



Monthly Volume Summary: September 2006
(unaudited & subject to change)
(dollars in millions)

TABLE 1 - TOTAL MORTGAGE PORTFOLIO ^{1,2}

	New Business Purchases ³	Sales, net of Other Activity ⁴	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Sep 2005	\$62,543	(\$4,574)	(\$34,756)	\$23,213	\$1,627,418	17.4%	26.0%
Oct	45,481	(3,791)	(33,286)	8,404	1,635,822	6.2%	24.5%
Nov	52,902	(183)	(30,661)	22,058	1,657,880	16.2%	22.5%
Dec	58,753	(3,063)	(29,353)	26,337	1,684,217	19.1%	21.2%
Full-Year 2005	\$581,933	(\$18,248)	(\$384,674)	\$179,011	\$1,684,217	11.9%	25.6%
Jan 2006	\$43,020	(\$204)	(\$24,282)	\$18,534	\$1,702,751	13.2%	17.3%
Feb	47,029	(3,240)	(24,566)	19,223	1,721,974	13.5%	17.3%
Mar	41,825	(4,957)	(28,167)	8,701	1,730,675	6.1%	19.6%
Apr	39,706	(1,963)	(27,767)	9,976	1,740,651	6.9%	19.3%
May	35,131	(2,172)	(29,191)	3,768	1,744,419	2.6%	20.1%
Jun	46,893	(1,307)	(30,567)	15,019	1,759,438	10.3%	21.0%
Jul	37,789	(3,745)	(27,710)	6,334	1,765,772	4.3%	18.9%
Aug	43,270 ⁵	(1,366)	(28,819) ⁵	13,085	1,778,857	8.9%	19.6% ⁵
Sep	41,416	(931)	(32,918) ⁶	7,567	1,786,424	5.1%	22.2% ⁶
YTD 2006	\$376,079	(\$19,885)	(\$253,987)	\$102,207	\$1,786,424	8.1%	20.1% ⁶

September 2006 Highlights:

- ▶ The aggregate unpaid principal balance of our Retained portfolio declined to \$702.4 billion at September 30, 2006. For purposes of the voluntary, temporary growth limit announced on August 1, 2006, we estimate that our total retained mortgage portfolio, as calculated in conformity with GAAP, was approximately \$699.7 billion at September 30, 2006. (For a discussion of the difference between these measures see Portfolio Note on Page 2.)
- ▶ Total mortgage portfolio has increased at an annualized rate of 8.1% year-to-date and 5.1% in September.
- ▶ The amount of Retained portfolio Mortgage Purchase Agreements, Net entered into during the month of September totaled \$15.3 billion, up from the \$3.3 billion entered into during the month of August.
- ▶ Total Guaranteed PCs and Structured Securities Issued have increased at an annualized rate of 10.6% year-to-date and 7.3% in September.
- ▶ Single-family non-credit enhanced delinquency rate was 22 basis points in August, unchanged from the previous month.
- ▶ Portfolio Market Value Sensitivity (PMVS-L) averaged 1% in September, up from 0% in August; our Duration Gap averaged 0 months in September, unchanged from August.

TABLE 2 - RETAINED PORTFOLIO ¹

	Retained Purchases ⁷	Sales, net of Other Activity ⁸	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate	Mortgage Purchase Agreements, Net ⁹
Sep 2005	\$34,319	(\$10,083)	(\$17,470)	\$6,766	\$684,530	12.0%	30.9%	\$17,114
Oct	20,304	(9,744)	(16,912)	(6,352)	678,178	(11.1%)	29.6%	15,631
Nov	32,572	(1,706)	(16,286)	14,580	692,758	25.8%	28.8%	26,938
Dec	36,187	(3,182)	(15,746)	17,259	710,017	29.9%	27.3%	19,002
Full-Year 2005	\$320,553	(\$76,398)	(\$187,074)	\$57,081	\$710,017	8.7%	28.7%	\$232,742
Jan 2006	\$12,363	(\$4,068)	(\$14,140)	(\$5,845)	\$704,172	(9.9%)	23.9%	\$13,478
Feb	22,486	(8,057)	(13,281)	1,148	705,320	2.0%	22.6%	17,554
Mar	30,583	(5,751)	(14,745)	10,087	715,407	17.2%	25.1%	32,079
Apr	29,424	(5,221)	(15,836)	8,367	723,774	14.0%	26.6%	19,654
May	20,322	(5,278)	(15,750)	(706)	723,068	(1.2%)	26.1%	15,746
Jun	29,834	(13,818)	(16,875)	(859)	722,209	(1.4%)	28.0%	19,086
Jul	14,381	(9,898)	(15,674)	(11,191)	711,018	(18.6%)	26.0%	2,631
Aug	17,507 ⁵	(6,105)	(15,441) ⁵	(4,039)	706,979	(6.8%)	26.1% ⁵	3,302
Sep	14,290	(3,439)	(15,382)	(4,531)	702,448	(7.7%)	26.1%	15,286
YTD 2006	\$191,190	(\$61,635)	(\$137,124)	(\$7,569)	\$702,448	(1.4%)	25.8%	\$138,815

