UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, DC 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): August 1, 2023

Federal National Mortgage Association
(Exact name of registrant as specified in its charter)

Fannie Mae

Federally chartered corporation	0-50231	52-0883107	1100 15th Street, NW Washington, DC 20005	800 232-6643
(State or other jurisdiction of incorporation)	*(Commission File Number)*	*(IRS Employer Identification No.)*	*(Address of principal executive offices, including zip code)*	*(Registrant's telephone number, including area code)*

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

☐ Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)

☐ Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)

☐ Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

☐ Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
None	N/A	N/A

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act of 1933 (§230.405 of this chapter) or Rule 12b-2 of the Securities Exchange Act of 1934 (§240.12b-2 of this chapter).

Emerging growth company ☐

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act. ☐

The information in this report, including information contained in the exhibits submitted with this report, shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, or otherwise subject to the liabilities of Section 18, nor shall it be deemed incorporated by reference into any disclosure document relating to Fannie Mae (formally known as the Federal National Mortgage Association), except to the extent, if any, expressly incorporated by specific reference in that document.

Item 2.02 Results of Operations and Financial Condition.

On August 1, 2023, Fannie Mae filed its quarterly report on Form 10-Q for the quarter ended June 30, 2023 and is issuing a press release reporting its financial results for the periods covered by the Form 10-Q. Copies of the press release and a financial supplement are furnished as Exhibits 99.1 and 99.2, respectively, to this report and are incorporated herein by reference. Copies may also be found on Fannie Mae’s website, www.fanniemae.com, in the “About Us” section under “Investor Relations/Quarterly and Annual Results.” Information appearing on the company’s website is not incorporated into this report.

Item 9.01 Financial Statements and Exhibits.

(d) Exhibits. The following exhibits are being submitted with this report:

Exhibit Number	Description of Exhibit
99.1	Press release, dated August 1, 2023
99.2	Financial Supplement for Q2 2023, dated August 1, 2023
104	Cover Page Interactive Data File (embedded within the Inline XBRL document)

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: /s/ Chryssa C. Halley
Chryssa C. Halley
Executive Vice President and Chief Financial Officer

Date: August 1, 2023

Fannie Mae

Contact: Pete Bakel **Resource Center: 1-800-232-6643**
202-752-2034 **Exhibit 99.1**
Date: August 1, 2023

Fannie Mae Reports Net Income of $5.0 Billion for Second Quarter 2023

- $5.0 billion net income for the second quarter of 2023, with net worth reaching $69.0 billion as of June 30, 2023
- Net income increased $1.2 billion in the second quarter of 2023 compared with the first quarter of 2023, primarily driven by a $1.4 billion shift from provision for credit losses to benefit for credit losses
- $104 billion in liquidity provided to the mortgage market in the second quarter of 2023
- Acquired approximately 227,000 single-family purchase loans, of which more than 45% were for first-time homebuyers, and approximately 54,000 single-family refinance loans during the second quarter of 2023
- Financed approximately 139,000 units of multifamily rental housing in the second quarter of 2023, a significant majority of which were affordable to households earning at or below 120% of area median income, providing support for both workforce and affordable housing
- Home prices grew 3.6% on a national basis in the second quarter of 2023, compared with a 1.4% increase in the first quarter of 2023
- The U.S. weekly average 30-year fixed-rate mortgage rate increased from 6.32% as of the end of the first quarter of 2023 to 6.71% as of the end of the second quarter of 2023

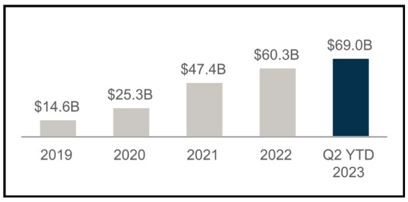
"With our solid second quarter performance, Fannie Mae continues to serve as a stabilizing force for America's housing finance system in even the most challenging markets. After nearly 15 years of transformation, today, Fannie Mae is safer and stronger. This is thanks to our team's dedicated efforts to improve the resiliency of our business and our steadfast focus on risk management."

Priscilla Almodovar, Chief Executive Officer

Q2 2023 Key Results

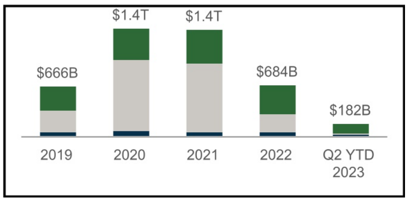
$69.0 Billion Net Worth

Increase of $5.0 billion in the second quarter of 2023



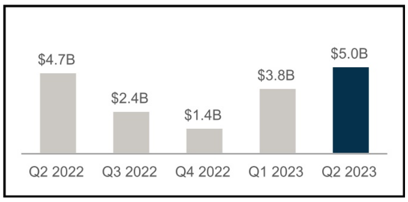
$182 Billion Supporting Housing Activity

SF Home Purchases **SF Refinancings** **MF Rental Units**



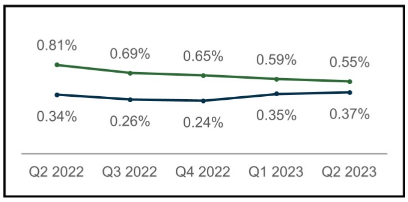
$5.0 Billion Net Income for Q2 2023

Increase of $1.2 billion compared with first quarter 2023



Serious Delinquency Rates

Single-Family SDQ Rate **Multifamily SDQ Rate**



Summary of Financial Results

(Dollars in millions)	Q223	Q123	Variance	% Change	Q222	Variance	% Change
Net interest income	**$ 7,035**	$ 6,786	$ 249	4 %	**$ 7,808**	$ (773)	(10)%
Fee and other income	**70**	63	7	11 %	**81**	(11)	(14)%
Net revenues	**7,105**	6,849	256	4 %	**7,889**	(784)	(10)%
Investment gains (losses), net	**25**	(67)	92	NM	**(49)**	74	NM
Fair value gains, net	**404**	204	200	98 %	**529**	(125)	(24)%
Administrative expenses	**(864)**	(868)	4	— %	**(795)**	(69)	(9)%
Benefit (provision) for credit losses	**1,266**	(132)	1,398	NM	**(218)**	1,484	NM
TCCA fees	**(856)**	(855)	(1)	— %	**(841)**	(15)	(2)%
Credit enhancement expense[1]	**(384)**	(341)	(43)	(13)%	**(332)**	(52)	(16)%
Change in expected credit enhancement recoveries	**(160)**	120	(280)	NM	**(47)**	(113)	NM
Other expenses, net[2]	**(257)**	(130)	(127)	(98)%	**(261)**	4	2 %
Income before federal income taxes	**6,279**	4,780	1,499	31 %	**5,875**	404	7 %
Provision for federal income taxes	**(1,285)**	(1,008)	(277)	(27)%	**(1,222)**	(63)	(5)%
Net income	**$ 4,994**	$ 3,772	$ 1,222	32 %	**$ 4,653**	$ 341	7 %
Total comprehensive income	**$ 4,995**	$ 3,772	$ 1,223	32 %	**$ 4,649**	$ 346	7 %
Net worth	**$ 69,044**	$ 64,049	$ 4,995	8 %	**$ 56,407**	$ 12,637	22 %

NM - Not meaningful

[1] Consists of costs associated with freestanding credit enhancements, which primarily include Connecticut Avenue Securities® and Credit Insurance Risk Transfer™ programs, enterprise-paid mortgage insurance, and certain lender risk-sharing programs.

[2] Consists of debt extinguishment gains (losses), foreclosed property income (expense), gains (losses) from partnership investments, housing trust fund expenses, loan subservicing costs, and servicer fees paid in connection with certain loss mitigation activities.

Financial Highlights

Net income increased $1.2 billion in the second quarter of 2023, compared with the first quarter of 2023, primarily driven by a $1.4 billion shift from provision for credit losses to benefit for credit losses.

- Net interest income increased $249 million in the second quarter of 2023, compared with the first quarter of 2023, primarily driven by an increase in income from the company's other investments portfolio and an increase in amortization income. Higher income from the other investments portfolio was due to an increase in short-term yields. Amortization income increased due to increases in prepayment volumes in the second quarter of 2023.

- Benefit for credit losses was $1.3 billion in the second quarter of 2023, compared with a provision of $132 million in the first quarter of 2023. The benefit for credit losses for the second quarter of 2023 was driven by a single-family credit benefit, partially offset by a modest multifamily provision.
  - The single-family credit benefit was primarily driven by improvements in actual and forecasted home prices, partially offset by a provision on newly acquired loans.
  - The multifamily provision was primarily due to decreases in estimated multifamily property values.

  The provision for credit losses for the first quarter of 2023 was driven by a multifamily provision, partially offset by a modest single-family credit benefit.
  - The multifamily provision was primarily due to declines in estimated multifamily property values and continued uncertainty related to seniors housing loans, including uncertainty related to adjustable-rate loans, partially offset by a benefit from lower actual and projected interest rates.
  - The single-family credit benefit was primarily driven by improvements in actual and forecasted home prices, substantially offset by provision on newly acquired loans.

