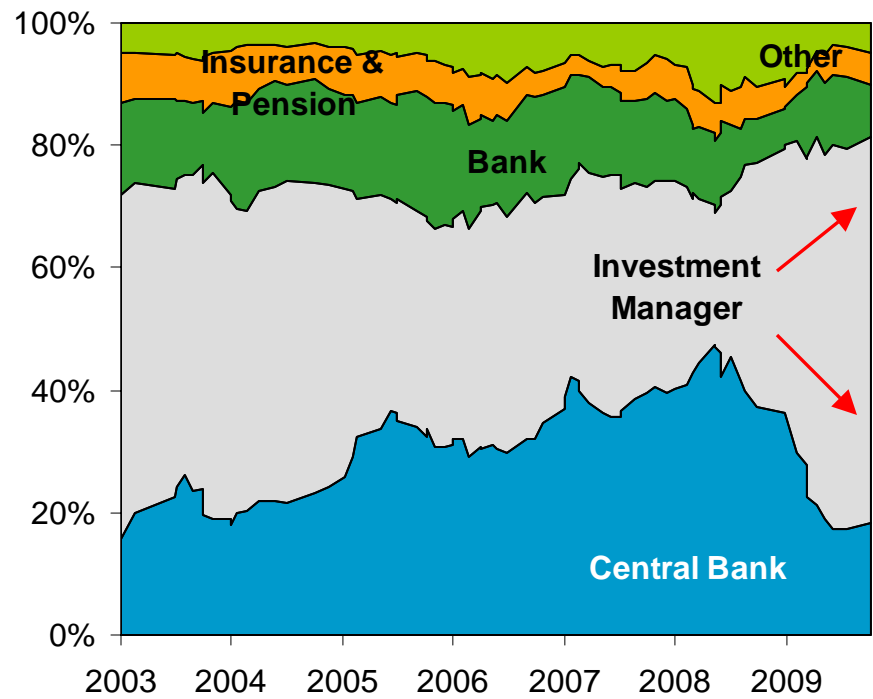
Source: Freddie Mac. Data for the 12 months ended October 31, 2009.

Increased domestic institutional investor demand has offset decreased foreign demand for our Reference Notes® securities

Geographic region



Investor type



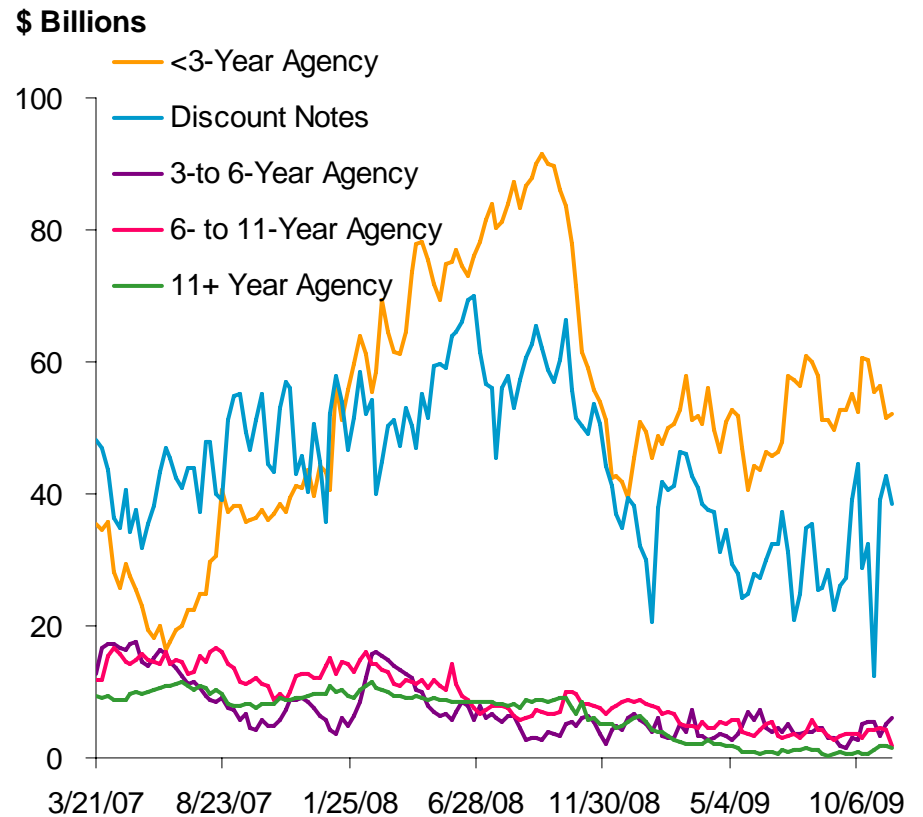
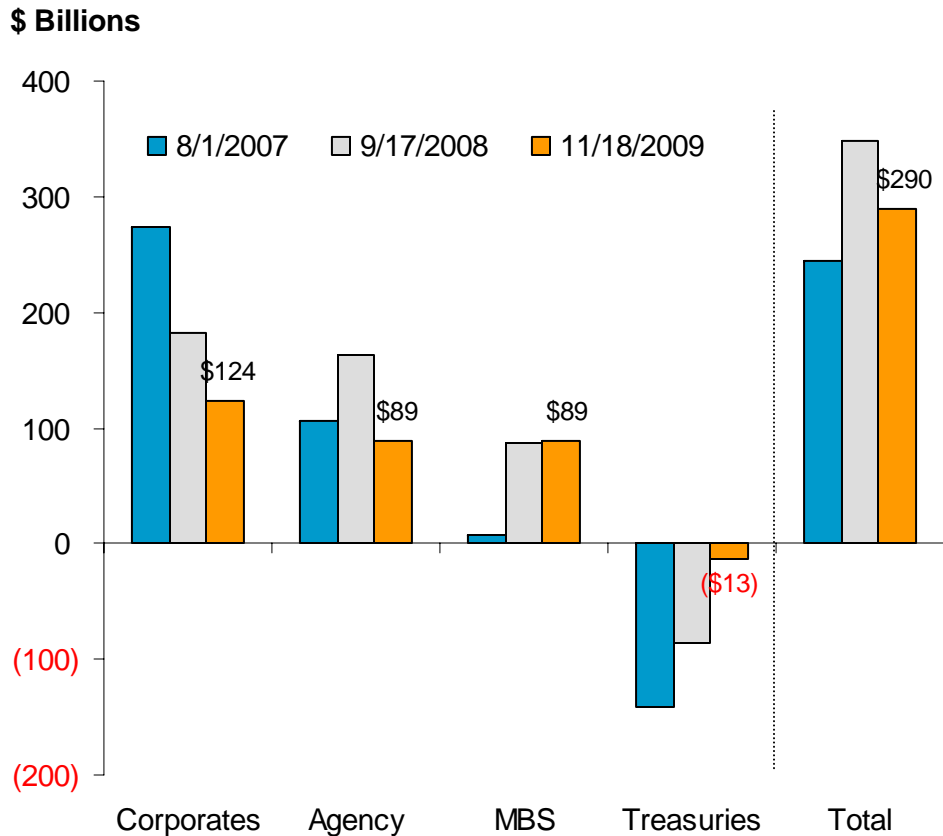
Note: Data reflects 6-month moving average of orders placed in our US\$ Reference Notes® securities syndicated bond offerings.

