

Monthly Volume Summary: November 2005

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

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

	New Business Purchases ³	Non-Freddie Mac Mortgage-Related Security Sales & 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	36,601	(1,742)	(25,941)	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%
Jun	47,954	(1,212)	(35,235)	11,507	1,579,429	8.8%	27.0%
Jul	41,889	(1,380)	(36,918)	3,591	1,583,020	2.7%	28.0%
Aug	62,279	(1,942)	(39,152)	21,185	1,604,205	16.1%	29.7%
Sep	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%
YTD 2005	\$523,180	(\$15,185)	(\$355,321)	\$152,674	\$1,657,880	11.1%	25.8%

TABLE 2 - RETAINED PORTFOLIO ¹

	Retained Purchases ⁴	Sales, net of Other Activity ⁵	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate	Mortgage Purchase Agreements, net ⁶
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%	15,668
Jun	22,996	(10,030)	(16,100)	(3,134)	665,003	(5.6%)	28.9%	15,922
Jul	23,228	(11,021)	(17,175)	(4,968)	660,035	(9.0%)	31.0%	10,763
Aug	40,431	(5,150)	(17,552)	17,729	677,764	32.2%	31.9%	34,167
Sep	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
YTD 2005	\$284,366	(\$73,216)	(\$171,328)	\$39,822	\$692,758	6.7%	28.6%	\$213,740

TABLE 3 - TOTAL GUARANTEED PCs AND STRUCTURED SECURITIES ISSUED ^{1,8}

	Issuances	Liquidations ⁹	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%
Jun	29,917	(25,910)	4,007	1,250,659	3.9%
Jul	28,633	(26,382)	2,251	1,252,910	2.2%
Aug	40,883	(28,847)	12,036	1,264,946	11.5%
Sep	43,002	(23,555)	19,447	1,284,393	18.4%
Oct	34,986	(22,280)	12,706	1,297,099	11.9%
Nov	37,837	(20,157)	17,680	1,314,779	16.4%
YTD 2005	\$358,083	(\$252,272)	\$105,811	\$1,314,779 ¹⁰	9.5%

November 2005 Highlights:

- ▶ Total mortgage portfolio has increased at an annualized rate of 11.1% year-to-date and 16.2% in November.
- ▶ Retained portfolio has increased at an annualized rate of 6.7% year-to-date and increased at an annualized rate of 25.8% in November.
- ▶ Retained portfolio purchases increased to \$32.6 billion in November, from \$20.3 billion in October.
- ▶ Retained portfolio mortgage purchase agreements, net were \$26.9 billion in November, up from \$15.6 billion in October.
- ▶ Total Guaranteed PCs and Structured Securities Issued have increased at an annualized rate of 9.5% year-to-date and 16.4% in November.
- ▶ Structured securitizations were \$16.4 billion in November, down from \$19.9 billion in October.
- ▶ Single-family non-credit enhanced delinquency rate was 23 basis points in October, up from 22 basis points in the prior month.
- ▶ Portfolio market value sensitivity (PMVS-L) averaged 1% in November, unchanged from October; our duration gap averaged 0 months in November, unchanged from October.

TABLE 4 - RETAINED PORTFOLIO COMPONENTS ¹

	Freddie Mac PCs	Non-Freddie Mac Mortgage-Related Securities			Retained Portfolio Ending Balance
		Agency	Non-Agency	Mortgage Loans	
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
Jun	336,233	54,464	213,320	60,986	665,003
Jul	329,925	51,980	217,046	61,084	660,035
Aug	338,505	49,664	227,948	61,647	677,764
Sep	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
YTD 2005	\$349,657	\$45,096	\$236,956	\$61,049	\$692,758

TABLE 5 - Multi-Class Structured Securitization Activity ¹¹

	Structured Securizations Activity
Full Year 2004	\$215,430
Jan 2005	\$16,171
Feb	22,993
Mar	16,816
Apr	14,643
May	15,829
Jun	13,056
Jul	25,745
Aug	20,342
Sep	13,296
Oct	19,907
Nov	16,400
YTD 2005	\$195,198

TABLE 6 - OUTSTANDING GUARANTEED PCs AND STRUCTURED SECURITIES ^{1, 12}

	PC Issuances	PC Purchases Into Retained Portfolio	PC Sales From Retained Portfolio	Liquidations ¹³	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%
Jun	29,917	(4,959)	9,141	(19,458)	14,641	914,426	19.5%	26.0%
Jul	28,633	(9,972)	9,954	(20,056)	8,559	922,985	11.2%	26.3%
Aug	40,883	(19,035)	3,575	(21,967)	3,456	926,441	4.5%	28.6%
Sep	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%
YTD 2005	\$358,083	(\$119,269)	\$62,006	(\$187,968)	\$112,852	\$965,122	14.4%	24.1%

TABLE 7 - DELINQUENCIES ¹⁴

	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%
May	0.21%	2.38%	0.62%	0.05%
Jun	0.21%	2.37%	0.61%	0.01%
Jul	0.22%	2.34%	0.61%	0.00%
Aug	0.22%	2.28%	0.60%	0.00%
Sep	0.22%	2.26%	0.59%	0.00%
Oct	0.23%	2.30%	0.60%	0.01%

TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES ¹⁵

	Portfolio Market Value Level (PMVS-L) (50bp) ¹⁶		Portfolio Market Value Yield Curve (PMVS-YC) (25 bp) ¹⁶		Duration Gap (in months) ¹⁷	
	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	--
Jun	1%	1%	0%	0%	0	0
Jul	1%	--	0%	--	0	--
Aug	1%	--	0%	--	0	--
Sep	1%	1%	0%	0%	0	0
Oct	1%	--	0%	--	0	--
Nov	1%	--	0%	--	0	--
YTD 2005	1%	--	0%	--	0	--

Please see Endnotes on page 3.

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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McLean, VA 22102-3110
or sending an email to
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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 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 Total Guaranteed PC and Structured Securities Issuances (Table 3) less PC Purchases Into Retained Portfolio (Table 6).
- (4) Mortgage loans that are purchased through our Cash Window are reported net of sales through auctions in the form of issued PCs.
- (5) 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.
- (6) 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.
- (7) We have reduced previously reported data for the month of May 2005 by \$100 million to correct an error related to certain agreements to purchase multifamily mortgage loans.
- (8) Excludes 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 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 "Credit Guarantee Activities - Guarantees Issued Through Resecuritization" can be found in our Information Statement dated June 14, 2005.
- (9) 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.
- (10) Includes, as of November 30, 2005, (a) \$6 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 and (2) tax-exempt multifamily housing revenue bonds that support pass-through certificates issued by third parties; and (b) \$1 billion of single-family mortgage loans held by third parties for which we provide a credit guarantee.
- (11) 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 resecritizations of PCs into single-class securities.
- (12) Represents guaranteed PCs and Structured Securities held by third parties.
- (13) 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.
- (14) Includes delinquencies on mortgage loans where we have transferred primary or full default risk to 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.
- (15) 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.
- (16) Rounded to the nearest percent.
- (17) Rounded to the nearest month.