Single-Family Business Financial Results

(Dollars in millions)	Q223	Q123	Variance	% Change	Q222	Variance	% Change
Net interest income	**$ 5,917**	$ 5,672	$ 245	4 %	**$ 6,573**	$ (656)	(10)%
Fee and other income	**52**	48	4	8 %	**60**	(8)	(13)%
Net revenues	**5,969**	5,720	249	4 %	**6,633**	(664)	(10)%
Investment gains (losses), net	**27**	(71)	98	NM	**(27)**	54	NM
Fair value gains, net	**460**	166	294	177 %	**543**	(83)	(15)%
Administrative expenses	**(718)**	(720)	2	— %	**(671)**	(47)	(7)%
Benefit (provision) for credit losses	**1,418**	47	1,371	NM	**(206)**	1,624	NM
TCCA fees	**(856)**	(855)	(1)	— %	**(841)**	(15)	(2)%
Credit enhancement expense	**(327)**	(287)	(40)	(14)%	**(270)**	(57)	(21)%
Change in expected credit enhancement recoveries	**(223)**	95	(318)	NM	**(43)**	(180)	NM
Other expenses, net	**(203)**	(116)	(87)	(75)%	**(224)**	21	9 %
Income before federal income taxes	**5,547**	3,979	1,568	39 %	**4,894**	653	13 %
Provision for federal income taxes	**(1,153)**	(847)	(306)	(36)%	**(1,008)**	(145)	(14)%
Net income	**$ 4,394**	$ 3,132	$ 1,262	40 %	**$ 3,886**	$ 508	13 %
Average charged guaranty fee on new conventional acquisitions, net of TCCA fees*	52.2 bps	51.6 bps	0.6 bps	1 %	49.6 bps	2.6 bps	5 %
Average charged guaranty fee on conventional guaranty book of business, net of TCCA fees*	46.8 bps	46.6 bps	0.2 bps	— %	46.1 bps	0.7 bps	2 %

NM - Not meaningful

* In Q4 2022, the company enhanced the method it uses to estimate average loan life at acquisition. Charged fees reported for prior periods have been updated in this release to reflect this updated methodology.

Key Business Highlights

- Single-family conventional acquisition volume was $89.2 billion in the second quarter of 2023, an increase of 32% compared with $67.5 billion in the first quarter of 2023. Purchase acquisition volume, of which more than 45% was for first-time homebuyers, increased to $76.4 billion in the second quarter of 2023 from $56.5 billion in the first quarter of 2023. Refinance acquisition volume was $12.8 billion in the second quarter of 2023, an increase from $11.0 billion in the first quarter of 2023.
- Average single-family conventional guaranty book of business in the second quarter of 2023 declined by $1.4 billion from the first quarter of 2023 driven by acquisition volumes being lower than loan paydowns during the quarter. Overall credit characteristics of the single-family conventional guaranty book of business remained strong, with a weighted-average mark-to-market loan-to-value ratio of 51% and a weighted-average FICO credit score at origination of 752 as of June 30, 2023.
- Average charged guaranty fee, net of TCCA fees, on the single-family conventional guaranty book remained relatively flat at 46.8 basis points as of June 30, 2023, compared with 46.6 basis points as of March 31, 2023. Average charged guaranty fee on newly acquired single-family conventional loans, net of TCCA fees, remained relatively flat at 52.2 basis points for the second quarter of 2023, compared with 51.6 basis points for the first quarter of 2023.
- Single-family serious delinquency rate decreased to 0.55% as of June 30, 2023 from 0.59% as of March 31, 2023. Single-family seriously delinquent loans are loans that are 90 days or more past due or in the foreclosure process.

Multifamily Business Financial Results

(Dollars in millions)	Q223	Q123	Variance	% Change	Q222	Variance	% Change
Net interest income	**$ 1,118**	$ 1,114	$ 4	— %	**$ 1,235**	$ (117)	(9)%
Fee and other income	**18**	15	3	20 %	**21**	(3)	(14)%
Net revenues	**1,136**	1,129	7	1 %	**1,256**	(120)	(10)%
Fair value gains (losses), net	**(56)**	38	(94)	NM	**(14)**	(42)	NM
Administrative expenses	**(146)**	(148)	2	1 %	**(124)**	(22)	(18)%
Provision for credit losses	**(152)**	(179)	27	15 %	**(12)**	(140)	NM
Credit enhancement expense	**(57)**	(54)	(3)	(6)%	**(62)**	5	8 %
Change in expected credit enhancement recoveries	**63**	25	38	152 %	**(4)**	67	NM
Other expenses, net*	**(56)**	(10)	(46)	NM	**(59)**	3	5 %
Income before federal income taxes	**732**	801	(69)	(9)%	**981**	(249)	(25)%
Provision for federal income taxes	**(132)**	(161)	29	18 %	**(214)**	82	38 %
Net income	**$ 600**	$ 640	$ (40)	(6)%	**$ 767**	$ (167)	(22)%
Average charged guaranty fee rate on multifamily guaranty book of business, at period end	77.4 bps	78.1 bps	(0.7) bps	(1)%	79.5 bps	(2.1) bps	(3)%

NM - Not meaningful

* Includes investment gains or losses and other income or expenses.

Key Business Highlights

- New multifamily business volume was $15.1 billion in the second quarter of 2023, compared with $10.2 billion in the first quarter of 2023. FHFA has capped the company's multifamily loan purchases for 2023 at $75 billion. FHFA requires that a minimum of 50% of the company's multifamily loan purchases must be mission-driven, focused on specified affordable and underserved market segments.
- The multifamily guaranty book of business grew by approximately 2% in the second quarter of 2023 to $454.7 billion. The average charged guaranty fee on the multifamily book declined slightly to 77.4 basis points as of June 30, 2023, compared with 78.1 basis points as of March 31, 2023.
- The multifamily serious delinquency rate increased to 0.37% as of June 30, 2023, compared with 0.35% as of March 31, 2023. Multifamily seriously delinquent loans are loans that are 60 days or more past due.

Additional Matters

Fannie Mae's Condensed Consolidated Balance Sheets and Condensed Consolidated Statements of Operations and Comprehensive Income for the second quarter of 2023 are available in the accompanying Annex; however, investors and interested parties should read the company's Second Quarter 2023 Form 10-Q, which was filed today with the Securities and Exchange Commission and is available on Fannie Mae's website, www.fanniemae.com. The company provides further discussion of its financial results and condition, credit performance, and other matters in its Second Quarter 2023 Form 10-Q. Additional information about the company's financial and credit performance is contained in Fannie Mae's "Q2 2023 Financial Supplement" at www.fanniemae.com.

# # #

Fannie Mae provides website addresses in its news releases solely for readers' information. Other content or information appearing on these websites is not part of this release.

Fannie Mae advances equitable and sustainable access to homeownership and quality, affordable rental housing for millions of people across America. We enable the 30-year fixed-rate mortgage and drive responsible innovation to make homebuying and renting easier, fairer, and more accessible. To learn more, visit fanniemae.com.

ANNEX
FANNIE MAE
(In conservatorship)
Condensed Consolidated Balance Sheets — (Unaudited)
(Dollars in millions)

	As of	
	June 30, 2023	December 31, 2022
ASSETS		
Cash and cash equivalents	**$ 52,229**	$ 57,987
Restricted cash and cash equivalents (includes $21,605 and $23,348, respectively, related to consolidated trusts)	**27,206**	29,854
Securities purchased under agreements to resell (includes $10,450 and $3,475, respectively, related to consolidated trusts)	**33,050**	14,565
Investments in securities, at fair value	**51,231**	50,825
Mortgage loans:		
Loans held for sale, at lower of cost or fair value	**513**	2,033
Loans held for investment, at amortized cost:		
Of Fannie Mae	**49,785**	52,081
Of consolidated trusts	**4,080,809**	4,071,669
Total loans held for investment (includes $3,433 and $3,645, respectively, at fair value)	**4,130,594**	4,123,750
Allowance for loan losses	**(9,982)**	(11,347)
Total loans held for investment, net of allowance	**4,120,612**	4,112,403
Total mortgage loans	**4,121,125**	4,114,436
Advances to lenders	**3,483**	1,502
Deferred tax assets, net	**11,990**	12,911
Accrued interest receivable, net (includes $9,442 and $9,241 related to consolidated trusts and net of allowance of $49 and $111, respectively)	**9,930**	9,821
Other assets	**13,466**	13,387
Total assets	**$ 4,323,710**	$ 4,305,288
LIABILITIES AND EQUITY		
Liabilities:		
Accrued interest payable (includes $9,721 and $9,347, respectively, related to consolidated trusts)	**$ 10,413**	$ 9,917
Debt:		
Of Fannie Mae (includes $884 and $1,161, respectively, at fair value)	**137,696**	134,168
Of consolidated trusts (includes $15,172 and $16,260, respectively, at fair value)	**4,094,654**	4,087,720
Other liabilities (includes $1,699 and $1,748, respectively, related to consolidated trusts)	**11,903**	13,206
Total liabilities	**4,254,666**	4,245,011
Commitments and contingencies (Note 13)	**—**	—
Fannie Mae stockholders' equity:		
Senior preferred stock (liquidation preference of $185,548 and $180,339, respectively)	**120,836**	120,836
Preferred stock, 700,000,000 shares are authorized—555,374,922 shares issued and outstanding	**19,130**	19,130
Common stock, no par value, no maximum authorization—1,308,762,703 shares issued and 1,158,087,567 shares outstanding	**687**	687
Accumulated deficit	**(64,245)**	(73,011)
Accumulated other comprehensive income	**36**	35
Treasury stock, at cost, 150,675,136 shares	**(7,400)**	(7,400)
Total stockholders' equity (See Note 1: Senior Preferred Stock Purchase Agreement and Senior Preferred Stock for information on the related dividend obligation and liquidation preference)	**69,044**	60,277
Total liabilities and equity	**$ 4,323,710**	$ 4,305,288

