Freddie Mac

Monthly Volume Summary: October 2026
(unaudited & subject to change)
(dollars in millions)

TABLE 1 - TOTAL MORTGAGE PORTFOLIO

Excludes Fannie Mae Securities Guaranteed by Freddie Mac

	Purchases or Issuances	Sales	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Oct 2025	$48,451	($343)	($35,379)	$12,729	$3,651,629	4.2%	11.7%
Nov	43,627	-	(41,007)	2,620	3,654,249	0.9%	13.5%
Dec	55,292	(391)	(35,006)	19,896	3,674,144	6.5%	11.5%
Full-Year 2025	**$467,915**	**($3,669)**	**($373,492)**	**$90,754**	**$3,674,144**	**2.5%**	**10.4%**
Jan 2026	$36,121	($5)	($36,980)	($864)	$3,673,281	(0.3%)	12.1%
Feb	35,930	-	(32,210)	3,721	3,677,002	1.2%	10.5%
Mar	43,477	(50)	(36,926)	6,501	3,683,502	2.1%	12.1%
Apr	48,187	-	(43,842)	4,345	3,687,847	1.4%	14.3%
May	39,167	-	(36,468)	2,699	3,690,546	0.9%	11.9%
Jun	41,221	-	(35,120)	6,101	3,696,647	2.0%	11.4%
Jul	40,445	(391)	(34,516)	5,538	3,702,185	1.8%	11.2%
Aug	38,255	-	(33,843)	4,412	3,706,598	1.4%	11.0%
Sep	36,337	-	(32,096)	4,241	3,710,839	1.4%	10.4%
Oct	30,173	(245)	(30,232)	(304)	3,710,535	(0.1%)	9.8%
YTD 2026	**$389,312**	**($691)**	**($352,231)**	**$36,390**	**$3,710,535**	**1.2%**	**11.5%**

October 2026 Highlights:

- The total mortgage portfolio decreased at an annualized rate of 0.1% in October.
- Single-family refinance-loan purchase volume was $4.3 billion in October, representing 18% of total single-family mortgage purchases.
- The aggregate unpaid principal balance (UPB) of our mortgage-related investments portfolio increased by approximately $9.6 billion in October.
- Freddie Mac mortgage-related securities and other mortgage-related guarantees decreased at an annualized rate of 0.9% in October.
- Our single-family delinquency rate increased from 0.61% in September to 0.62% in October. Our multifamily delinquency rate increased from 0.58% in September to 0.62% in October.
- The measure of our exposure to changes in portfolio value (PVS-L) averaged $2.2 billion in October. Duration gap averaged 17 months.
- Since September 2008, Freddie Mac has been operating in conservatorship, with the Federal Housing Finance Agency (FHFA) acting as Conservator.
- As of October, our maximum exposure to Fannie Mae-issued collateral that was included in Freddie Mac-issued resecuritizations was approximately $93.9 billion, and is not in Table 4.

TABLE 2 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO

	Purchases	Sales	Liquidations	Ending Balance[1]	Annualized Growth Rate	Annualized Liquidation Rate
Oct 2025	$41,967	($35,474)	($1,166)	$121,750	54.9%	12.0%
Nov	38,265	(35,682)	(751)	123,582	18.1%	7.4%
Dec	45,607	(28,967)	(996)	139,227	151.9%	9.7%
Full-Year 2025	**$368,580**	**($321,487)**	**($8,858)**	**$139,227**	**37.9%**	**8.8%**
Jan 2026	$32,298	($33,675)	($1,041)	$136,809	(20.8%)	9.0%
Feb	34,999	(32,199)	(1,037)	138,572	15.5%	9.1%
Mar	42,042	(39,713)	(1,140)	139,761	10.3%	9.9%
Apr	40,683	(37,142)	(1,494)	141,808	17.6%	12.8%
May	34,856	(38,359)	(1,083)	137,222	(38.8%)	9.2%
Jun	35,307	(32,584)	(1,374)	138,571	11.8%	12.0%
Jul	32,472	(30,163)	(1,153)	139,728	10.0%	10.0%
Aug	32,411	(32,659)	(1,032)	138,447	(11.0%)	8.9%
Sep	25,075	(26,878)	(1,209)	135,435	(26.1%)	10.5%
Oct	27,154	(16,368)	(1,187)	145,034	85.1%	10.5%
YTD 2026	**$337,296**	**($319,740)**	**($11,749)**	**$145,034**	**5.0%**	**10.1%**

