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## Monthly Volume Summary: May 2005

(unaudited & subject to change)  
(dollars in millions)

**TABLE 1 - TOTAL MORTGAGE PORTFOLIO** <sup>1, 2</sup>

	New Business Purchases <sup>3</sup>	Non-Freddie Mac Mortgage-Related Securities Sales and Other Activity	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Full Year 2004	\$494,588	(\$2,752)	(\$401,029)	\$90,807	\$1,505,206	6.4%	28.4%
Jan 2005	\$35,888	(\$59)	(\$25,981)	\$9,848	\$1,515,054	7.9%	20.7%
Feb	36,600	(1,742)	(25,940)	8,918	1,523,972	7.1%	20.5%
Mar	39,077	(223)	(32,789)	6,065	1,530,037	4.8%	25.8%
Apr	48,541	(24)	(30,199)	18,318	1,548,355	14.4%	23.7%
May	50,025	(55)	(30,403)	19,567	1,567,922	15.2%	23.6%
YTD 2005	\$210,131	(\$2,103)	(\$145,312)	\$62,716	\$1,567,922	10.0%	23.2%

**TABLE 2 - RETAINED PORTFOLIO** <sup>1</sup>

	Retained Purchases	Sales, net of Other Activity <sup>4</sup>	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate	Mortgage Purchase Agreements, net <sup>5</sup>
Full Year 2004	\$225,715	(\$36,515)	(\$181,730)	\$7,470	\$652,936	1.2%	28.2%	N/A
Jan 2005	\$14,488	(\$7,042)	(\$13,457)	(\$6,011)	\$646,925	(11.0%)	24.7%	\$11,988
Feb	22,441	(2,730)	(12,454)	7,257	654,182	13.5%	23.1%	13,291
Mar	20,755	(4,095)	(14,122)	2,538	656,720	4.7%	25.9%	31,998
Apr	24,516	(4,077)	(15,096)	5,343	662,063	9.8%	27.6%	20,260
May	28,316	(7,538)	(14,704)	6,074	668,137	11.0%	26.7%	15,768
YTD 2005	\$110,516	(\$25,482)	(\$69,833)	\$15,201	\$668,137	5.6%	25.7%	\$93,305

**TABLE 3 - TOTAL PCs and Structured Securities Issued** <sup>1, 6, 7</sup>

	Issuances	Liquidations <sup>8</sup>	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate
Full Year 2004	\$365,108	(\$318,208)	\$46,900	\$1,208,968	4.0%
Jan 2005	\$26,135	(\$17,850)	\$8,285	\$1,217,253	8.2%
Feb	25,081	(19,069)	6,012	1,223,265	5.9%
Mar	25,912	(25,470)	442	1,223,707	0.4%
Apr	32,043	(21,059)	10,984	1,234,691	10.8%
May	33,654	(21,693)	11,961	1,246,652	11.6%
YTD 2005	\$142,825	(\$105,141)	\$37,684	\$1,246,652 <sup>9</sup>	7.5%

**May 2005 Highlights:**

- ▶ Total mortgage portfolio grew at an annualized rate of 10.0% year-to-date and 15.2% in May.
- ▶ Retained portfolio increased at an annualized rate of 5.6% year-to-date and 11.0% in May.
- ▶ Retained portfolio purchases increased to \$28.3 billion in May, from \$24.5 billion in April.
- ▶ Retained portfolio mortgage purchase agreements, net were \$15.8 billion in May, down from \$20.3 billion in April.
- ▶ Total PCs and Structured Securities Issued increased at an annualized rate of 7.5% year-to-date and 11.6% in May.
- ▶ Structured securitizations were \$15.8 billion in May, up from \$14.6 billion in April.
- ▶ Single-family non-credit enhanced delinquency rate was 22 basis points in April, unchanged from the prior month.
- ▶ Portfolio market value sensitivity (PMVS-L) averaged 1% in May, unchanged from April; our duration gap averaged 0 months in May, unchanged from April.

Please see endnotes on page 3.