See Notes to Condensed Consolidated Financial Statements in the Second Quarter 2023 Form 10-Q

FANNIE MAE
(In conservatorship)
Condensed Consolidated Statements of Operations and Comprehensive Income — (Unaudited)
(Dollars in millions, except per share amounts)

	For the Three Months Ended June 30,		For the Six Months Ended June 30,	
	2023	**2022**	**2023**	**2022**
Interest income:				
Investments in securities	**$ 1,101**	$ 318	**$ 2,082**	$ 484
Mortgage loans	**32,655**	29,082	**64,792**	56,224
Other	**584**	55	**1,036**	87
Total interest income	**34,340**	29,455	**67,910**	56,795
Interest expense:				
Short-term debt	**(183)**	(5)	**(302)**	(6)
Long-term debt	**(27,122)**	(21,642)	**(53,787)**	(41,582)
Total interest expense	**(27,305)**	(21,647)	**(54,089)**	(41,588)
Net interest income	**7,035**	7,808	**13,821**	15,207
Benefit (provision) for credit losses	**1,266**	(218)	**1,134**	(458)
Net interest income after benefit (provision) for credit losses	**8,301**	7,590	**14,955**	14,749
Investment gains (losses), net	**25**	(49)	**(42)**	(151)
Fair value gains, net	**404**	529	**608**	1,009
Fee and other income	**70**	81	**133**	164
Non-interest income	**499**	561	**699**	1,022
Administrative expenses:				
Salaries and employee benefits	**(467)**	(398)	**(947)**	(805)
Professional services	**(192)**	(198)	**(376)**	(407)
Other administrative expenses	**(205)**	(199)	**(409)**	(391)
Total administrative expenses	**(864)**	(795)	**(1,732)**	(1,603)
TCCA fees	**(856)**	(841)	**(1,711)**	(1,665)
Credit enhancement expense	**(384)**	(332)	**(725)**	(610)
Change in expected credit enhancement recoveries	**(160)**	(47)	**(40)**	13
Other expenses, net	**(257)**	(261)	**(387)**	(458)
Total expenses	**(2,521)**	(2,276)	**(4,595)**	(4,323)
Income before federal income taxes	**6,279**	5,875	**11,059**	11,448
Provision for federal income taxes	**(1,285)**	(1,222)	**(2,293)**	(2,387)
Net income	**4,994**	4,653	**8,766**	9,061
Other comprehensive income (loss)	**1**	(4)	**1**	(11)
Total comprehensive income	**$ 4,995**	$ 4,649	**$ 8,767**	$ 9,050
Net income	**$ 4,994**	$ 4,653	**$ 8,766**	$ 9,061
Dividends distributed or amounts attributable to senior preferred stock	**(4,995)**	(4,649)	**(8,767)**	(9,050)
Net income (loss) attributable to common stockholders	**$ (1)**	$ 4	**$ (1)**	$ 11
Earnings per share:				
Basic	**$ 0.00**	$ 0.00	**$ 0.00**	$ 0.00
Diluted	**0.00**	0.00	**0.00**	0.00
Weighted-average common shares outstanding:				
Basic	**5,867**	5,867	**5,867**	5,867
Diluted	**5,867**	5,893	**5,867**	5,893

See Notes to Condensed Consolidated Financial Statements in the Second Quarter 2023 Form 10-Q

EXHIBIT 99.2

Financial Supplement
Q2 2023

August 1, 2023

- Some of the terms and other information in this presentation are defined and discussed more fully in Fannie Mae's Form 10-Q for the quarter ended June 30, 2023 ("Q2 2023 Form 10-Q") and Form 10-K for the year ended December 31, 2022 ("2022 Form 10-K"). This presentation should be reviewed together with the Q2 2023 Form 10-Q and the 2022 Form 10-K, which are available at www.fanniemae.com in the "About Us—Investor Relations—SEC Filings" section. Information on or available through the company's website is not part of this supplement.
- Some of the information in this presentation is based upon information from third-party sources such as sellers and servicers of mortgage loans. Although Fannie Mae generally considers this information reliable, Fannie Mae does not independently verify all reported information.
- Due to rounding, amounts reported in this presentation may not sum to totals indicated (i.e., 100%), or amounts shown as 100% may not reflect the entire population.
- Unless otherwise indicated, data is as of June 30, 2023 or for the first half of 2023. Data for prior years is as of December 31 or for the full year indicated.
- Note references are to endnotes, appearing on pages 22 to 24.
- Terms used in presentation

  CAS: Connecticut Avenue Securities®

  CIRT™: Credit Insurance Risk Transfer™

  CRT: Credit risk transfer

  DSCR: Weighted-average debt service coverage ratio

  DTI ratio: Debt-to-income ("DTI") ratio refers to the ratio of a borrower's outstanding debt obligations (including both mortgage debt and certain other long-term and significant short-term debts) to that borrower's reported or calculated monthly income, to the extent the income is used to qualify for the mortgage

  DUS®: Fannie Mae's Delegated Underwriting and Servicing program

  HARP®: Home Affordable Refinance Program®, registered trademarks of the Federal Housing Finance Agency, which allowed eligible Fannie Mae borrowers with high LTV ratio loans to refinance into more sustainable loans

  LTV ratio: Loan-to-value ratio

  MSA: Metropolitan statistical area

  MTMLTV ratio: Mark-to-market loan-to-value ratio, which refers to the current unpaid principal balance of a loan at period end, divided by the estimated current home price at period end

  OLTV ratio: Origination loan-to-value ratio, which refers to the unpaid principal balance of a loan at the time of origination of the loan, divided by the home price or property value at origination of the loan

  Refi Plus™: Refi Plus initiative, which offered refinancing flexibility to eligible Fannie Mae borrowers

  REO: Real estate owned by Fannie Mae because it has foreclosed on the property or obtained the property through a deed-in-lieu of foreclosure

  TCCA fees: Refers to revenues generated by the 10 basis point guaranty fee increase the company implemented on single-family residential mortgages pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 ("TCCA") and as extended by the Infrastructure Investment and Jobs Act, the incremental revenue from which is remitted to Treasury and not retained by the company

  UPB: Unpaid principal balance

Table of Contents

Overview

Fannie Mae

Corporate Financial Highlights

Summary of Q2 2023 Financial Results

(Dollars in millions)	Q2 2023	Q1 2023	Variance	Q2 YTD 2023	Q2 YTD 2022	Variance
Net interest income	**$7,035**	$6,786	$249	**$13,821**	$15,207	$(1,386)
Fee and other income	**70**	63	7	**133**	164	(31)
Net revenues	**7,105**	6,849	256	**13,954**	15,371	(1,417)
Investment gains (losses), net	**25**	(67)	92	**(42)**	(151)	109
Fair value gains, net	**404**	204	200	**608**	1,009	(401)
Administrative expenses	**(864)**	(868)	4	**(1,732)**	(1,603)	(129)
Benefit (provision) for credit losses	**1,266**	(132)	1,398	**1,134**	(458)	1,592
TCCA fees	**(856)**	(855)	(1)	**(1,711)**	(1,665)	(46)
Credit enhancement expense	**(384)**	(341)	(43)	**(725)**	(610)	(115)
Change in expected credit enhancement recoveries	**(160)**	120	(280)	**(40)**	13	(53)
Other expenses, net[1]	**(257)**	(130)	(127)	**(387)**	(458)	71
Income before federal income taxes	**6,279**	4,780	1,499	**11,059**	11,448	(389)
Provision for federal income taxes	**(1,285)**	(1,008)	(277)	**(2,293)**	(2,387)	94
Net income	**$4,994**	$3,772	$1,222	**$8,766**	$9,061	$(295)
Total comprehensive income	**$4,995**	$3,772	$1,223	**$8,767**	$9,050	$(283)
Net worth	**$69,044**	$64,049	$4,995	**$69,044**	$56,407	$12,637
Net worth ratio[2]	**1.6 %**	1.5 %		**1.6 %**	1.3 %	

Q2 2023 Key Highlights

$5.0 billion Net Income in Q2 2023, with Net Worth Reaching $69.0 billion as of June 30, 2023

Net income increased $1.2 billion in the second quarter of 2023, compared with the first quarter of 2023, primarily driven by a $1.4 billion shift from provision for credit losses to benefit for credit losses.

Net interest income

Net interest income increased $249 million in the second quarter of 2023, primarily driven by an increase in income from the company's other investments portfolio and an increase in amortization income. Higher income from the other investments portfolio was due to an increase in short-term yields. Amortization income increased due to increases in prepayment volumes in the second quarter of 2023.

Benefit (provision) for credit losses

The benefit for credit losses was $1.3 billion in the second quarter of 2023, compared with a provision for credit losses of $132 million in the first quarter of 2023. The benefit for credit losses in the second quarter of 2023 was driven by a single-family credit benefit, partially offset by a modest multifamily provision.