TABLE 3 - RETAINED PORTFOLIO COMPONENTS ¹

	PCs and Structured Securities	Non-Freddie Mac Mortgage-Related Securities		Mortgage Loans	Retained Portfolio Ending Balance
		Agency	Non-Agency		
Sep 2005	\$341,505	\$46,023	\$235,795	\$61,207	\$684,530
Oct	339,455	45,642	232,437	60,644	678,178
Nov	349,657	45,096	236,956	61,049	692,758
Dec	361,324	44,626	242,586	61,481	710,017
Full-Year 2005	\$361,324	\$44,626	\$242,586	\$61,481	\$710,017
Jan 2006	\$355,921	\$44,160	\$241,176	\$62,915	\$704,172
Feb	355,153	43,917	243,288	62,962	705,320
Mar	364,609	44,674	243,189	62,935	715,407
Apr	372,649	47,203	240,612	63,310	723,774
May	374,705	46,762	238,122	63,479	723,068
Jun	368,455	46,661	243,389	63,704	722,209
Jul	364,533	45,622	236,646	64,217	711,018
Aug	360,603	46,474	236,139	63,763	706,979
Sep	357,278	45,939	235,154	64,077	702,448
YTD 2006	\$357,278	\$45,939	\$235,154	\$64,077	\$702,448

Please see Endnotes on page 3.

TABLE 4 - TOTAL GUARANTEED PCs AND STRUCTURED SECURITIES ISSUED^{1,10}

	Issuances	Liquidations ¹¹	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Sep 2005	\$43,002	(\$23,555)	\$19,447	\$1,284,393	18.4%	22.3%
Oct	34,986	(22,280)	12,706	1,297,099	11.9%	20.8%
Nov	37,837	(20,157)	17,680	1,314,779	16.4%	18.6%
Dec	39,784	(19,039)	20,745	1,335,524	18.9%	17.4%
Full-Year 2005	\$397,867	(\$271,311)	\$126,556	\$1,335,524	10.5%	22.4%
Jan 2006	\$33,669	(\$14,693)	\$18,976	\$1,354,500	17.1%	13.2%
Feb	33,231	(15,924)	17,307	1,371,807	15.3%	14.1%
Mar	26,769	(18,699)	8,070	1,379,877	7.1%	16.4%
Apr	26,620	(16,971)	9,649	1,389,526	8.4%	14.8%
May	25,446	(18,916)	6,530	1,396,056	5.6%	16.3%
Jun	28,907	(19,279)	9,628	1,405,684	8.3%	16.6%
Jul	30,857	(17,254)	13,603	1,419,287	11.6%	14.7%
Aug	31,893	(18,699)	13,194	1,432,481	11.2%	15.8%
Sep	30,584	(21,811) ⁶	8,773	1,441,254 ¹²	7.3%	18.3% ⁶
YTD 2006	\$267,976	(\$162,246)	\$105,730	\$1,441,254	10.6%	16.2% ⁶

TABLE 5 - TOTAL GUARANTEED PCs AND STRUCTURED SECURITIES OUTSTANDING^{1,10,13}

	Issuances	Purchases into the Retained Portfolio	Sales out of the Retained Portfolio	Liquidations ¹¹	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Sep 2005	\$43,002	(\$14,778)	\$5,877	(\$17,654)	\$16,447	942,888	21.3%	22.9%
Oct	34,986	(9,809)	6,349	(16,770)	14,756	957,644	18.8%	21.3%
Nov	37,837	(17,507)	1,948	(14,800)	7,478	965,122	9.4%	18.5%
Dec	39,784	(17,218)	619	(14,107)	9,078	974,200	11.3%	17.5%
Full-Year 2005	\$397,867	(\$136,487)	\$62,625	(\$202,075)	\$121,930	\$974,200	14.3%	23.7%
Jan 2006	\$33,669	(\$3,012)	\$4,289	(\$10,567)	\$24,379	998,579	30.0%	13.0%
Feb	33,231	(8,688)	5,228	(11,696)	18,075	1,016,654	21.7%	14.1%
Mar	26,769	(15,527)	1,195	(13,823)	(1,386)	1,015,268	(1.6%)	16.3%
Apr	26,620	(16,338)	3,518	(12,191)	1,609	1,016,877	1.9%	14.4%
May	25,446	(10,637)	3,428	(13,763)	4,474	1,021,351	5.3%	16.2%
Jun	28,907	(11,848)	12,873	(14,054)	15,878	1,037,229	18.7%	16.5%
Jul	30,857	(7,449)	6,526	(12,409)	17,525	1,054,754	20.3%	14.4%
Aug	31,893	(6,130)	5,173	(13,812)	17,124	1,071,878	19.5%	15.7%
Sep	30,584	(3,458)	2,914	(17,942) ⁶	12,098	1,083,976	13.5%	20.1% ⁶
YTD 2006	\$267,976	(\$83,087)	\$45,144	(\$120,257)	\$109,776	\$1,083,976	15.0%	16.5% ⁶