**TABLE 4 - RETAINED PORTFOLIO COMPONENTS <sup>1</sup>**

	Freddie Mac PCs	Non-Freddie Mac Mortgage-Related Securities		Mortgage Loans	Retained Portfolio Ending Balance
		Agency	Non-Agency		
Full Year 2004	\$356,698	\$59,715	\$175,163	\$61,360	\$652,936
Jan 2005	\$349,124	\$58,525	\$177,493	\$61,783	\$646,925
Feb	353,475	57,644	181,664	61,399	654,182
Mar	350,390	56,381	188,213	61,736	656,720
Apr	348,399	55,338	197,229	61,097	662,063
May	346,867	54,126	206,265	60,879	668,137
YTD 2005	\$346,867	\$54,126	\$206,265	\$60,879	\$668,137

**TABLE 5 - Multi-Class Structured Securitizations Activity <sup>10</sup>**

	Structured Securitizations Activity
Full Year 2004	\$215,430
Jan 2005	\$16,171
Feb	22,993
Mar	16,816
Apr	14,643
May	15,829
YTD 2005	\$86,452

**TABLE 6 - OUTSTANDING PCs <sup>1, 11</sup>**

	PC Issuances	PC Purchases Into Retained Portfolio	PC Sales From Retained Portfolio	Liquidations <sup>12</sup>	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate on Total PCs, net	Annualized Liquidation Rate
Full Year 2004	\$365,108	(\$96,235)	\$38,601	(\$224,137)	\$83,337	\$852,270	10.8%	29.1%
Jan 2005	\$26,135	(\$4,735)	\$7,390	(\$12,931)	\$15,859	\$868,129	22.3%	18.2%
Feb	25,081	(10,921)	1,401	(13,900)	1,661	869,790	2.3%	19.2%
Mar	25,912	(7,590)	4,281	(19,076)	3,527	873,317	4.9%	26.3%
Apr	32,043	(8,018)	4,324	(15,374)	12,975	886,292	17.8%	21.1%
May	33,654	(11,945)	7,766	(15,982)	13,493	899,785	18.3%	21.6%
YTD 2005	\$142,825	(\$43,209)	\$25,162	(\$77,263)	\$47,515	\$899,785	13.4%	21.8%

**TABLE 7 - DELINQUENCIES <sup>13</sup>**

	Single-Family (90 days or more delinquent)			Multifamily (60 days or more delinquent)
	Non Credit Enhanced	Credit Enhanced	All Loans	
Dec 2004	0.24%	2.75%	0.73%	0.06%
Jan 2005	0.24%	2.71%	0.72%	0.09%
Feb	0.24%	2.70%	0.72%	0.09%
Mar	0.22%	2.56%	0.67%	0.05%
Apr	0.22%	2.42%	0.63%	0.05%

**TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES <sup>14, 15</sup>**

	Portfolio Market Value Level (PMVS-L) (50bp) <sup>16</sup>		Portfolio Market Value Yield Curve (PMVS-YC) (25 bp) <sup>16</sup>		Duration Gap (in months) <sup>17</sup>	
	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average
Full Year 2004	2%	--	0%	--	0	--
Jan 2005	2%	--	0%	--	0	--
Feb	1%	--	0%	--	0	--
Mar	1%	1%	0%	0%	0	0
Apr	1%	--	0%	--	0	--
May	1%	--	0%	--	0	--
YTD 2005	1%	--	0%	--	0	--

A glossary of selected Monthly Volume Summary terms is available on the Investor Relations page of our website, [www.FreddieMac.com/investors](http://www.FreddieMac.com/investors).

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; writing to: 1551 Park Run Drive, Mail stop D40, McLean, VA 22102-3110; or sending an email to [shareholder@freddiemac.com](mailto:shareholder@freddiemac.com).



Please see endnotes on page 3.