Source: Freddie Mac. Data as of October 31, 2009.

Primary dealer balance sheets are constrained

Dealer inventory by product type

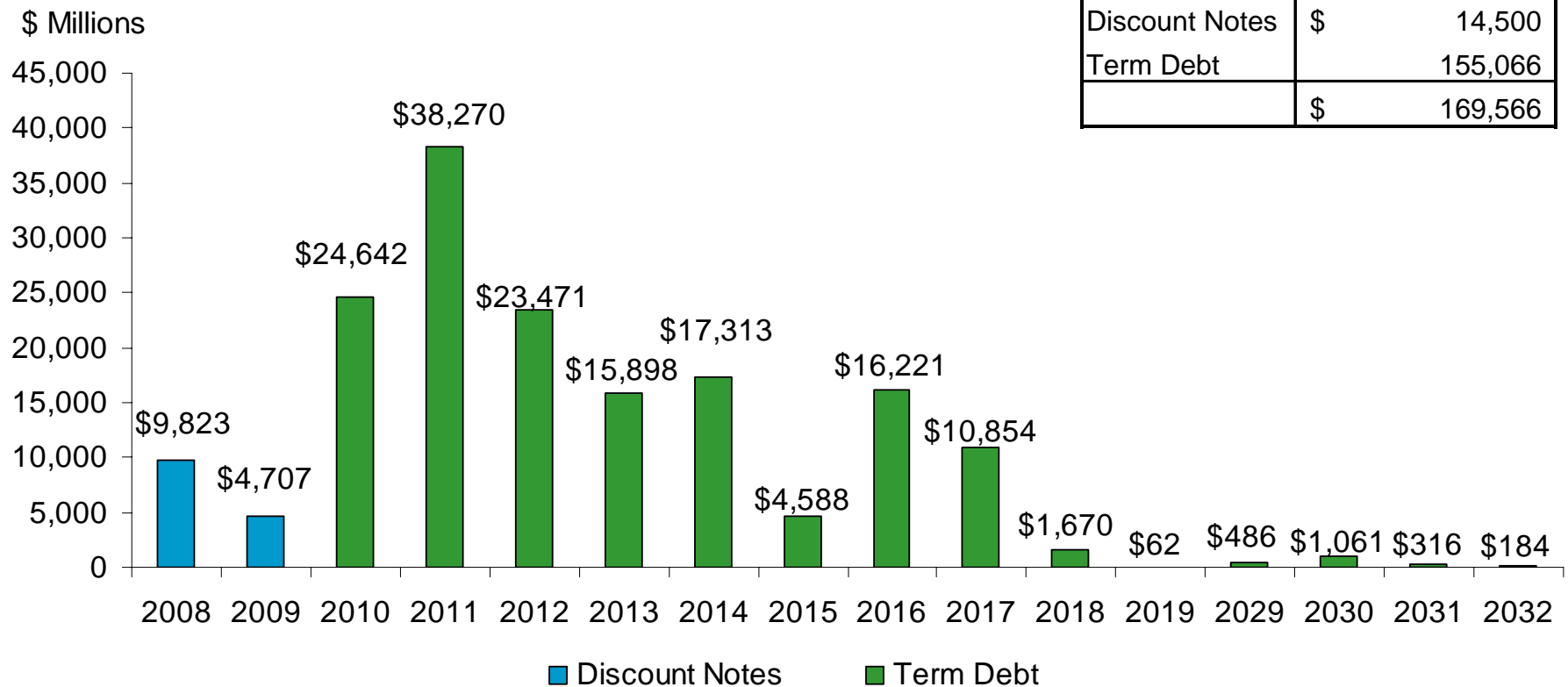
Dealer inventory of Agency debt



Source: Federal Reserve Bank of New York. Data as of November 18, 2009.