TABLE 3 - MORTGAGE-RELATED INVESTMENTS PORTFOLIO COMPONENTS

	Agency Securities	Non-Agency Securities	Mortgage Loans	Ending Balance[1]
Oct 2025	$34,365	$888	$86,496	$121,750
Nov	39,369	921	83,292	123,582
Dec	44,577	923	93,727	139,227
Full-Year 2025	**$44,577**	**$923**	**$93,727**	**$139,227**
Jan 2026	$48,547	$917	$87,345	$136,809
Feb	55,585	886	82,102	138,572
Mar	56,285	900	82,576	139,761
Apr	56,180	894	84,734	141,808
May	56,297	887	80,038	137,222
Jun	56,227	883	81,461	138,571
Jul	54,678	877	84,173	139,728
Aug	55,252	871	82,324	138,447
Sep	57,037	902	77,496	135,435
Oct	63,828	949	80,258	145,034
YTD 2026	**$63,828**	**$949**	**$80,258**	**$145,034**

Numbers may not sum due to rounding. See Endnotes and Additional Information on Pages 2 and 3.

TABLE 4 - GUARANTEE PORTFOLIO

Excludes Fannie Mae Securities Guaranteed by Freddie Mac

	Issuances	Liquidations	Net Increase/ (Decrease)	Ending Balance	Annualized Growth Rate	Annualized Liquidation Rate
Oct 2025	$46,342	($35,114)	$11,228	$3,525,469	3.8%	12.0%
Nov	47,415	(41,095)	6,319	3,531,788	2.2%	14.0%
Dec	44,910	(35,042)	9,868	3,541,656	3.4%	11.9%
Full-Year 2025	**$450,190**	**($373,735)**	**$76,454**	**$3,541,656**	**2.2%**	**10.8%**
Jan 2026	$42,849	($36,822)	$6,027	$3,547,683	2.0%	12.5%
Feb	41,546	(32,147)	9,399	3,557,081	3.2%	10.9%
Mar	43,427	(36,950)	6,477	3,563,558	2.2%	12.5%
Apr	46,491	(43,803)	2,688	3,566,246	0.9%	14.8%
May	44,333	(36,579)	7,754	3,574,000	2.6%	12.3%
Jun	40,080	(34,971)	5,110	3,579,110	1.7%	11.7%
Jul	37,668	(34,456)	3,212	3,582,322	1.1%	11.6%
Aug	40,809	(34,228)	6,581	3,588,903	2.2%	11.5%
Sep	41,414	(31,898)	9,516	3,598,419	3.2%	10.7%
Oct	27,294	(30,050)	(2,756)	3,595,663	(0.9%)	10.0%
YTD 2026	**$405,911**	**($351,903)**	**$54,007**	**$3,595,663**	**1.8%**	**11.9%**

TABLE 5 - INDEBTEDNESS PURSUANT TO THE PURCHASE AGREEMENT

	Original Maturity ≤ 1 Year	Original Maturity > 1 Year				
	Ending Balance	Issuances	Maturities and Redemptions	Repurchases	Ending Balance	Total Debt Outstanding
Oct 2025	$41,948	$16,316	($18,618)	$ -	$166,620	$208,568
Nov	35,054	19,457	(15,193)	-	170,884	205,939
Dec	37,867	10,498	(8,688)	-	172,694	210,561
Full-Year 2025	**$37,867**	**$138,597**	**($138,743)**	**($101)**	**$172,694**	**$210,561**
Jan 2026	$31,928	$11,310	($14,378)	$ -	$169,625	$201,553
Feb	25,488	13,258	(13,618)	-	169,265	194,754
Mar	24,558	9,676	(5,475)	-	173,466	198,023
Apr	21,052	1,445	(6,827)	-	168,083	189,135
May	20,116	2,740	(3,904)	-	166,919	187,035
Jun	18,084	1,167	(631)	-	167,455	185,539
Jul	11,865	826	(253)	-	168,027	179,892
Aug	9,290	440	(213)	-	168,254	177,544
Sep	9,581	2,100	(8,332)	(7)	162,016	171,597
Oct	12,666	954	(10,915)	(789)	151,267	163,933
YTD 2026	**$12,666**	**$43,916**	**($64,547)**	**($796)**	**$151,267**	**$163,933**