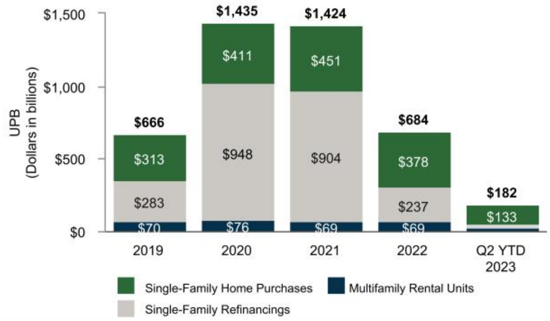
- Single-family credit benefit primarily driven by improvements in actual and forecasted home prices, partially offset by provision on newly acquired loans.
- The multifamily provision primarily due to decreases in estimated multifamily property values.

Guaranty Book of Business Highlights

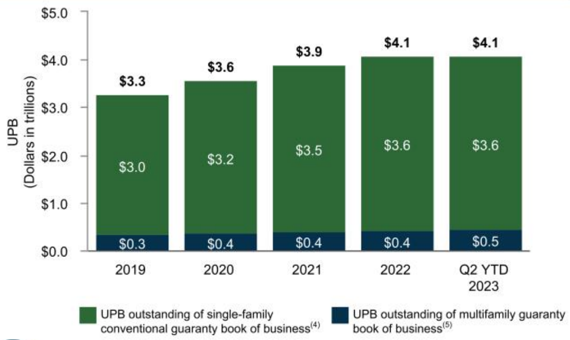
Market Liquidity Provided

Total liquidity provided in the second quarter of 2023 was $104B

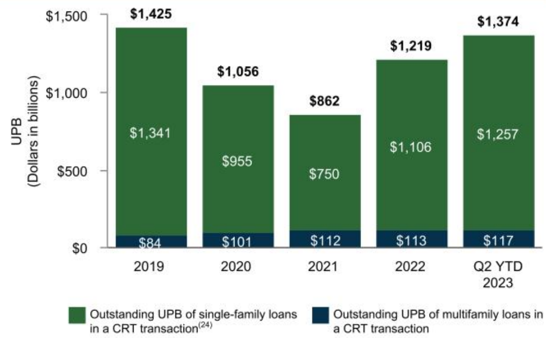
Unpaid Principal Balance	Units
$76B	227K Single-Family Home Purchases
$13B	54K Single-Family Refinancings
$15B	139K Multifamily Rental Units



Outstanding Guaranty Book of Business at Period End

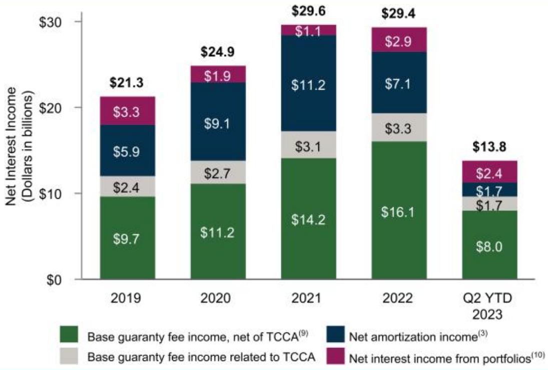


Guaranty Book of Business in a CRT

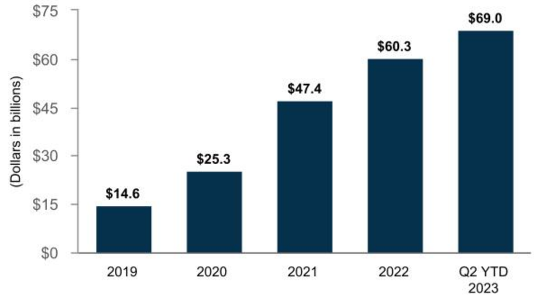


Interest Income and Liquidity Management

Components of Net Interest Income

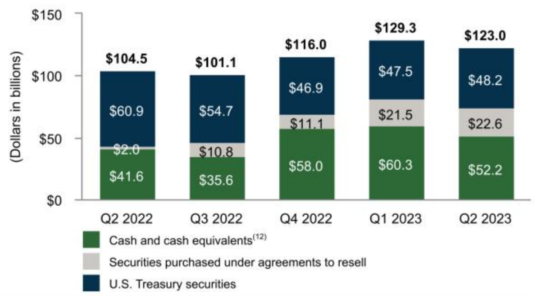


Net Worth of Fannie Mae



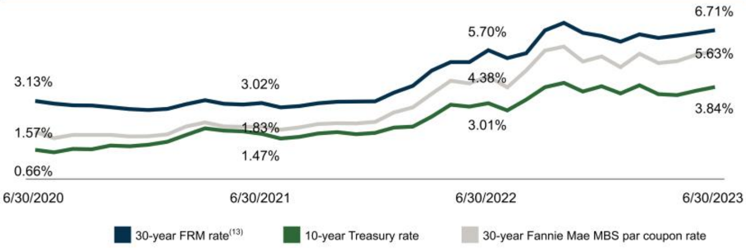
Aggregate Indebtedness of Fannie Mae(11)

Other Investments Portfolio ("OIP")

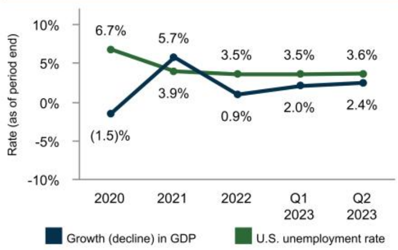


Key Market Economic Indicators

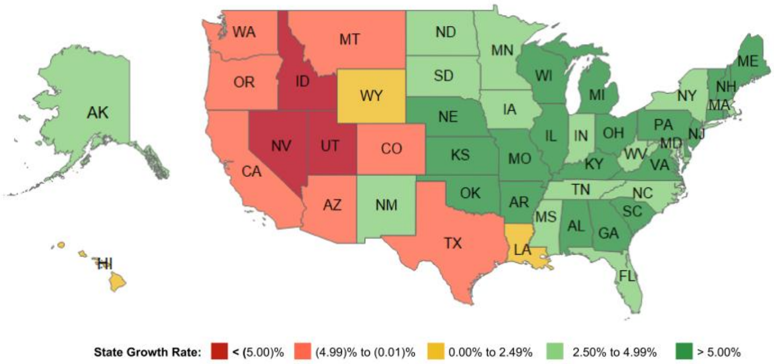
Benchmark Interest Rates



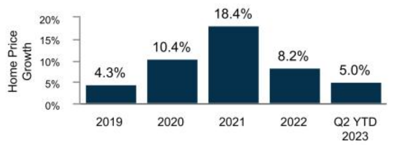
U.S. GDP Growth (Decline) Rate and Unemployment Rate[14]



One Year Home Price Growth Rate Q2 2023[15] United States 3.0%



Single-Family Home Price Growth Rate[15]



Top 10 States by UPB[15]

State	One Year Home Price Growth Rate Q2 2023	Share of Single-Family Conventional Guaranty Book
CA	(1.2)%	19%
TX	(0.6)%	7%
FL	2.6%	6%
NY	4.5%	4%
WA	(4.5)%	4%
CO	(2.1)%	3%
NJ	8.3%	3%
IL	5.6%	3%
VA	5.4%	3%
NC	4.3%	3%

Single-Family Business

Single-Family Highlights

Q2 2023

$5,917M
Net interest income

$27M
Investment gains, net

$460M
Fair value gains, net

$1,418M
Benefit for credit losses

$4,394M
Net income

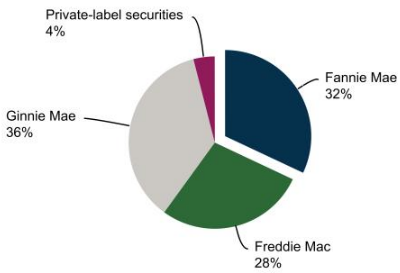
Single-Family Conventional Loan Acquisitions[4]

Refinance
Purchase
Average charged guaranty fee on new single-family conventional acquisitions, net of TCCA fees (bps)[16]

Single-Family Conventional Guaranty Book of Business[4]

Average single-family conventional guaranty book of business
Average charged guaranty fee on single-family conventional guaranty book of business, net of TCCA fees (bps)[16]

Q2 2023 Single-Family Mortgage-Related Securities Share of Issuances



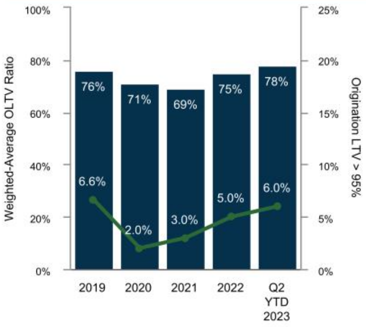
Highlights

- Single-family conventional acquisition volume was $89.2 billion in Q2 2023, an increase of 32% compared with $67.5 billion in Q1 2023.
- Purchase acquisition volume, of which more than 45% was for first-time homebuyers, increased to $76.4 billion in Q2 2023 from $56.5 billion in Q1 2023.
- Refinance acquisition volume was $12.8 billion in Q2 2023, an increase from $11.0 billion in Q1 2023.
- Average single-family conventional guaranty book of business in Q2 2023 declined by $1.4 billion from Q1 2023 driven by acquisition volumes being lower than loan paydowns during the quarter.
- Single-family serious delinquency rate decreased to 0.55% as of June 30, 2023 from 0.59% as of March 31, 2023.