Fed purchases of Agency debt

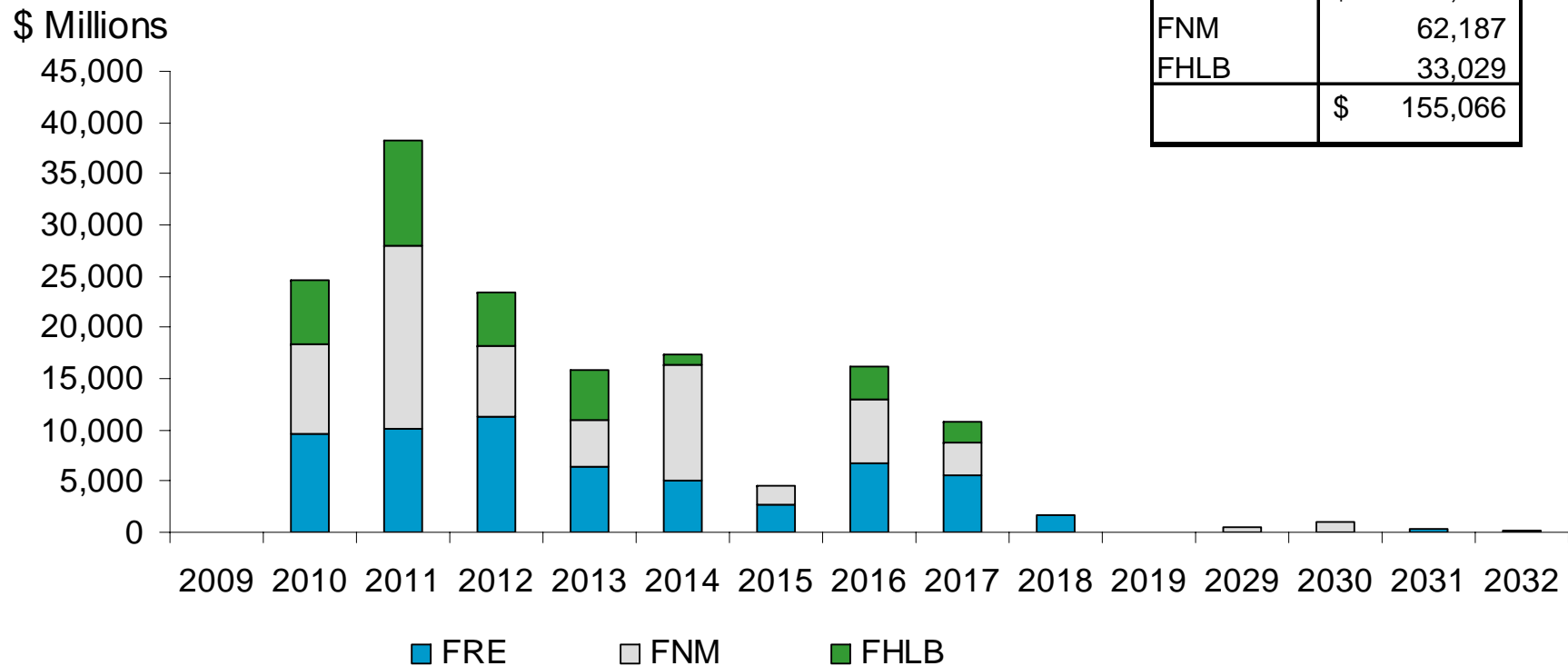
Purchases by maturity date



\$ Millions	Total
Discount Notes	\$ 14,500
Term Debt	155,066
	\$ 169,566

Fed purchases of Agency term debt by GSE

Purchases by maturity date

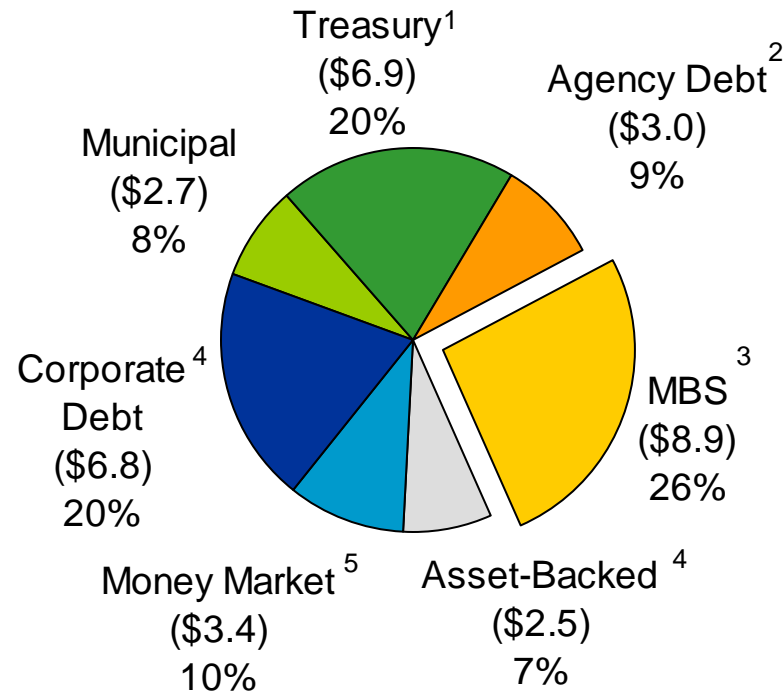


\$ Millions	Total
FRE	\$ 59,850
FNM	62,187
FHLB	33,029
	\$ 155,066

Mortgage Funding

U.S. mortgage securities are the largest fixed-income sector

Outstanding public and private bond market debt – \$34.3 Trillion



¹ Interest-bearing marketable public debt.

² Includes Freddie Mac, Fannie Mae, Federal Home Loan Banks, Tennessee Valley Authority and Farm Credit System.

³ MBS include Ginnie Mae, Fannie Mae and Freddie Mac mortgage-backed securities and CMOs, CMBS and private-label MBS/CMOs.

⁴ Securities Industry and Financial Markets Association estimates. Includes Auto, Credit Card, Home Equity Loans, Manufacturing, Student Loan and Other. CDOs of ABS are included.

⁵ Includes commercial paper, bankers acceptances and large time deposits.

Note: Percentages may not add up to 100% due to rounding.

Source: Securities Industry and Financial Markets Association as of June 30, 2009.

To-be-announced (TBA) market

- Buyer and seller decide on general trade parameters
 - » Term
 - » Agency
 - » Coupon
 - » Settlement date
 - » Par amount
 - » Price

- Buyer does not know which pools will actually be delivered until two days before settlement

- Seller is obligated to provide pool information by 3 p.m. two days prior to settlement (“48-Hour Rule”)

- Pools must satisfy Securities Industry and Financial Markets Association (SIFMA) good delivery guidelines

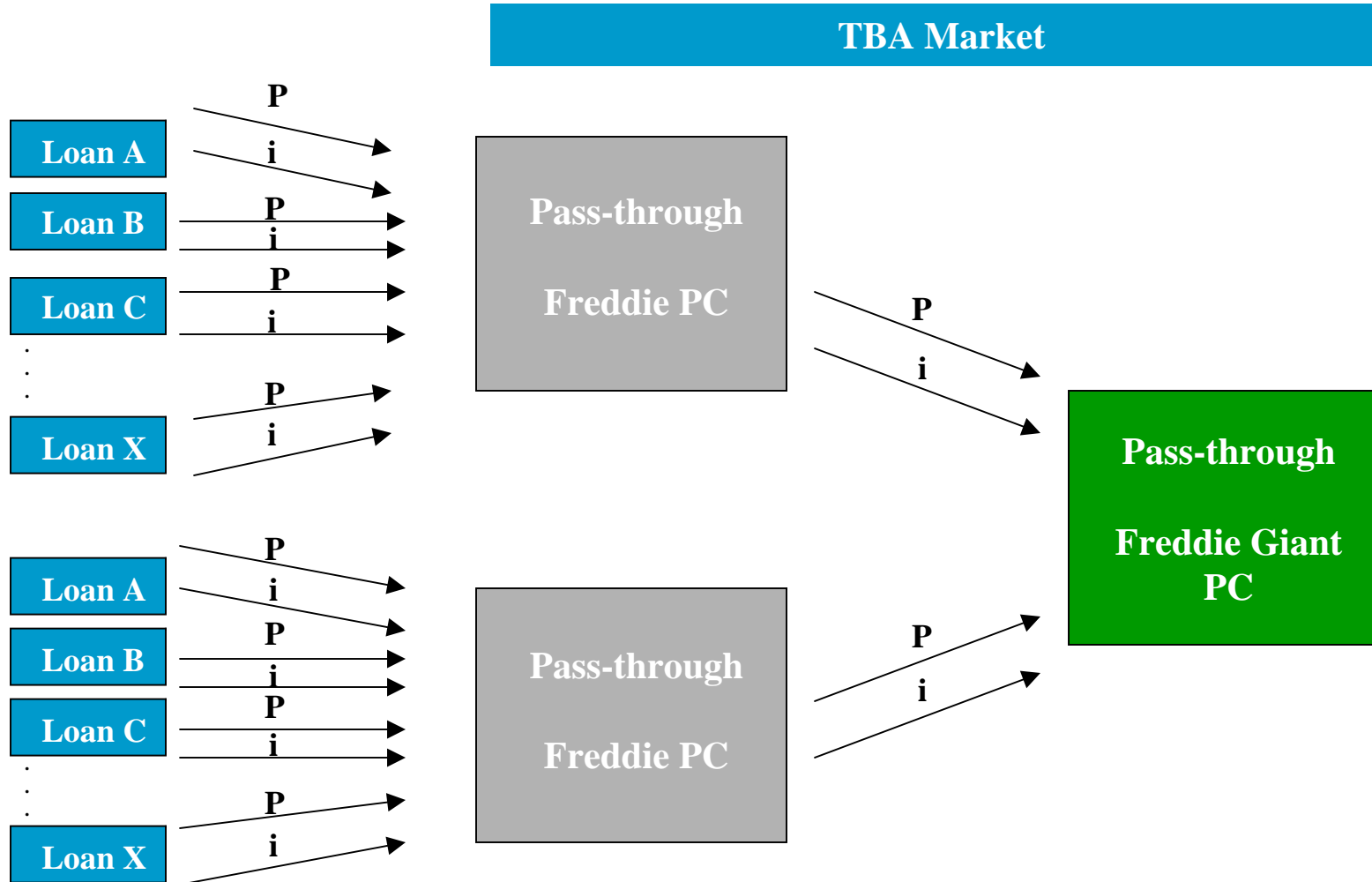
Secondary market securities

- Pass-throughs or participation certificates (PCs)
 - » Securitization structure where a GSE or other entity ‘passes’ the amount collected from the borrowers every month to the investor, after deducting fees and expenses