TABLE 6 - DELINQUENCIES - TOTAL

	Single-Family				Multifamily
	Credit Enhanced				
	Non-Credit Enhanced	Primary Mortgage Insurance	Credit Risk Transfer and Other	Total	Total
Oct 2025	0.39%	1.13%	0.64%	0.56%	0.48%
Nov	0.40%	1.18%	0.67%	0.58%	0.48%
Dec	0.40%	1.19%	0.68%	0.59%	0.44%
Jan 2026	0.41%	1.23%	0.71%	0.60%	0.43%
Feb	0.41%	1.25%	0.71%	0.61%	0.42%
Mar	0.41%	1.23%	0.70%	0.60%	0.43%
Apr	0.41%	1.22%	0.69%	0.59%	0.43%
May	0.41%	1.23%	0.68%	0.59%	0.47%
Jun	0.41%	1.25%	0.70%	0.60%	0.51%
Jul	0.40%	1.23%	0.70%	0.59%	0.60%
Aug	0.40%	1.25%	0.70%	0.60%	0.64%
Sep	0.41%	1.29%	0.73%	0.61%	0.58%
Oct	0.41%	1.32%	0.74%	0.62%	0.62%

TABLE 7 - OTHER INVESTMENTS

	Ending Balance
Oct 2025	$140,832
Nov	138,003
Dec	127,944
Full-Year 2025	**$127,944**
Jan 2026	$122,540
Feb	114,381
Mar	117,716
Apr	107,890
May	111,660
Jun	110,085
Jul	105,806
Aug	106,914
Sep	104,588
Oct	87,548
YTD 2026	**$87,548**

TABLE 8 - INTEREST-RATE RISK SENSITIVITY DISCLOSURES

	Portfolio Value-Level (PVS-L) (50 bp) (dollars in millions)			Portfolio Value-Yield Curve (PVS-YC) (25 bp) (dollars in millions)			Duration Gap (Rounded to Nearest Month)		
	Financial Instruments Primarily Funded by Debt	All Other Financial Instruments	Total	Financial Instruments Primarily Funded by Debt	All Other Financial Instruments	Total	Financial Instruments Primarily Funded by Debt	All Other Financial Instruments	Total
Oct 2025	$11	$670	$681	$2	$43	$44	-	19	5
Nov	2	846	836	3	58	56	-	24	6
Dec	9	986	989	3	79	76	-	28	7
Full-Year 2025	**$5**	**$491**	**$431**	**$3**	**$36**	**$34**	**-**	**26**	**3**
Jan 2026	$9	$1,152	$1,160	$2	$76	$76	-	35	8
Feb	16	1,251	1,289	2	39	34	-	36	9
Mar	12	1,504	1,517	3	59	57	-	44	11
Apr	13	1,662	1,675	2	85	84	-	46	12
May	31	1,816	1,847	3	100	98	-	50	14
Jun	30	1,960	1,990	4	92	96	-	58	15
Jul	29	2,135	2,164	6	106	112	-	59	17
Aug	1	2,281	2,280	6	132	138	-	62	18
Sep	2	2,274	2,270	8	179	186	-	64	18
Oct	1	2,205	2,196	5	230	235	-	59	17
YTD 2026	**$15**	**$1,833**	**$1,845**	**$4**	**$113**	**$115**	**-**	**52**	**14**
3Q25	$8	$441	$439	$3	$34	$34	-	14	3
4Q25	8	833	835	3	60	59	-	24	6
1Q26	12	1,313	1,324	2	66	65	-	39	9
2Q26	24	1,810	1,834	3	77	92	-	51	14
3Q26	11	2,253	2,237	6	138	145	-	62	17