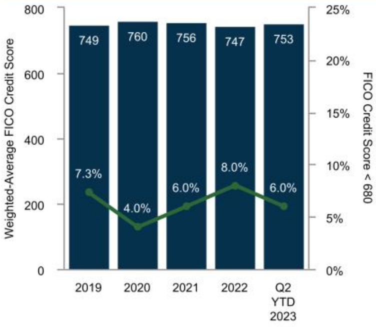
Credit Characteristics of Single-Family Conventional Loan Acquisitions

	Certain Credit Characteristics of Single-Family Conventional Loans by Acquisition Period						Q2 YTD 2023 Acquisition Credit Profile by Certain Loan Features			
Categories are not mutually exclusive	Q2 2022	Q3 2022	Q4 2022	Full Year 2022	Q1 2023	Q2 2023	OLTV Ratio >95%	Home-Ready®(18)	FICO Credit Score < 680(7)	DTI Ratio > 43%(17)
Total UPB (Dollars in billions)	$172.3	$117.7	$85.3	$614.8	$67.5	$89.2	$9.9	$6.2	$9.2	$55.3
Weighted-Average OLTV Ratio	75%	78%	78%	75%	79%	78%	97%	87%	72%	80%
OLTV Ratio > 95%	5%	6%	6%	5%	6%	7%	100%	29%	3%	7%
Weighted-Average FICO® Credit Score(7)	746	746	749	747	751	756	748	749	656	748
FICO Credit Score < 680(7)	9%	8%	7%	8%	6%	5%	3%	6%	100%	6%
DTI Ratio > 43%(17)	32%	35%	37%	32%	38%	34%	37%	56%	39%	100%
Fixed-rate	99%	98%	98%	99%	98%	99%	100%	100%	99%	99%
Primary Residence	91%	91%	91%	91%	91%	92%	100%	100%	95%	93%
HomeReady®(18)	3%	3%	4%	3%	4%	4%	18%	100%	4%	6%

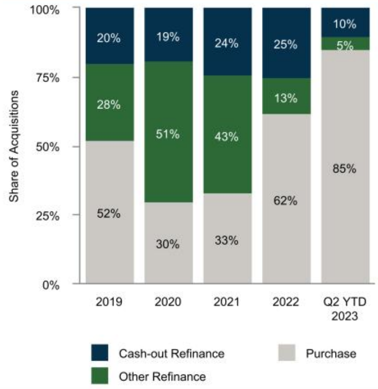
Origination Loan-to-Value Ratio



FICO Credit Score(7)



Acquisitions by Loan Purpose



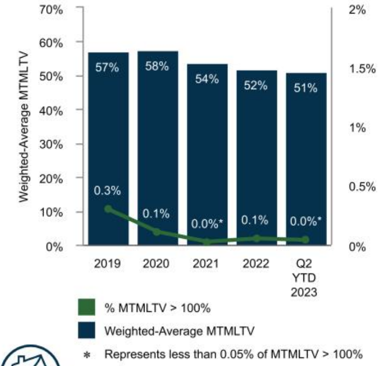
Credit Characteristics of Single-Family Conventional Guaranty Book of Business

Certain Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Origination Year and Loan Features[(4)(20)]

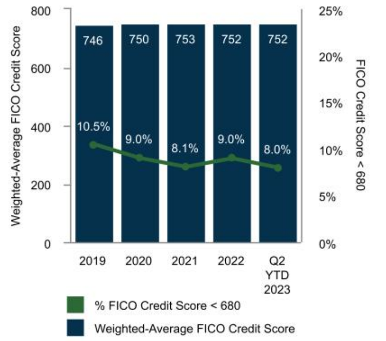
As of June 30, 2023

		Origination Year						Certain Loan Features				
Categories are not mutually exclusive	Overall Book	2008 & Earlier	2009-2019	2020	2021	2022	2023	OLTV Ratio > 95%	Home-Ready[8][18]	FICO Credit Score < 680[7]	Refi Plus Including HARP[19]	DTI Ratio > 43%[17]
Total UPB (Dollars in billions)	$3,632.4	$70.0	$900.4	$895.0	$1,126.5	$511.9	$128.6	$171.7	$109.4	$284.3	$116.2	$892.3
Average UPB	$206,929	$78,067	$136,000	$246,653	$265,108	$293,072	$312,012	$175,441	$179,669	$161,538	$101,058	$229,046
Share of SF Conventional Guaranty Book	100%	2%	24%	25%	31%	14%	4%	5%	3%	8%	3%	25%
Loans in Forbearance by UPB[21]	0.2%	0.5%	0.2%	0.1%	0.3%	0.4%	0.0%	0.4%	0.4%	0.8%	0.2%	0.4%
Share of Loans with Credit Enhancement[22]	44%	9%	47%	32%	52%	49%	41%	84%	81%	41%	39%	49%
Serious Delinquency Rate[8]	0.55%	2.30%	0.70%	0.25%	0.32%	0.37%	0.02%	1.27%	0.96%	2.12%	0.74%	0.85%
Weighted-Average OLTV Ratio	73%	75%	75%	71%	70%	76%	78%	102%	87%	74%	85%	75%
OLTV Ratio > 95%	5%	9%	7%	3%	3%	5%	6%	100%	34%	7%	29%	6%
Weighted-Average Mark-to-Market LTV Ratio[6]	51%	30%	35%	48%	55%	70%	77%	66%	65%	49%	31%	55%
Weighted-Average FICO Credit Score[7]	752	697	747	762	755	747	754	735	743	652	727	742
FICO Credit Score < 680[7]	8%	38%	11%	4%	7%	9%	6%	11%	9%	100%	23%	10%

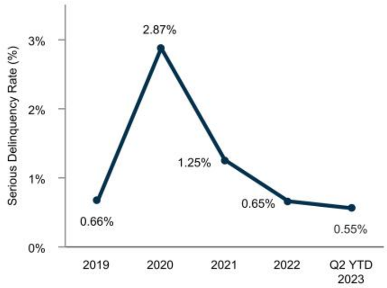
Mark-to-Market Loan-to-Value (MTMLTV) Ratio[(6)]



FICO Credit Score[(7)]

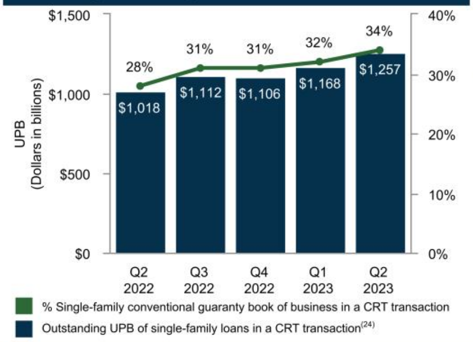


SDQ Rate[(8)]



Single-Family Credit Risk Transfer

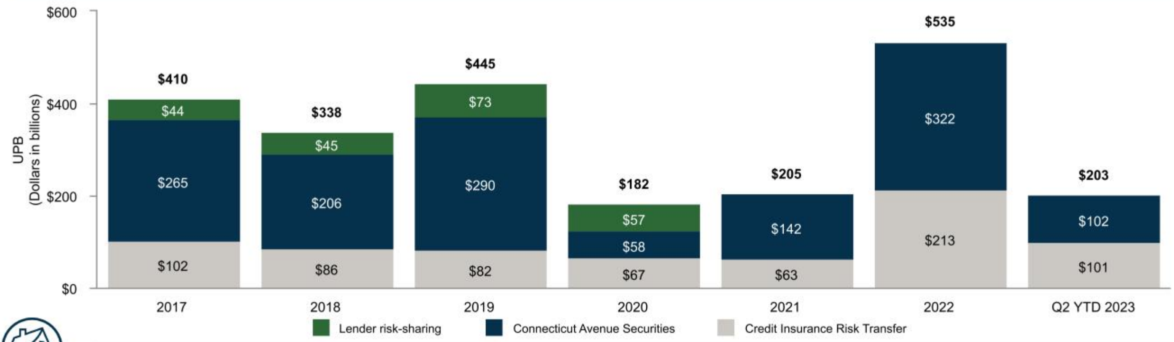
Single-Family Credit Risk Transfer



Single-Family Loans with Credit Enhancement

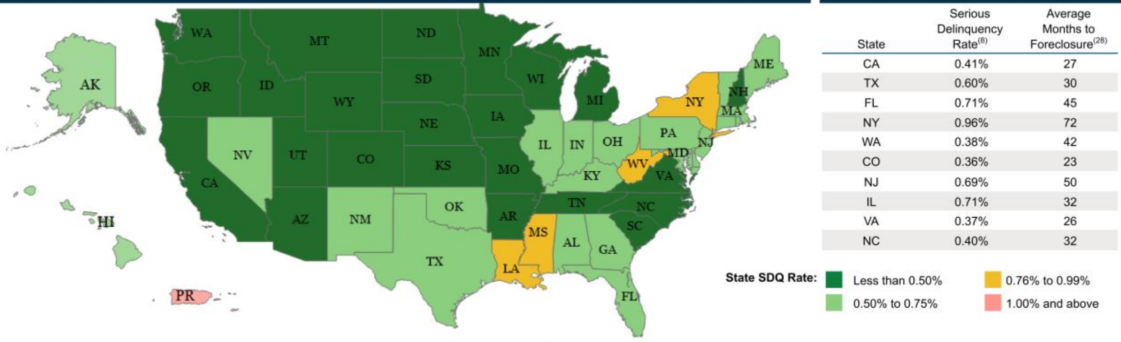
Credit Enhancement Outstanding UPB (Dollars in billions)	2021 Outstanding UPB	2021 % of Book[27] Outstanding	2022 Outstanding UPB	2022 % of Book[27] Outstanding	Q2 YTD 2023 Outstanding UPB	Q2 YTD 2023 % of Book[27] Outstanding
Primary mortgage insurance and other[25]	$697	20%	$754	21%	**$759**	**21%**
Connecticut Avenue Securities[26]	512	14	726	20	**796**	**22**
Credit Insurance Risk Transfer[24]	168	5	323	9	**406**	**11**
Lender risk-sharing[26]	70	2	57	2	**55**	**1**
Less: loans covered by multiple credit enhancements	(253)	(7)	(351)	(10)	**(410)**	**(11)**
Total single-family loans with credit enhancement	$1,194	34%	$1,509	42%	**$1,606**	**44%**