TABLE 6 - DELINQUENCIES¹⁴

	Single-Family (90 days or more delinquent)			Multifamily
	Non-Credit Enhanced	Credit Enhanced	All Loans	(60 days or more delinquent)
Sep 2005	0.22%	2.26%	0.59%	0.00%
Oct	0.23%	2.30%	0.60%	0.01%
Nov	0.29%	2.47%	0.68%	0.06%
Dec	0.30%	2.46%	0.69%	0.00%
Jan 2006	0.30%	2.43%	0.68%	0.01%
Feb	0.28%	2.33%	0.65%	0.01%
Mar	0.25%	2.16%	0.59%	0.00%
Apr	0.24%	2.05%	0.56%	0.01%
May	0.23%	1.96%	0.53%	0.01%
Jun	0.22%	1.90%	0.52%	0.01%
Jul	0.22%	1.90%	0.52%	0.00%
Aug	0.22%	1.88%	0.51%	0.02% ¹⁵

TABLE 7 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES¹⁶

	Portfolio Market Value- Level (PMVS-L) (50bp)		Portfolio Market Value- Yield Curve (PMVS-YC) (25bp)		Duration Gap	
	(Rounded to Nearest Percent)		(Rounded to Nearest Percent)		(Rounded to Nearest Month)	
	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average	Monthly Average	Quarterly Average
Sep 2005	1%	1%	0%	0%	0	0
Oct	1%	--	0%	--	0	--
Nov	1%	--	0%	--	0	--
Dec	1%	1%	0%	0%	0	0
Full-Year 2005	1%	--	0%	--	0	--
Jan 2006	1%	--	0%	--	0	--
Feb	1%	--	0%	--	0	--
Mar	1%	1%	0%	0%	0	0
Apr	1%	--	0%	--	0	--
May	1%	--	0%	--	0	--
Jun	1%	1%	0%	0%	0	0
Jul	1%	--	0%	--	0	--
Aug	0%	--	0%	--	0	--
Sep	1%	1%	0%	0%	0	0
YTD 2006	1%	--	0%	--	0	--

PORTFOLIO NOTE

On August 1, 2006, we announced that we will voluntarily limit the annual growth of our retained mortgage portfolio to no more than two percent above the level at June 30, 2006, effective July 1, 2006. This voluntary, temporary growth limit is in response to a request of the Office of Federal Housing Enterprise Oversight, or OFHEO, our safety-and-soundness regulator. We believe we are meeting the terms set forth in our letter to OFHEO dated July 31, 2006. Our preliminary estimate of our retained mortgage portfolio, as calculated in conformity with GAAP, may change as we complete the process of closing our books for 2006. In addition, our current estimates could change as a result of subsequent events or changes in estimates.

The "Retained portfolio" balances set forth in Table 2 and Table 3 of this report represent unpaid principal balances, which are statistical measures that differ from the balance of the retained mortgage portfolio as calculated in conformity with GAAP. The Retained portfolio amounts set forth in this report exclude premiums, discounts, deferred fees and other basis adjustments, the reserve for losses on mortgage loans held-for-investment, and unrealized gains or losses on mortgage-related securities and PC residuals that are reflected in the retained mortgage portfolio under GAAP. For additional information, please see our Information Statement dated June 28, 2006, our Information Statement Supplement dated August 1, 2006, and our letter to OFHEO dated July 31, 2006, which are available on the Investor Relations page of our website at www.FreddieMac.com/investors.