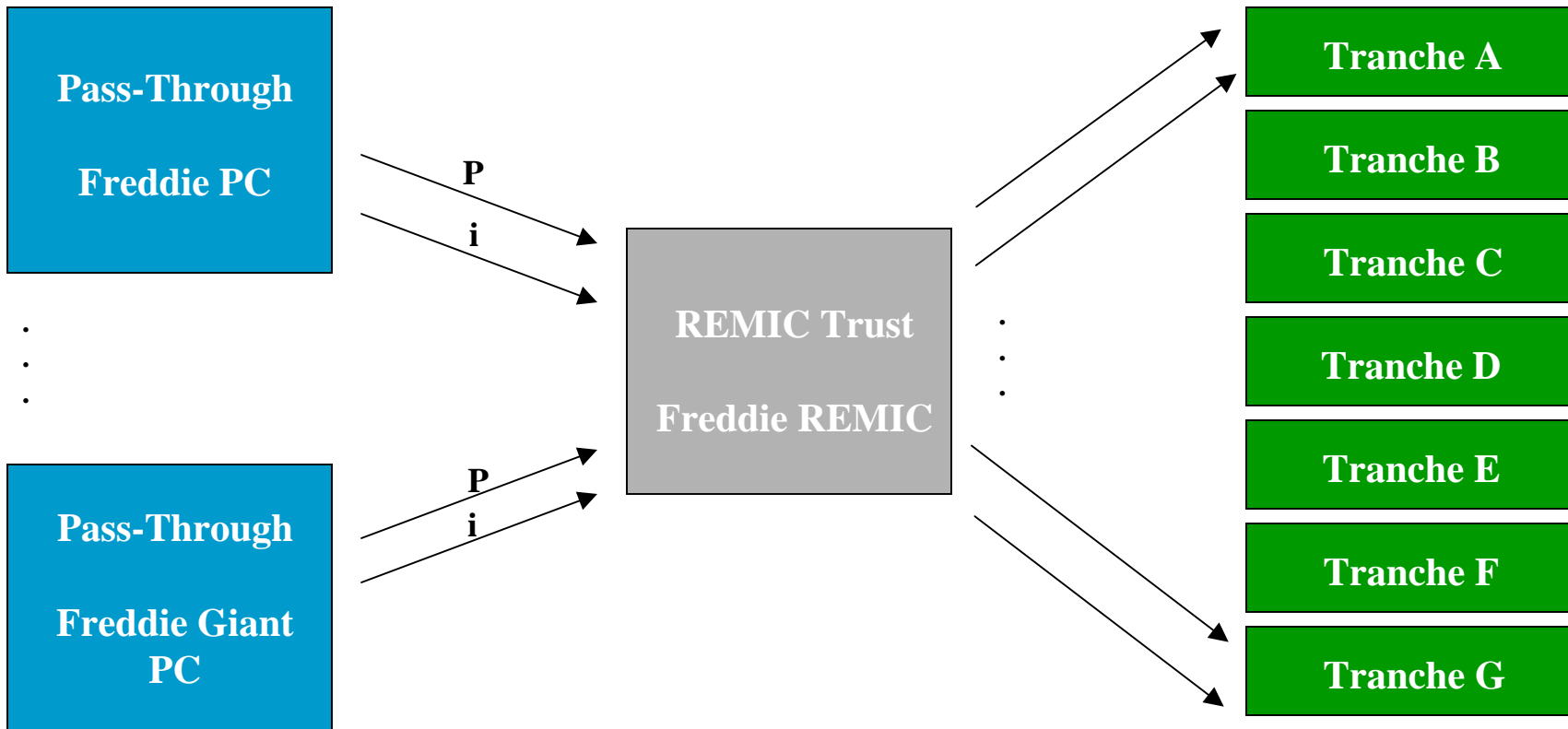
- CMOs or REMICs
 - » Collateralized Mortgage Obligations or Real Estate Mortgage Investment Conduits
 - » Multiclass securities backed by mortgage loans, pools of mortgages, or even existing CMOs or REMICs

- Strips
 - » Separation of coupons from a bond, where the coupons become a security and the remaining face-value bond becomes another security
 - Interest-only (IO)
 - Principal-only (PO)