Single-Family Credit Risk Transfer Issuance



Single-Family Problem Loan Statistics

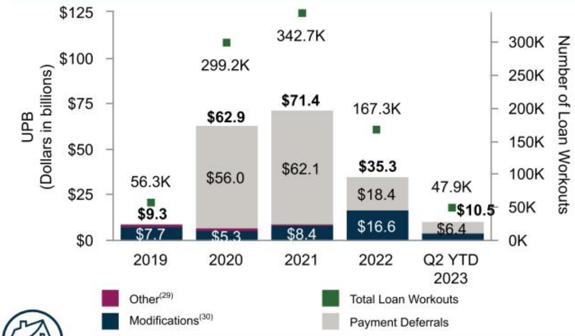
Single-Family Serious Delinquency Rate by State as of June 30, 2023[8]



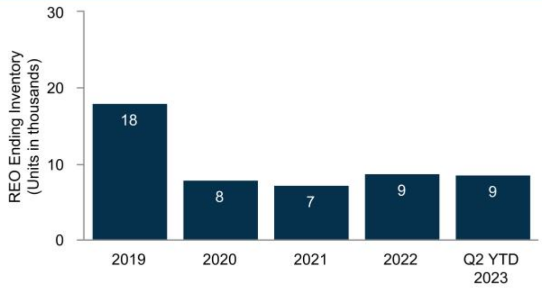
Top 10 States by UPB

State	Serious Delinquency Rate[8]	Average Months to Foreclosure[28]
CA	0.41%	27
TX	0.60%	30
FL	0.71%	45
NY	0.96%	72
WA	0.38%	42
CO	0.36%	23
NJ	0.69%	50
IL	0.71%	32
VA	0.37%	26
NC	0.40%	32

Single-Family Loan Workouts

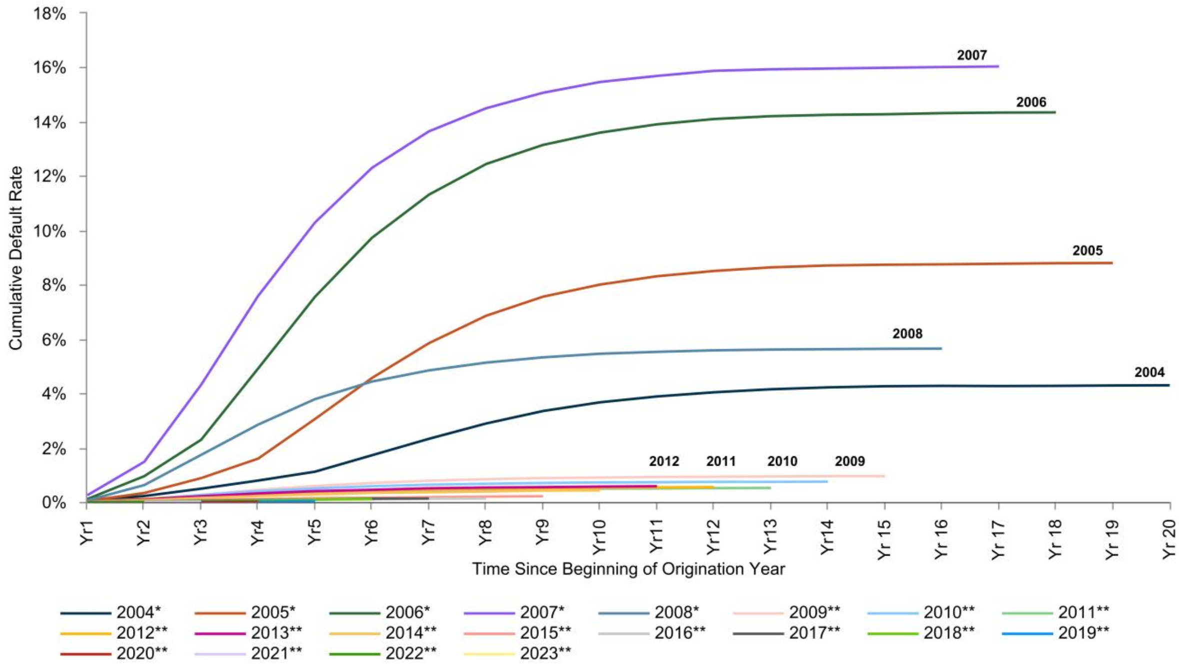


Single-Family REO Ending Inventory



Single-Family Cumulative Default Rates

Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Year(40)



* Loans originated prior to 2009 represent only 2% of the single-family conventional guaranty book of business as of June 30, 2023.
** As of June 30, 2023, cumulative default rates on the loans originated in each individual year from 2009-2023 were less than 1%.

Multifamily Business

Fannie Mae

Multifamily Highlights

Q2 2023

$1,118M Net interest income

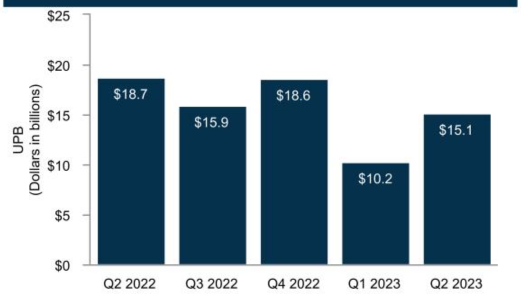
$18M Fee and other income

$(152)M Provision for credit losses

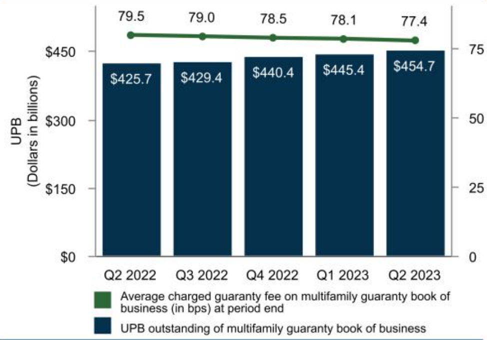
$63M Change in expected credit enhancement recoveries

$600M Net income

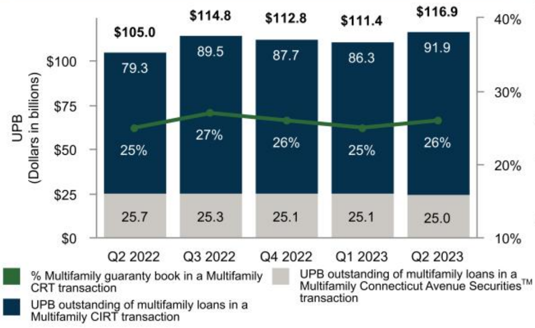
Multifamily New Business Volume



Multifamily Guaranty Book of Business[5]



Multifamily Credit Risk Transfer



Highlights

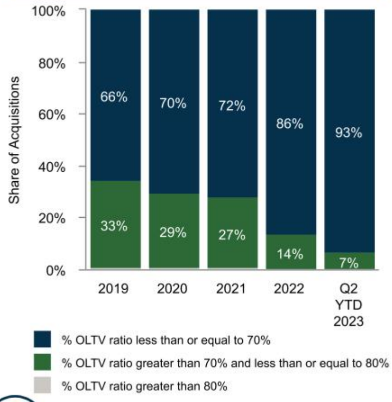
- New multifamily business volume was $15.1 billion in Q2 2023. FHFA has capped the company's multifamily loan purchases for 2023 at $75 billion. FHFA requires that a minimum of 50% of the company's multifamily loan purchases must be mission-driven, focused on specified affordable and underserved market segments.
- The multifamily guaranty book of business grew by approximately 2% in Q2 2023 to $454.7 billion.
- The average charged guaranty fee on the multifamily book declined slightly to 77.4 basis points as of June 30, 2023, compared with 78.1 basis points as of March 31, 2023.
- The multifamily serious delinquency rate increased to 0.37% as of June 30, 2023, compared with 0.35% as of March 31, 2023.