ENDNOTES

(1) The Senior Preferred Stock Purchase Agreement ("Purchase Agreement") with the U.S. Department of Treasury limits the size of our mortgage-related investments portfolio to a maximum amount of $225 billion. The calculation of mortgage assets subject to the Purchase Agreement cap includes the UPB of mortgage assets and 10% of the notional value of interest-only securities. The balance of our mortgage-related investments portfolio as determined for these purposes was $165.9 billion as of month end, including $20.8 billion representing 10% of the notional amount of the interest-only securities we held at that date.

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 sending an email to shareholder@freddiemac.com.

ADDITIONAL INFORMATION

General
The activity and balances set forth in Tables 1, 2, 3, 4 and 7 represent unpaid principal balances (UPB), and do not include market valuation adjustments, allowance for credit losses and security impairments, unamortized premiums and discounts, and the impact of consolidation of variable interest entities. All activity and balances in these tables are presented on a settlement date basis.

Table 1
Presents Freddie Mac issued Guarantee Portfolio (Table 4), mortgage loans (Table 3), and non-guaranteed tranches of securities issued by Freddie Mac.

Note - The Total Mortgage Portfolio will not tie to the disclosure in the company's Forms 10-k and 10-Q, as the MVS presents security balances, while the Forms 10-K and 10-Q present the loan balances underlying those securities.

Table 2
Presents mortgage loans and mortgage-related securities held by Freddie Mac. Mortgage-related securities balances reflect security balances and not the balance of underlying mortgage loan collateral.

Table 3
Presents the ending balances of the mortgage-related investments portfolio's three primary components.

Table 4
Presents the activity and balances of guaranteed securities issued by Freddie Mac as well as other mortgage-related guarantees we have issued. Of these, $3,533 billion are held by institutions other than Freddie Mac as of month end. Excludes resecuritization activity, including Freddie Mac's guarantees of Fannie Mae guaranteed securities.

Table 5
Presents our indebtedness as defined in the Purchase Agreement. Primarily includes the balance and activity of our other debt, based on par values. The amount of indebtedness is capped under the Purchase Agreement at $270 billion. For more information about Freddie Mac's debt activity, please visit https://capitalmarkets.freddiemac.com/debt

Table 6
Presents Freddie Mac's single-family and multifamily delinquency rates.

Single-Family Delinquency Rate information is based on the number of mortgage loans that are three monthly payments or more past due or in the process of foreclosure.

Multifamily Delinquency Rate information is based on the UPB of mortgage loans that are two monthly payments or more past due or in the process of foreclosure. Loans in forbearance are excluded if the borrower is in compliance with the forbearance agreement.

Single-Family Credit Enhanced Other. Consists of Freddie Mac single-family mortgage loans covered by financial arrangements (other than primary mortgage insurance) that are designed to reduce our credit risk exposure, including loans in reference pools covered by STACR and ACIS transactions. The credit enhanced categories are not mutually exclusive as a single loan may be included in both the Primary Mortgage Insurance category and the Other category.

Mortgage loans that have been modified are not counted as delinquent as long as the borrower is less than three monthly payments past due under the modified terms for single-family, and less than two monthly payments past due for multifamily.

Table 7
Presents balances of cash and cash equivalents, federal funds sold and securities purchased under agreements to resell net of offsetting securities sold under agreements to repurchase, and non-mortgage-related securities.

Table 8
PVS and Duration Gap are our primary interest-rate risk measures. These measures include the impact of our purchases and sales of derivative instruments, which we use to limit our exposure to changes in interest rates. Our PVS measures are estimates, rather than precise measurements, of the amount of pre-tax change in the value of our financial assets and liabilities due to parallel (PVS-L) and non-parallel (PVS-YC) changes in interest rates.