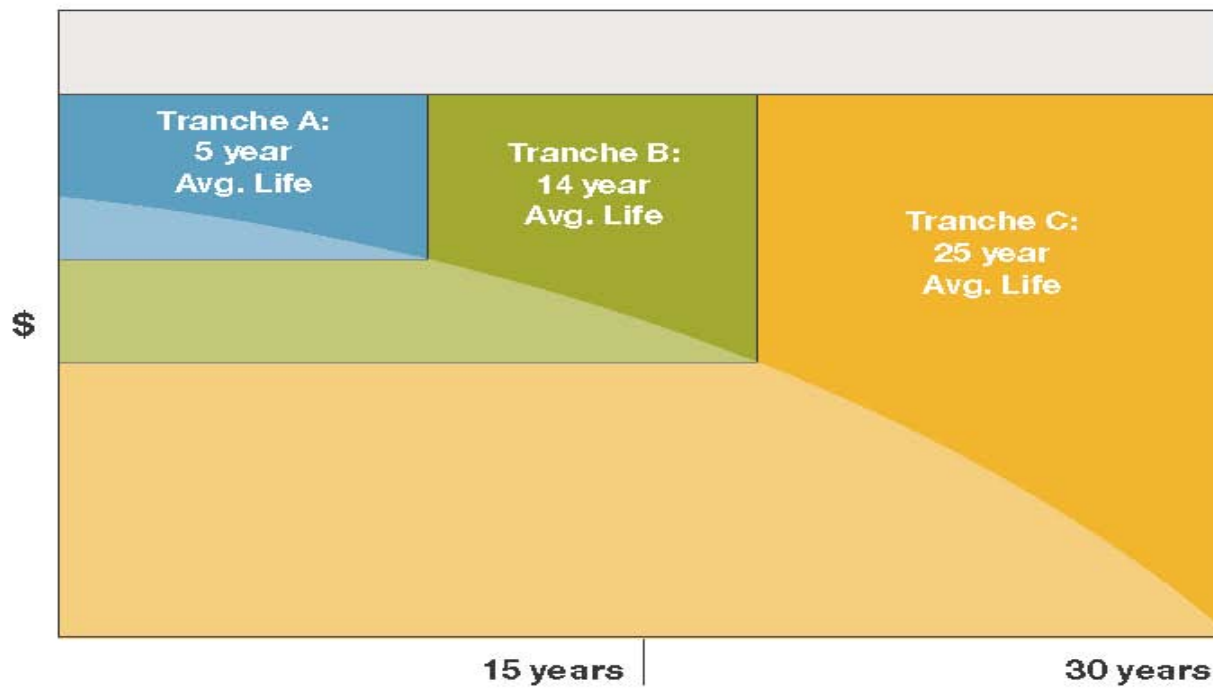
Pass-through formation



REMIC formation

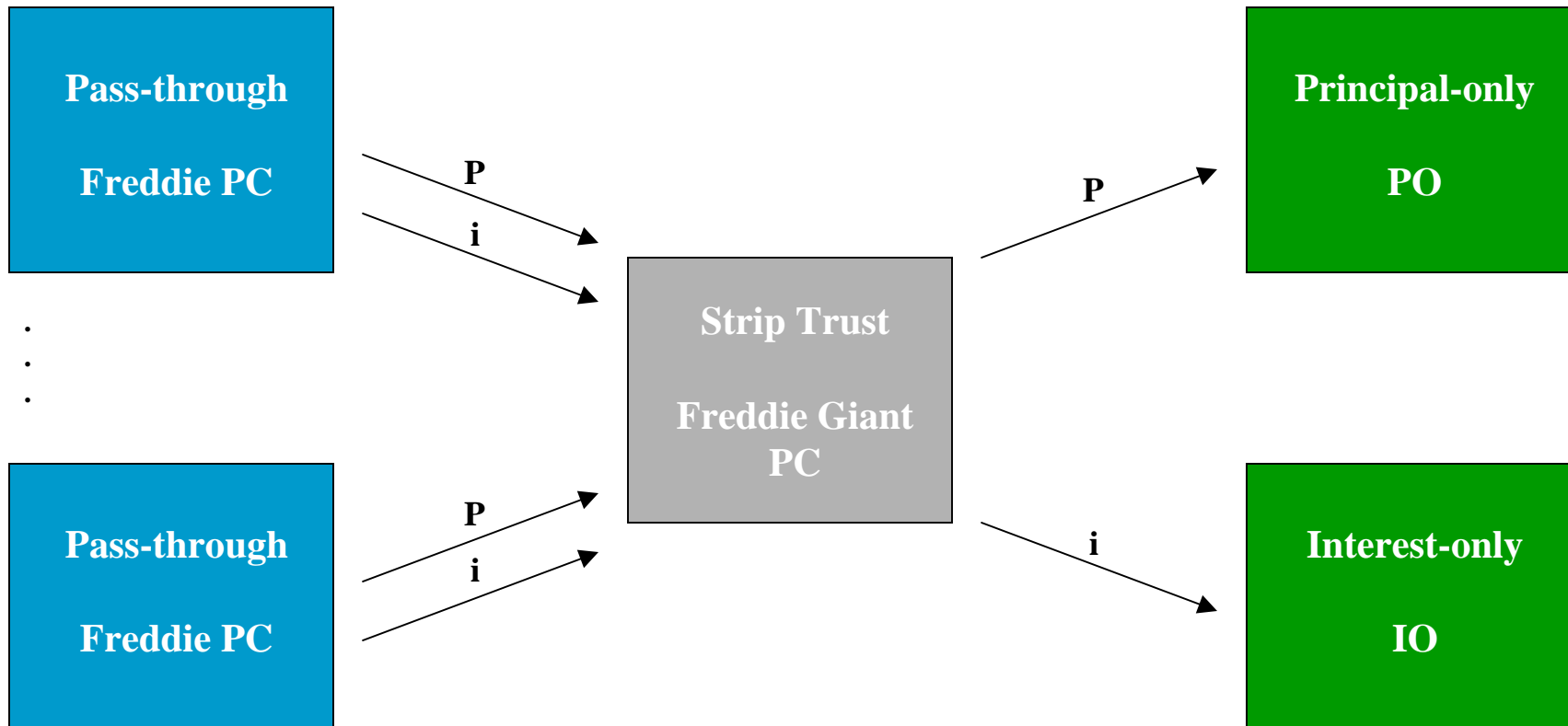


Sequential REMIC tranches



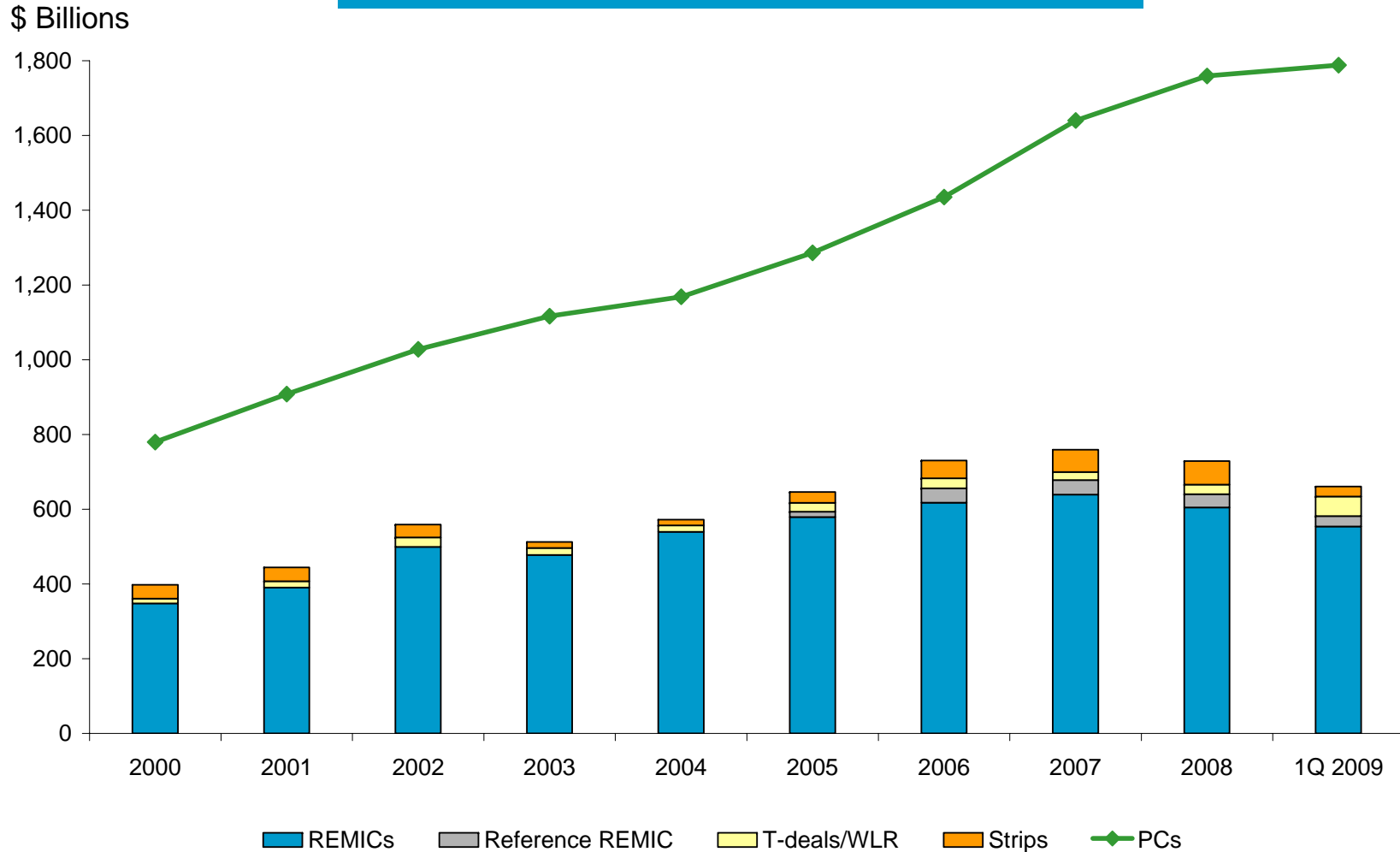
Note: Chart shows how principal (darker shading) and interest (lighter shading) would be allocated to each of three hypothetical sequential tranches if no repayments were made on the underlying mortgages.