Credit Characteristics of Multifamily Loan Acquisitions

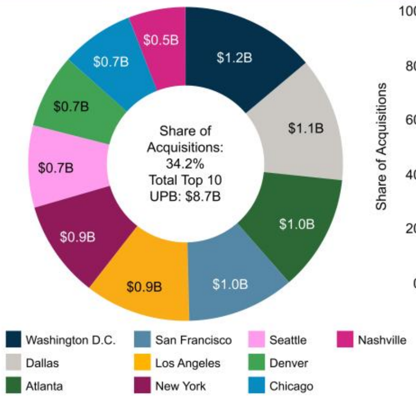
Certain Credit Characteristics of Multifamily Loans by Acquisition Period[5]

Categories are not mutually exclusive	2019	2020	2021	2022	**Q2 YTD 2023**
Total UPB (Dollars in billions)	$70.2	$76.0	$69.5	$69.2	**$25.3**
Weighted-Average OLTV Ratio	66%	64%	65%	59%	**60%**
Loan Count	4,113	5,051	4,203	3,572	**1,393**
% Lender Recourse[31]	100%	99%	100%	100%	**100%**
% DUS[32]	100%	99%	99%	99%	**99%**
% Full Interest-Only	33%	38%	40%	53%	**60%**
Weighted-Average OLTV Ratio on Full Interest-Only Acquisitions	59%	58%	59%	56%	**57%**
Weighted-Average OLTV Ratio on Non-Full Interest-Only Acquisitions	69%	68%	68%	63%	**63%**
% Partial Interest-Only[33]	56%	50%	50%	39%	**34%**

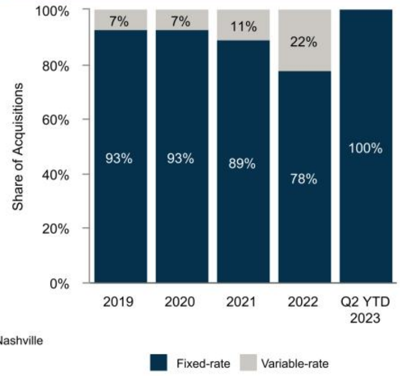
Origination Loan-to-Value Ratio[5]



Top 10 MSAs by Q2 YTD 2023 Acquisition UPB[5]



Acquisitions by Note Type[5]



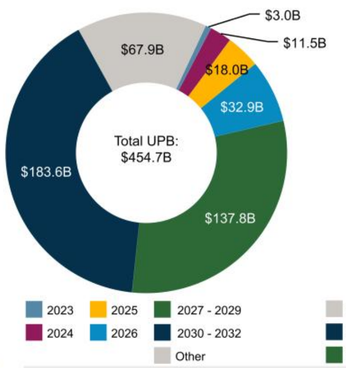
Credit Characteristics of Multifamily Guaranty Book of Business

Certain Credit Characteristics of Multifamily Guaranty Book of Business by Acquisition Year, Asset Class, or Targeted Affordable Segment[5]

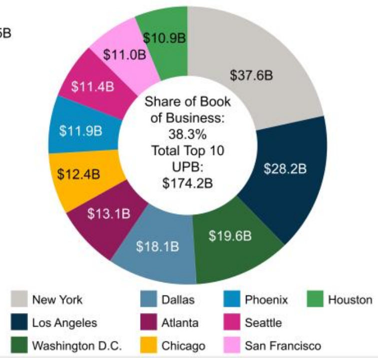
As of June 30, 2023		Acquisition Year						Asset Class or Targeted Affordable Segment				
Categories are not mutually exclusive	Overall Book	2008 & Earlier	2009-2019	2020	2021	2022	2023	Conventional /Co-op[34]	Seniors Housing[34]	Student Housing[34]	Manufactured Housing[34]	Privately Owned with Subsidy[38]
Total UPB (Dollars in billions)	$454.7	$5.6	$218.2	$70.7	$66.5	$68.4	$25.3	$403.5	$16.5	$14.1	$20.6	$54.4
% of Multifamily Guaranty Book	100%	1%	48%	15%	15%	15%	6%	89%	4%	3%	4%	12%
Loan Count	28,355	2,030	12,755	4,623	4,013	3,540	1,394	25,368	587	568	1,832	3,851
Average UPB (Dollars in millions)	$16.0	$2.7	$17.1	$15.3	$16.6	$19.3	$18.2	$15.9	$28.2	$24.9	$11.2	$14.1
Weighted-Average OLTV Ratio	64%	68%	65%	64%	64%	59%	60%	64%	66%	65%	63%	67%
Weighted-Average DSCR[36]	2.1	2.4	2.0	2.6	2.4	1.8	1.6	2.1	1.4	1.9	2.3	1.9
% with DSCR < 1.0[36]	3%	5%	5%	2%	1%	1%	—%	2%	39%	4%	—%*	5%
% Fixed rate	90%	21%	92%	95%	91%	79%	100%	91%	62%	80%	93%	86%
% Full Interest-Only	40%	33%	33%	39%	41%	54%	60%	41%	14%	33%	30%	28%
% Partial Interest-Only[33]	48%	19%	52%	50%	49%	38%	34%	46%	64%	61%	56%	45%
% Small Balance Loans[35]	37%	90%	36%	36%	26%	25%	29%	37%	11%	21%	50%	43%
% DUS[32]	99%	93%	99%	99%	99%	99%	99%	99%	99%	100%	100%	98%
Serious Delinquency Rate[37]	0.37%	0.30%	0.70%	0.16%	0.03%	0.02%	—%	0.18%	4.75%	1.34%	0.02%	0.11%
% Criticized[41]	7%	11%	9%	3%	5%	10%	—%	5%	57%	10%	2%	9%

* represents less than 0.5%

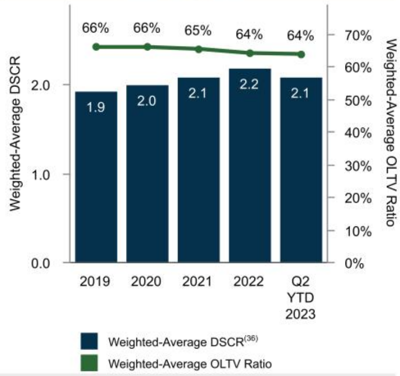
UPB by Maturity Year As of June 30, 2023[5]



Top 10 MSAs by UPB As of June 30, 2023[5]

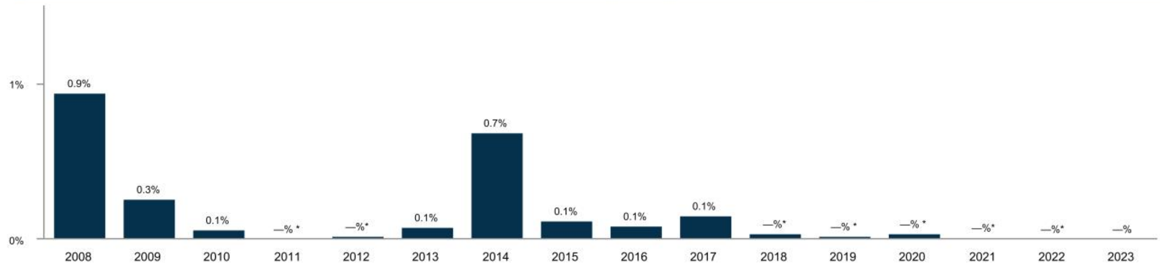


Certain Credit Characteristics of Guaranty Book[5]



Multifamily Credit Loss and Serious Delinquency Rates

Cumulative Total Credit Loss Rate, Net by Acquisition Year Through Q2 2023[39]



* Represents less than 0.05% of cumulative total credit loss rate, net by acquisition year

Serious Delinquency Rate[37]

Endnotes

Endnotes

(1) Other expenses, net are comprised of debt extinguishment gains and losses, foreclosed property income (expense), gains and losses from partnership investments, housing trust fund expenses, loan subservicing costs, and servicer fees paid in connection with certain loss mitigation activities.

(2) Calculated based upon net worth divided by total assets outstanding at the end of the period.

(3) Net amortization income refers to the amortization of premiums and discounts on mortgage loans and debt of consolidated trusts. These cost basis adjustments represent the difference between the initial fair value and the carrying value of these instruments as well as upfront fees Fannie Mae receives at the time of loan acquisition. This excludes the amortization of cost basis adjustments resulting from hedge accounting.

(4) Single-family conventional loan population consists of: (a) single-family conventional mortgage loans of Fannie Mae and (b) single-family conventional mortgage loans underlying Fannie Mae MBS other than loans underlying Freddie Mac securities that Fannie Mae has resecuritized. It excludes non-Fannie Mae single-family mortgage-related securities held in the retained mortgage portfolio for which Fannie Mae does not provide a guaranty. Conventional refers to mortgage loans and mortgage-related securities that are not guaranteed or insured, in whole or in part, by the U.S. government or one of its agencies.

(5) The multifamily guaranty book of business consists of: (a) multifamily mortgage loans of Fannie Mae; (b) multifamily mortgage loans underlying Fannie Mae MBS; and (c) other credit enhancements that the company provided on multifamily mortgage assets. It excludes non-Fannie Mae multifamily mortgage-related securities held in the retained mortgage portfolio for which Fannie Mae does not provide a guaranty.

(6) The average estimated mark-to-market LTV ratio is based on the unpaid principal balance of the loan divided by the estimated current value of the property at period end, which the company calculates using an internal valuation model that estimates periodic changes in home value. Excludes loans for which this information is not readily available.