## ENDNOTES

- (1) Ending balances and activity are based on unpaid principal balances and exclude mortgage loans and mortgage-related securities traded, but not yet settled.
- (2) Total mortgage portfolio (Table 1) is defined as Total PCs issued (Table 3) plus the sum of mortgage loans (within Table 4) and non-Freddie Mac mortgage-related securities (Agency and Non-Agency) (within Table 4).
- (3) Total mortgage portfolio New Business Purchases (Table 1) is defined as Retained Portfolio Purchases (Table 2) plus PC Issuances (Table 3) less PC Purchases Into Retained Portfolio (Table 6).
- (4) Includes a reduction in the Retained portfolio for mortgage-related securities that have been sold and credit-related impairments net of additions to the Retained portfolio for delinquent mortgage loans and balloon reset mortgage loans that have been purchased out of PC pools.
- (5) Mortgage Purchase Agreements, net includes: (a) monthly purchase commitments of mortgage-related securities for the Retained portfolio offset by monthly sales commitments of mortgage-related securities out of the Retained portfolio, (b) mortgage-related securities that we expect to purchase pursuant to options written by us and held by certain counterparties, and (c) the net amount of monthly mortgage loan purchases and sales. In some instances, commitments may settle during the same period in which we have entered into the related commitment. Substantially all of these commitments are settled by delivery of a mortgage-related security; the rest are net settled for cash. For all periods presented, we have purchased all of the mortgage-related securities associated with written options in accordance with their contractual terms.
- (6) Represents (a) PCs, (b) Structured Securities backed by non-Freddie Mac mortgage-related securities and (c) other credit guarantees (as described in Endnote 9 below).
- (7) Total PCs issued and Structured Securities exclude Structured Securities where we have resecuritized PCs and other previously issued Structured Securities. These excluded Structured Securities do not increase our credit-related exposure and consist of single-class Structured Securities backed by PCs, Real Estate Mortgage Investment Conduits (REMICs) and principal-only strips. The notional balance of interest-only strips is excluded because this table is based on unpaid principal balance. Also excluded are modifiable and combinable REMIC tranches and Interest and Principal classes, where the holder has the option to exchange the security tranches for other pre-defined security tranches. Additional information concerning "Credit Guarantee Activities - Guarantees Issued Through Resecuritization" can be found in our Information Statement dated June 14, 2005.
- (8) Represents liquidations of all PCs and Structured Securities backed by non-Freddie Mac mortgage-related securities and other credit guarantees of mortgage loans held by third parties. Includes prepayment activity and delinquent mortgage loans and balloon reset mortgage loans purchased out of PC pools.
- (9) Includes, as of May 31, 2005, (a) \$5 billion that pertain to our guarantee of the payment of principal and interest on (1) multifamily mortgage loans that are originated and held by state and municipal housing finance agencies to support tax-exempt multifamily housing revenue bonds, (2) tax-exempt multifamily housing revenue bonds that support pass-through certificates issued by third parties, and (3) Freddie Mac pass-through certificates which are backed by tax-exempt multifamily housing revenue bonds and related taxable bonds and/or loans; and (b) \$2 billion of single-family mortgage loans held by third parties for which we provide a credit guarantee.
- (10) Includes activity where we have resecuritized PCs and other previously issued Structured Securities related to multi-class Structured Securities, primarily REMICs as well as principal-only stripped securities and other Structured Securities backed by non-Freddie Mac mortgage-related securities. These amounts exclude resecuritized PCs into single-class securities.
- (11) Represents (a) PCs, (b) Structured Securities backed by non-Freddie Mac mortgage-related securities and (c) other credit guarantees (as described in Endnote 9 above) held by third parties.
- (12) Liquidations include prepayment activity and delinquent mortgage loans and balloon reset mortgage loans purchased out of PC pools and exclude liquidations on PCs and Structured Securities backed by non-Freddie Mac mortgage-related securities held in the Retained portfolio.
- (13) Includes delinquencies on mortgage loans where we have transferred primary or full default risk to various third parties, as well as Structured Securities backed by alternative collateral deals. Previously reported delinquency data is subject to change to reflect currently available information. For example, delinquency data reported for some Structured Securities may be omitted or subsequently revised by servicers of the underlying loans, which may require revision to previously reported numbers. For periods presented in this report, revisions to previously reported delinquency rates have not been significant nor have they significantly affected the overall trend of our Single-Family "Credit Enhanced" and "All Loans" delinquency rates. Delinquencies on mortgage loans underlying alternative collateral deals may be categorized as delinquent on a different schedule than other mortgage loans due to variances in industry practice.
- (14) Our PMVS and Duration Gap measures provide useful estimates of key interest-rate risk exposures. While we believe that PMVS and Duration Gap 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 underlying estimation processes.
- (15) We do not expect previously reported PMVS to change by more than 2 percentage points and previously reported duration gap to change by more than 1 month and will report any changes to previously reported amounts that exceed these levels.
- (16) Rounded to the nearest percent.
- (17) Rounded to the nearest month.