Strip formation



Freddie Mac's mortgage securities products

Mortgage securities products outstanding



Source: Freddie Mac. Data as of September 30, 2009.

Freddie Mac mortgage securities products

- Gold PCs
 - » Pass-through securities representing an undivided interest in a pool of residential mortgages

- Giant PCs
 - » Pass-through securities that are created by consolidating smaller PCs into larger Giant PCs

- ARM PCs
 - » Mortgage-backed securities representing an undivided interest in a pool of residential adjustable-rate mortgages

- Multifamily PCs
 - » PCs backed by loans covering residences with five or more units designed principally for residential use

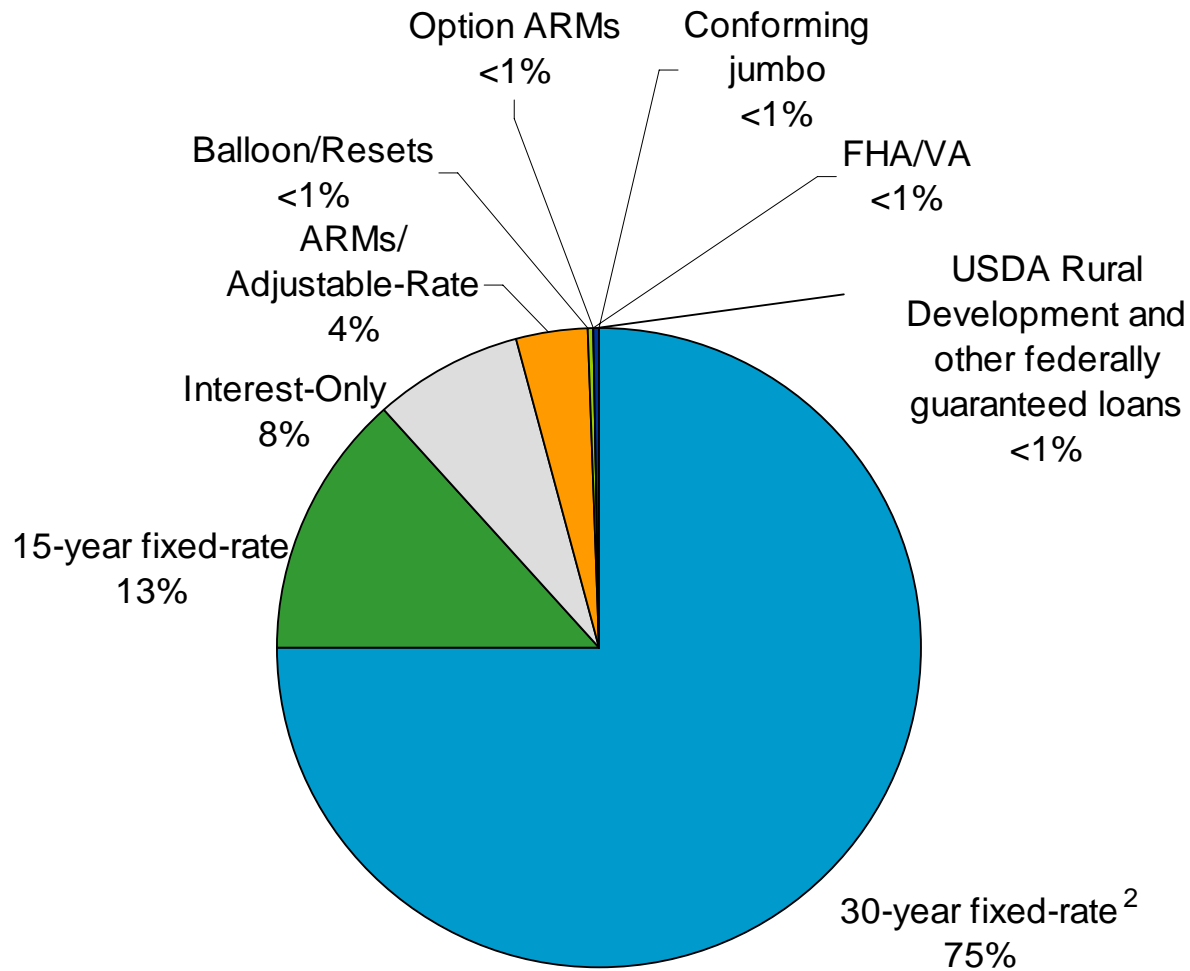
Freddie Mac mortgage securities products

- REMICs
 - » Customized mortgage structures created from mortgage pass-through securities by redistributing cash flows to cater to a variety of market demands

- Reference REMICs®
 - » A structured alternative to a traditional 30- or 15-year mortgage-backed security and built on the success of Freddie Mac's guaranteed maturity class (GMC) product

- Strips
 - » Formed from Giant PCs of either Freddie Mac Gold PCs or GNMA certificates and generally represent the Interest-only (IO) and Principal-only (PO) cash flow components of a pool

Composition of Freddie Mac's single-family pass-through securities¹



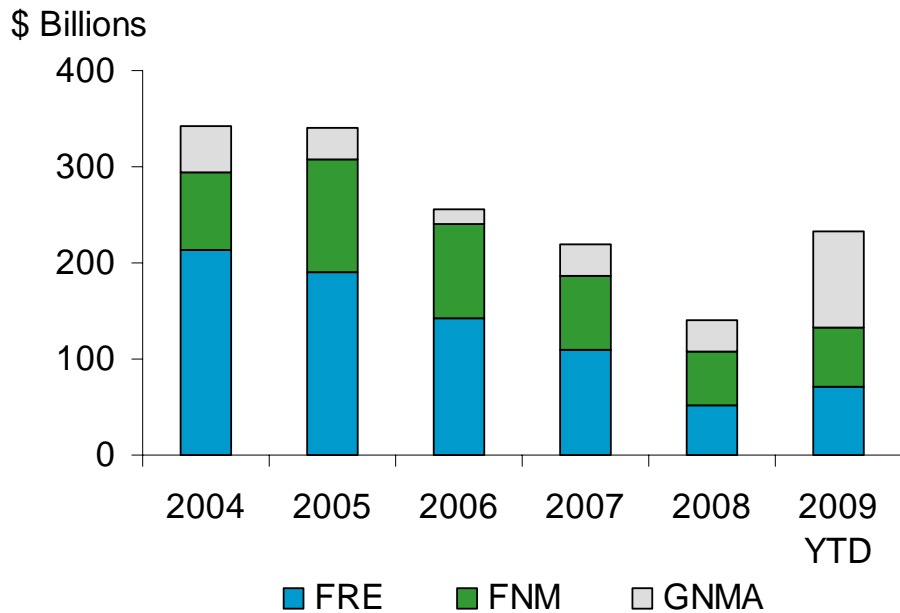
¹ Based on unpaid principal balances of the securities and excludes mortgage-related securities traded, but not yet settled. Also includes long-term standby commitments for mortgage assets held by third parties that require that we purchase loans from lenders when these loans meet certain delinquency criteria.

² Portfolio balances include \$1.7 billion of 40-year fixed-rate mortgages as well as \$59.0 billion of 20-year fixed-rate mortgages at September 30, 2009.