(7) FICO credit score is as of loan origination, as reported by the seller of the mortgage loan.

(8) Single-family SDQ rate refers to single-family loans that are 90 days or more past due or in the foreclosure process, expressed as a percentage of the company's single-family conventional guaranty book of business, based on loan count. Single-family SDQ rate for loans in a particular category refers to SDQ loans in the applicable category, divided by the number of loans in the single-family conventional guaranty book of business in that category.

(9) Base guaranty fee income, net of TCCA, is interest income from the guaranty book of business excluding the impact of a 10 basis point guaranty fee increase implemented in 2012 pursuant to the Temporary Payroll Tax Cut Continuation Act of 2011 and as extended by the Infrastructure Investment and Jobs Act, the incremental revenue from which is remitted to Treasury and not retained by the company.

(10) "Net interest income from portfolios" consists of: interest income from assets held in the company's retained mortgage portfolio and other investments portfolio; interest income from other assets used to support lender liquidity; and interest expense on the company's outstanding corporate debt and Connecticut Avenue Securities® debt. For purposes of this Financial Supplement chart, income (expense) from hedge accounting is included in the "net interest income from portfolios" category; however, the company does not consider income (expense) from hedge accounting to be a component of net interest income from portfolios. The company had $534 million in hedge accounting expense for the six months ended June 30, 2023.

(11) Reflects the company's aggregate indebtedness at the end of each period presented measured in unpaid principal balance and excludes effects of cost basis adjustments and debt of consolidated trusts.

(12) Cash equivalents are composed of overnight repurchase agreements and U.S. Treasuries, if any, that have a maturity at the date of acquisition of three months or less.

(13) Refers to the U.S. weekly average fixed-rate mortgage rate according to Freddie Mac's Primary Mortgage Market Survey®. These rates are reported using the latest available data for a given period.

(14) U.S. Gross Domestic Product ("GDP") annual growth (decline) rates for periods prior to 2023 are based on the annual "percentage change from fourth quarter to fourth quarter one year ago" calculated by the Bureau of Economic Analysis and are subject to revision. GDP rates for periods in 2023 are the annualized GDP rate based on the Second Quarter 2023 (Advance Estimate) published by the Bureau of Economic Analysis on July 27, 2023.

Endnotes

(15) Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of June 2023. Including subsequent data may lead to materially different results. Home price growth rate is not seasonally adjusted. UPB estimates are based on data available through the end of June 2023, and the top 10 states are reported by UPB in descending order. One-year home price growth rate is for the 12-month period ending June 30, 2023.

(16) Represents, on an annualized basis, the sum of the base guaranty fees charged during the period for the company's single-family conventional guaranty arrangements plus the recognition of any upfront cash payments relating to these guaranty arrangements based on an estimated average life at the time of acquisition. In Q4 2022, the company enhanced the method it uses to estimate average loan life at acquisition. Charged fees reported for prior periods have been updated in this Financial Supplement to reflect this updated methodology. Excludes the impact of a 10 basis point guaranty fee increase implemented pursuant to the TCCA, the incremental revenue from which is remitted to Treasury and not retained by the company.

(17) Excludes loans for which this information is not readily available. From time to time, the company revises its guidelines for determining a borrower's DTI ratio. The amount of income reported by a borrower and used to qualify for a mortgage may not represent the borrower's total income; therefore, the DTI ratios reported may be higher than borrowers' actual DTI ratios.

(18) Refers to HomeReady® mortgage loans, a low down payment mortgage product offered by the company that is designed for creditworthy low-income borrowers. HomeReady allows up to 97% loan-to-value ratio financing for home purchases. The company offers additional low down payment mortgage products that are not HomeReady loans; therefore, this category is not representative of all high LTV ratio single-family loans acquired or in the single-family conventional guaranty book of business for the periods shown. See the "OLTV Ratio > 95%" category for information on the single-family loans acquired or in the single-family conventional guaranty book of business with origination LTV ratios greater than 95%.

(19) "Refi Plus" refers to loans acquired under Fannie Mae's Refi Plus initiative, which offered refinancing flexibility to eligible Fannie Mae borrowers who were current on their loans and who applied prior to the initiative's December 31, 2018 sunset date. Refi Plus had no limits on maximum LTV ratio and provided mortgage insurance flexibilities for loans with LTV ratios greater than 80%.

(20) Calculated based on the aggregate unpaid principal balance of single-family loans for each category divided by the aggregate unpaid principal balance of loans in the single-family conventional guaranty book of business. Loans with multiple product features are included in all applicable categories.

(21) Consists of loans that are in an active forbearance as of June 30, 2023.

(22) Percentage of loans in the single-family conventional guaranty book of business, measured by unpaid principal balance, included in an agreement used to reduce credit risk by requiring collateral, letters of credit, mortgage insurance, corporate guarantees, inclusion in a credit risk transfer transaction reference pool, or other agreement that provides for Fannie Mae's compensation to some degree in the event of a financial loss relating to the loan.

(23) Intentionally left blank.

(24) Includes mortgage pool insurance transactions covering loans with an unpaid principal balance of approximately $1.2 billion outstanding as of June 30, 2023.

(25) Refers to loans included in an agreement used to reduce credit risk by requiring primary mortgage insurance, collateral, letters of credit, corporate guarantees, or other agreements to provide an entity with some assurance that it will be compensated to some degree in the event of a financial loss. Excludes loans covered by credit risk transfer transactions unless such loans are also covered by primary mortgage insurance.

(26) Outstanding unpaid principal balance represents the underlying loan balance, which is different from the reference pool balance for CAS and some lender risk-sharing transactions.

(27) Based on the unpaid principal balance of the single-family conventional guaranty book of business as of period end.

(28) Measured from the borrowers' last paid installment on their mortgages to when the related properties were added to the company's REO inventory for foreclosures completed during the six months ended June 30, 2023. Home Equity Conversion Mortgages insured by the Department of Housing and Urban Development are excluded from this calculation.

Endnotes

(29) Includes repayment plans and foreclosure alternatives. Repayment plans reflect only those plans associated with loans that were 60 days or more delinquent. Beginning with the year ended December 31, 2020, completed forbearance arrangements are excluded.

(30) There were approximately 16,300 loans in a trial modification period that was not complete as of June 30, 2023.

(31) Represents the percentage of loans with lender risk-sharing agreements in place, measured by unpaid principal balance.

(32) Under the Delegated Underwriting and Servicing ("DUS") program, Fannie Mae acquires individual, newly originated mortgages from specially approved DUS lenders using DUS underwriting standards and/or DUS loan documents. Because DUS lenders generally share the risk of loss with Fannie Mae, they are able to originate, underwrite, close and service most loans without a pre-review by the company.

(33) Includes any loan that was underwritten with an interest-only term less than the term of the loan, regardless of whether it is currently in its interest-only period.

(34) See https://multifamily.fanniemae.com/financing-options for definitions. Loans with multiple product features are included in all applicable categories.

(35) Small balance loans refers to multifamily loans with an original unpaid balance of up to $6 million nationwide.

(36) Our estimates of current DSCRs are based on the latest available income information covering a 12 month period, from quarterly and annual statements for these properties including the related debt service. When an annual statement is the latest statement available, it is used. When operating statement information is not available, the underwritten DSCR is used. Co-op loans are excluded from this metric.

(37) Multifamily serious delinquency rate refers to multifamily loans that are 60 days or more past due, expressed as a percentage of the company's multifamily guaranty book of business, based on unpaid principal balance. Multifamily serious delinquency rate for loans in a particular category (such as acquisition year, asset class or targeted affordable segment), refers to seriously delinquent loans in the applicable category, divided by the unpaid principal balance of the loans in the multifamily guaranty book of business in that category.

(38) The Multifamily Affordable Business Channel focuses on financing properties that are under an agreement that provides long-term affordability, such as properties with rent subsidies or income restrictions.

(39) Cumulative net credit loss rate is the cumulative net credit losses (gains) through June 30, 2023 on the multifamily loans that were acquired in the applicable period, as a percentage of the total acquired unpaid principal balance of multifamily loans that were acquired in the applicable period. Net credit losses include expected benefit of freestanding loss-sharing arrangements, primarily multifamily DUS lender risk-sharing transactions. Credit loss rate for 2014 acquisitions was primarily driven by the write-off of a seniors housing portfolio in Q1 2023.

(40) Defaults include loan foreclosures, short sales, sales to third parties at the time of foreclosure and deeds-in-lieu of foreclosure. Cumulative Default Rate is the total number of single-family conventional loans in the guaranty book of business originated in the identified year that have defaulted, divided by the total number of single-family conventional loans in the guaranty book of business originated in the identified year. Data as of June 30, 2023 is not necessarily indicative of the ultimate performance of the loans and performance may change, perhaps materially, in future periods.

(41) Criticized loans represent loans classified as "Special Mention," "Substandard" or "Doubtful." Loans classified as "Special Mention" refers to loans that are otherwise performing but have potential weaknesses that, if left uncorrected, may result in deterioration in the borrower's ability to repay in full. Loans classified as "Substandard" have a well-defined weakness that jeopardizes the timely full repayment. "Doubtful" refers to a loan with a weakness that makes collection or liquidation in full highly questionable and improbable based on existing conditions and values.