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 Guaranteed PCs And Structured Securities Issued (Table 4) plus the sum of Mortgage Loans (Table 3) and non-Freddie Mac mortgage-related securities (Agency and Non-Agency) (Table 3).
- (3) Total mortgage portfolio New Business Purchases (Table 1) is defined as Retained Purchases (Table 2) plus Total Guaranteed PC and Structured Securities Issuances (Table 4) less Purchases into the Retained Portfolio (Table 5).
- (4) Includes: (a) sales of non-Freddie Mac mortgage-related securities from our Retained Portfolio and (b) sales of multifamily mortgage loans from our Retained portfolio, (c) credit-related impairments related to mortgage-related securities in our Retained portfolio, (d) net additions to the Retained portfolio for delinquent mortgage loans purchased out of PC pools and (e) balloon reset mortgages purchased out of PC pools. Excludes the transfer of single-family mortgage loans through transactions that qualify as sales (see Endnote 7) and all transfers through swap-based exchanges.
- (5) We have revised previously reported data for the month of August 2006 to reflect a reclassification of a multifamily structured transaction resulting in an increase of \$909 million in both purchases and liquidations in both Total Mortgage Portfolio (Table 1) and Retained Portfolio (Table 2). This also results in: (a) an increase of 0.6 percent and 1.6 percent in August's annualized liquidation rates for Total Mortgage Portfolio (Table 1) and Retained Portfolio (Table 2), respectively, and (b) an increase of 0.1 percent and 0.2 percent in August's year to date liquidation rates for Total Mortgage Portfolio (Table 1) and Retained Portfolio (Table 2), respectively.
- (6) The September 2006 liquidations reported in Table 1, Table 4 and Table 5 include approximately \$5 billion related to the return to Freddie Mac of outstanding PCs by third parties for which our guarantee was terminated and the underlying mortgage loans returned to the third parties in accordance with contractual provisions. Absent this transaction, the September 2006 annualized liquidation rate (a) on Table 1 would have been 18.7 percent, and the year to date liquidation rate would have been 19.7 percent, (b) on Table 4 would have been 13.9 percent, and the year to date liquidation rate would have been 15.7 percent, and (c) on Table 5 would have been 14.2 percent, and the year to date liquidation rate would have been 15.7 percent.
- (7) Single-family mortgage loans purchased for cash are reported net of transfers of such mortgage loans through transactions that qualify as a sales under SFAS 140. See Endnote 4 for more information regarding the presentation of all transfers through swap-based transactions and Multifamily mortgage-loans transferred in transactions that qualify as sales under SFAS 140.
- (8) See Endnote 4. Also Includes sales of PCs and Structured Securities from the Retained portfolio reported as Sales out of the Retained Portfolio (Table 5).
- (9) Mortgage Purchase Agreements, Net reflects trades entered into during the month and includes: (a) monthly commitments to purchase mortgage-related securities for the Retained portfolio offset by monthly commitments to sell mortgage-related securities out of the Retained portfolio during the month and (b) the net amount of monthly mortgage loan purchases and sales agreements entered into during the month. Substantially all of these commitments are settled by delivery of a mortgage-related security or mortgage loan; the rest are net settled for cash. Mortgage Purchase Agreements, Net also includes the net amount of mortgage-related securities that we expect to purchase or sell pursuant to written and purchased options entered into during the month for which we expect to take or make delivery of the securities. In some instances, commitments may settle during the same period in
- (10) Excludes Structured Securities where we have resecuritization 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 balances of interest-only strips are 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 our guarantee issued through resecuritization can be found in our Information Statement dated June 28, 2006.
- (11) Includes all principal payments relating to PCs and Structured Securities backed by non-Freddie Mac mortgage-related securities and relating to securities issued by others that we guarantee (see Endnote 12 for more information). Also includes the purchase of delinquent mortgage loans and balloon reset mortgage loans out of PC pools.
- (12) Includes, as of September 30, 2006, our guarantee of the payment of principal and interest on (a) \$7 billion unpaid principal balance of (1) multifamily mortgage loans that are originated and held by state and municipal housing finance agencies to support tax-exempt multifamily housing revenue bonds and (2) tax-exempt multifamily housing revenue bonds that support pass-through certificates issued by third parties; and (b) \$1 billion unpaid principal balance of single-family mortgage loans held by third parties for which we provide a credit guarantee.
- (13) Represents guaranteed PCs and Structured Securities held by third parties.
- (14) Single-family delinquencies are based on the number of mortgages 90 days or more delinquent or in foreclosure while multifamily delinquencies are based on net carrying value of mortgages 60 days or more delinquent or in foreclosure. Includes delinquencies on mortgage loans where the lender or third party retains the largest portion of the default risk as well as Structured Securities backed by alternative collateral deals. Excludes mortgage loans whose original contractual terms have been modified under an agreement with the borrower as long as the borrower complies with the modified contractual terms. 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.
- (15) Hurricane Katrina has not affected our reported multifamily delinquency rate because the contractual terms of certain affected mortgage loans, with unpaid principal balances totaling \$174 million at August 31, 2006, have been modified. (See Endnote 14 for more information.)
- (16) 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.

A glossary of selected Monthly Volume Summary terms is available on the Investor Relations page of our website, 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 or writing to:
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