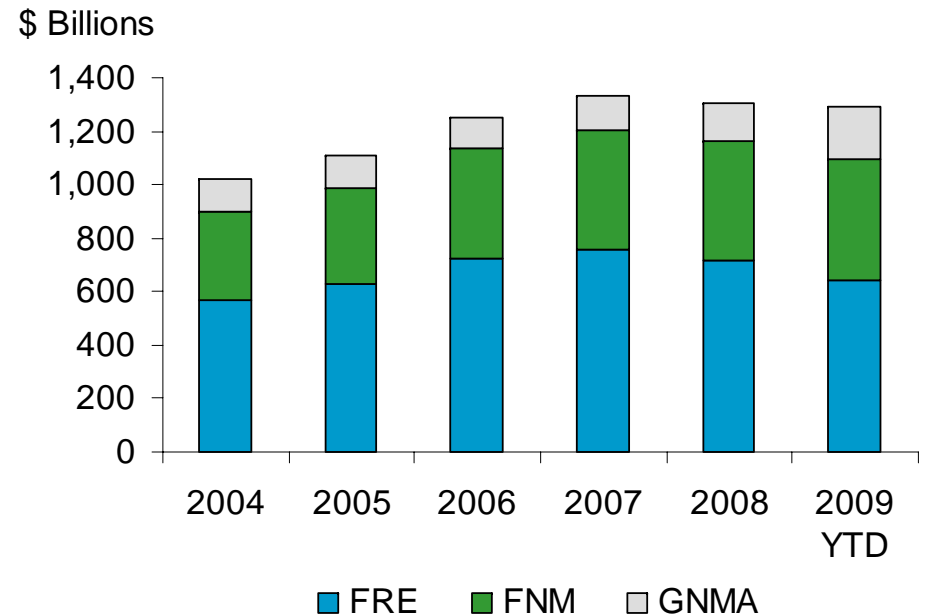
Source: Freddie Mac. Data as of September 30, 2009.

