

Monthly Volume Summary: December 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% |
| Dec | 58,753 | (3,063) | (29,353) | 26,337 | 1,684,217 | 19.1% | 21.2% |
| YTD 2005 | \$581,933 | (\$18,248) | (\$384,674) | \$179,011 | \$1,684,217 | 11.9% | 25.6% |

TABLE 2 - RETAINED PORTFOLIO¹

| | 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 |
| Dec | 36,187 | (3,182) | (15,746) | 17,259 | 710,017 | 29.9% | 27.3% | 19,002 |
| YTD 2005 | \$320,553 | (\$76,398) | (\$187,074) | \$57,081 | \$710,017 | 8.7% | 28.7% | \$232,742 |

TABLE 3 - TOTAL GUARANTEED PCs AND STRUCTURED SECURITIES ISSUED^{1,7}

| | Issuances | Liquidations ⁸ | 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% |
| Dec | 39,784 | (19,039) | 20,745 | 1,335,524 | 18.9% |
| YTD 2005 | \$397,867 | (\$271,311) | \$126,556 | \$1,335,524 ⁹ | 10.5% |

December 2005 Highlights:

- ▶ Total mortgage portfolio has increased at an annualized rate of 11.9% year-to-date and 19.1% in December.
- ▶ Retained portfolio has increased at an annualized rate of 8.7% year-to-date and increased at an annualized rate of 29.9% in December.
- ▶ Retained portfolio purchases increased to \$36.2 billion in December, from \$32.6 billion in November.
- ▶ Retained portfolio Mortgage Purchase Agreements, Net totaled \$19.0 billion in December, down from \$26.9 billion in November.
- ▶ Total Guaranteed PCs and Structured Securities Issued have increased at an annualized rate of 10.5% year-to-date and 18.9% in December.
- ▶ Structured securitizations were \$13.2 billion in December, down from \$16.4 billion in November.
- ▶ Single-family non-credit enhanced delinquency rate was 29 basis points in November, up from 23 basis points in the prior month, primarily as a result of hurricane Katrina.
- ▶ Portfolio market value sensitivity (PMVS-L) averaged 1% in December, unchanged from November; our duration gap averaged 0 months in December, unchanged from November.

TABLE 4 - RETAINED PORTFOLIO COMPONENTS ¹

| | 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 |
| 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 |
| Dec | 361,324 | 44,626 | 242,586 | 61,481 | 710,017 |
| YTD 2005 | \$361,324 | \$44,626 | \$242,586 | \$61,481 | \$710,017 |

TABLE 5 - Multi-Class Structured Securitization Activity ¹⁰

| | 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 |
| Dec | 13,245 |
| YTD 2005 | \$208,443 |

TABLE 6 - OUTSTANDING GUARANTEED PCs AND STRUCTURED SECURITIES ^{1, 11}

| | PC Issuances | PC Purchases Into Retained Portfolio | PC Sales From Retained Portfolio | Liquidations ¹² | 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% |
| Dec | 39,784 | (17,218) | 619 | (14,107) | 9,078 | 974,200 | 11.3% | 17.5% |
| YTD 2005 | \$397,867 | (\$136,487) | \$62,625 | (\$202,075) | \$121,930 | \$974,200 | 14.3% | 23.7% |

TABLE 7 - DELINQUENCIES ¹³

| | 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% |
| Nov | 0.29% | 2.47% | 0.68% | 0.06% ¹⁴ |

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 | -- |
| Dec | 1% | 1% | 0% | 0% | 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 commitments to purchase mortgage-related securities for the Retained portfolio offset by monthly commitments to sell mortgage-related securities out of the Retained portfolio and (b) the net amount of monthly mortgage loan purchases and sales agreements. 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 for which we expect to take or make delivery of the securities. In some instances, commitments may settle during the same period in which we have entered into the related commitment.
- (7) 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.
- (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 December 31, 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.
- (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 guaranteed PCs and Structured Securities 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 third parties, 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.
- (14) Hurricane Katrina has not affected our reported multifamily delinquency rate because the contractual terms of the affected mortgage loans have been modified. (See Endnote 13 for more information.)
- (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.