Agency CMO issuance

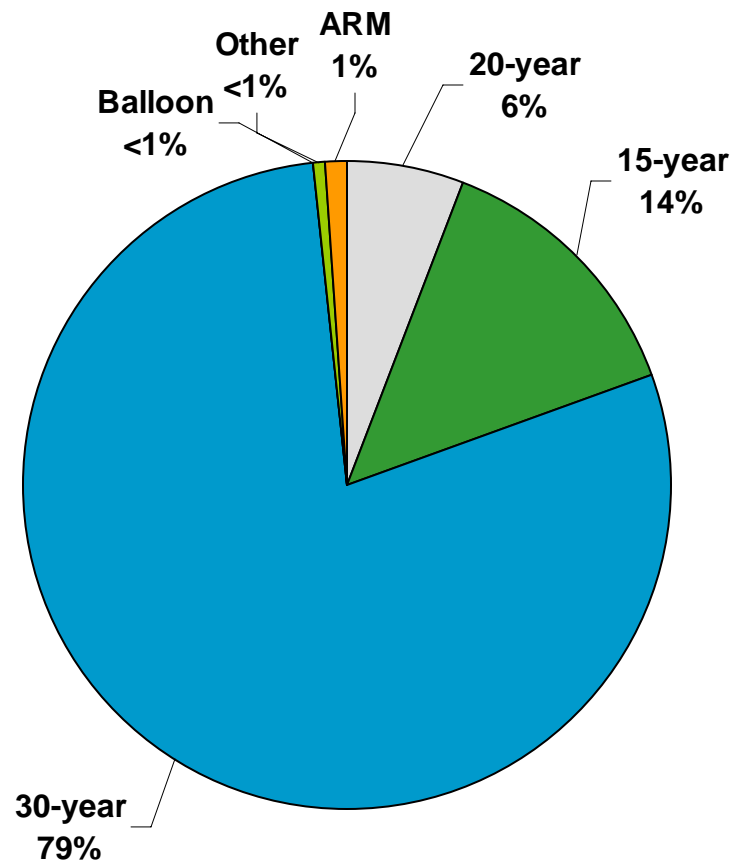
Agency CMO Issuance



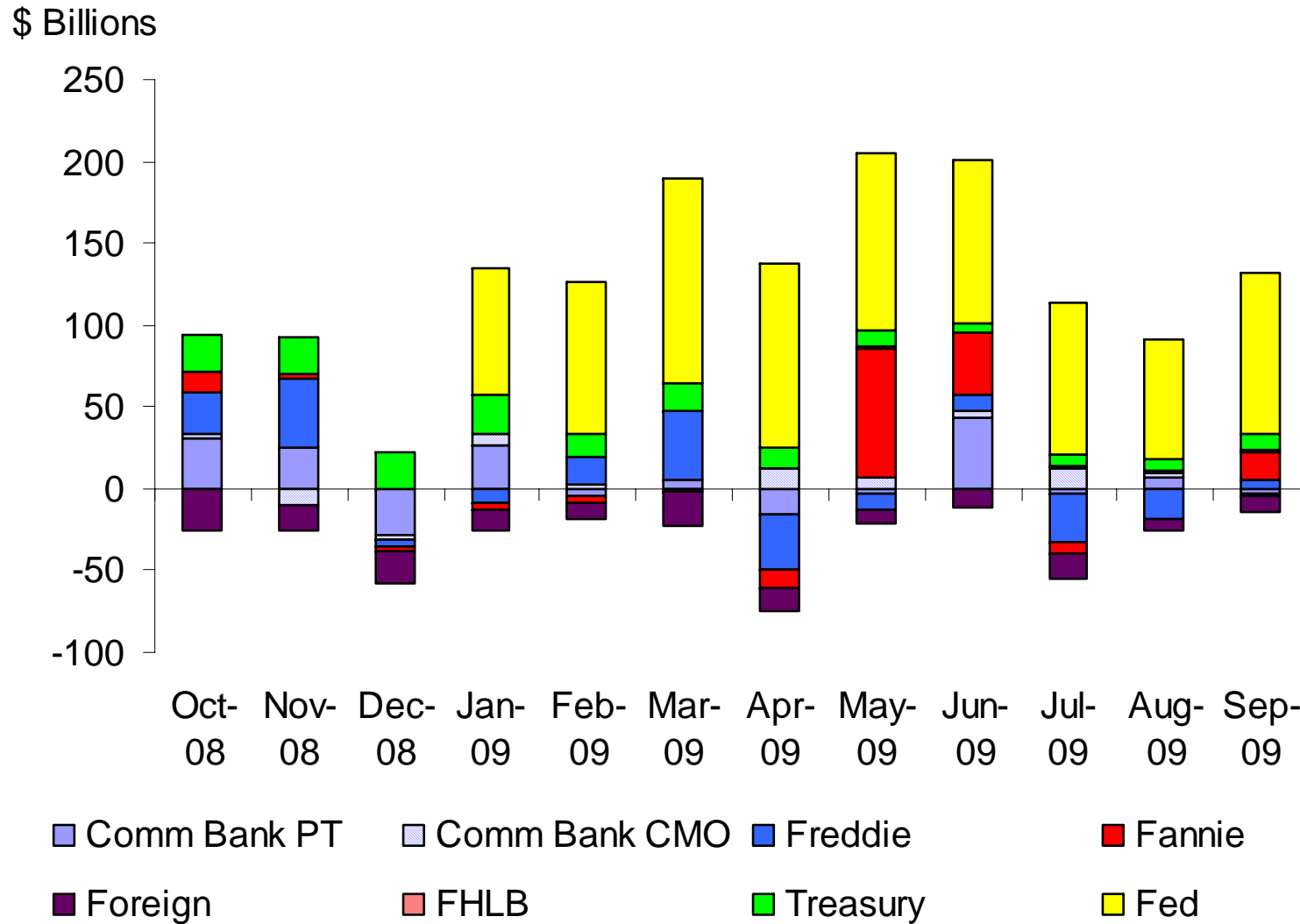
Agency CMO Outstanding



Composition of collateral underlying Freddie Mac REMICs



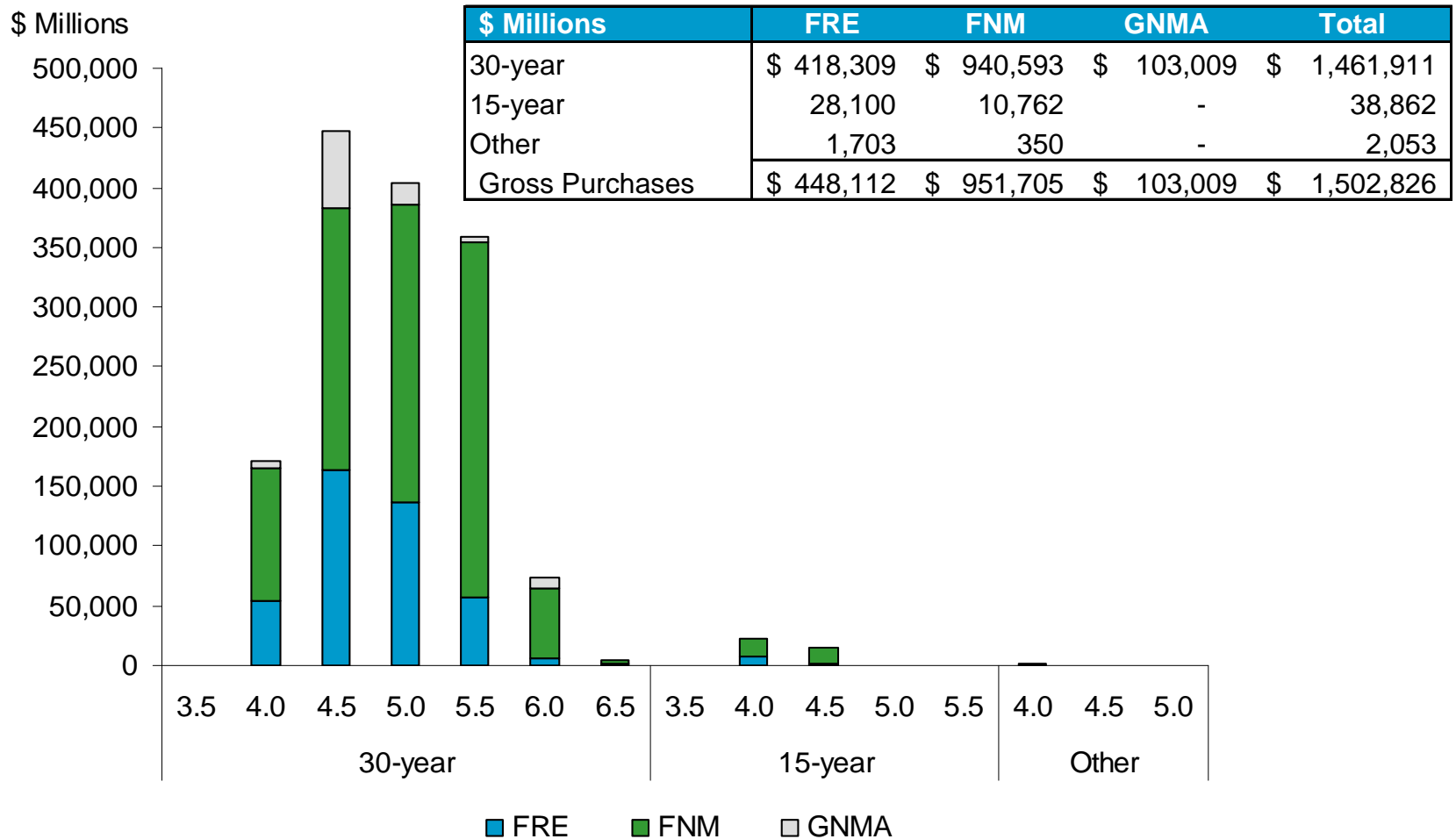
Demand for Agency mortgage securities



Source: Federal Reserve Board; Freddie Mac and Fannie Mae Monthly Volume Summaries, Treasury International Capital Data, Federal Home Loan Banks, US Treasury Department, Federal Reserve Bank of New York. Data as of November 19, 2009.

Fed purchases of Agency MBS by GSE

Gross purchases by coupon



Note: Sales of agency MBS, including sales associated with dollar rolls, by investment managers acting as agents for the System Open Market Account (SOMA) have totaled \$464,201 million.

Source: Federal Reserve Bank of New York. Data as of November 27, 2009.

Safe Harbor Statements

Freddie Mac obligations

Freddie Mac's securities are obligations of Freddie Mac only. The securities, including any interest or return of discount on the securities, are not guaranteed by and are not debts or obligations of the United States or any federal agency or instrumentality other than Freddie Mac.

No offer or solicitation of securities

This presentation includes information related to, or referenced in the offering documentation for, certain Freddie Mac securities, including offering circulars and related supplements and agreements. Freddie Mac securities may not be eligible for offer or sale in certain jurisdictions or to certain persons. This information is provided for your general information only, is current only as of its specified date and does not constitute an offer to sell or a solicitation of an offer to buy securities. The information does not constitute a sufficient basis for making a decision with respect to the purchase or sale of any security. All information regarding or relating to Freddie Mac securities is qualified in its entirety by the relevant offering circular and any related supplements. Investors should review the relevant offering circular and any related supplements before making a decision with respect to the purchase or sale of any security. In addition, before purchasing any security, please consult your legal and financial advisors for information about and analysis of the security, its risks and its suitability as an investment in your particular circumstances.

Forward-looking statements

Freddie Mac's presentations may contain forward-looking statements pertaining to Freddie Mac's business and future business plans, liquidity, capital management, economic and market conditions and trends, market share, credit losses and credit-related expenses, returns on investments, results of operations and/or financial condition. Management's expectations for the company's future necessarily involve a number of assumptions, judgments and estimates, and various factors, including changes in market conditions, liquidity, mortgage-to-debt OAS, credit outlook, actions taken by FHFA, the Federal Reserve and Treasury, and the impacts of newly enacted legislation or regulations and new or amended accounting standards, could cause actual results to differ materially from these expectations. These assumptions, judgments, estimates and factors are discussed in the company's filings with the SEC, including its Annual Report on Form 10-K for the year ended December 31, 2008, which are available on the Investor Relations page of the company's Web site at www.FreddieMac.com/investors and the SEC's Web site at www.sec.gov. The company undertakes no obligation to update forward-looking statements it makes to reflect events or circumstances after the date of this presentation or to reflect the occurrence of unanticipated events.