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): May 1, 2020

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 (§203.405 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 May 1, 2020, Fannie Mae filed its quarterly report on Form 10-Q for the quarter ended March 31, 2020 and issued a news release reporting its financial results for the periods covered by the Form 10-Q. Copies of the news 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	News release, dated May 1, 2020
99.2	Financial Supplement for Q1 2020, dated May 1, 2020
104	Cover Page Interactive Data File - the cover page XBRL tags are embedded within the Inline XBRL document included as Exhibit 101

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/ Celeste M. Brown

Celeste M. Brown
Executive Vice President and
Chief Financial Officer

Date: May 1, 2020

Contact: Pete Bakel **Resource Center: 1-800-732-6643**
202-752-2034 **Exhibit 99.1**

Date: May 1, 2020

Fannie Mae Reports Net Income of $461 Million for First Quarter 2020

First Quarter 2020 Results

- Fannie Mae reported net income of $461 million for the first quarter of 2020, compared with net income of $4.4 billion for the fourth quarter of 2019. The decrease in net income was due primarily to a shift from credit-related income to credit-related expense driven by the economic dislocation caused by the COVID-19 outbreak.
- Fannie Mae is providing substantial liquidity to lenders during the COVID-19 national emergency and fulfilling Fannie Mae's mission to stabilize the housing finance market and provide liquidity, support, and access to affordable mortgage financing in all U.S. markets in all economic cycles.
- Fannie Mae is providing significant economic relief to borrowers impacted by COVID-19 through its forbearance program. The company increased its allowance for loan losses to reflect the losses it currently expects to incur, including $4.1 billion as a result of the economic disruption caused by the COVID-19 outbreak, which are reflected in its $2.7 billion of credit-related expenses for the quarter. Fannie Mae estimates that approximately 7% of loans in its single-family guaranty book of business were in a forbearance plan as of April 30, 2020. Fannie Mae's estimate is based on preliminary reporting by servicers. The company expects the number of loans in forbearance plans will continue to increase.
- Fannie Mae expects the impact of the COVID-19 national emergency to continue to negatively affect its financial results and contribute to lower net income in 2020 than in 2019. Due to disruptions in the market and economic uncertainty, the company does not anticipate engaging in back-end credit-risk transfer transactions in the near term.

Business Highlights

- Fannie Mae's net worth declined from $14.6 billion as of December 31, 2019 to $13.9 billion as of March 31, 2020. Although the company had comprehensive income for the first quarter of 2020, its net worth declined as a result of a $1.1 billion charge to retained earnings due to implementation of the Current Expected Credit Loss (CECL) standard on January 1, 2020. Based on its agreement with the U.S. Department of the Treasury, the company may retain quarterly earnings until its net worth reaches $25 billion.
- Fannie Mae provided $204.6 billion in liquidity to the mortgage market in the first quarter of 2020, helping families across the country to own or rent a home through the financing of approximately 854,000 home purchases, refinancings, and rental units.
- Fannie Mae continued to be the largest issuer of single-family mortgage-related securities in the secondary market during the first quarter of 2020. The company's estimated market share of single-family mortgage-related securities issuances was 38% for the first quarter of 2020. Fannie Mae's single-family loan acquisitions consisted of a higher share of refinance loans in the first quarter of 2020 compared with the fourth quarter of 2019, driven primarily by continued lower interest rates. Fannie Mae has financed approximately one in four single-family mortgage loans outstanding in the United States.
- Fannie Mae provided $14.1 billion in multifamily financing in the first quarter of 2020, which enabled the financing of 159,000 units of multifamily housing. More than 90% of the multifamily units the company financed in the first quarter of 2020 were affordable to families earning at or below 120% of the area median income, providing support for both affordable and workforce housing.

"Fannie Mae is committed to fulfilling its vital role in helping our customers, our servicers, and the market as a whole manage through this period of uncertainty. We recognize that more work lies ahead to help borrowers, renters, and the housing market recover. I want to give special thanks to the people of Fannie Mae, who have stepped up to their mission with characteristic grit and humility, and with their rock-solid commitment to provide a sound foundation for our country's housing market."

Hugh R. Frater,
Chief Executive Officer

WASHINGTON, DC — Fannie Mae (FNMA/OTCQB) reported net income of $461 million and comprehensive income of $476 million for the first quarter of 2020, compared with net income of $4.4 billion and comprehensive income of $4.3 billion for the fourth quarter of 2019. The decrease in net income in the first quarter of 2020 was due primarily to a shift from credit-related income to credit-related expense driven by the economic dislocation caused by the COVID-19 outbreak.

Fannie Mae Response to COVID-19

On March 11, 2020, the World Health Organization characterized COVID-19, a new respiratory disease caused by a novel coronavirus, as a pandemic, and on March 13, 2020, the COVID-19 outbreak in the United States was declared a national emergency. The COVID-19 outbreak in the United States has expanded in recent weeks, and has resulted in stay-at-home orders, school closures, and widespread business shutdowns. The COVID-19 outbreak had a significant impact on Fannie Mae's business and financial results in the first quarter of 2020, and the company expects that it will continue to do so.

Fannie Mae Response

Fannie Mae is taking a number of actions to help borrowers, renters, lenders, and its employees manage the negative impact of the COVID-19 outbreak.

Borrowers and Renters

- Fannie Mae has implemented new policies to enable the company's single-family and multifamily loan servicers to better assist borrowers and renters impacted by COVID-19, including requiring that the company's servicers comply with CARES Act and Fannie Mae requirements to:
  - provide forbearance to single-family borrowers reporting they are experiencing a financial hardship due to the COVID-19 outbreak for up to 180 days, and at the borrower's request, extend the forbearance period up to a maximum of 12 months total; the company estimates it has provided forbearance on more than 1 million single-family loans as of April 30, 2020, based on preliminary reporting by servicers;
  - offer options following forbearance, including a repayment plan, payment deferral, or a loan modification that aims to maintain or reduce a borrower's monthly payment;
  - suspend foreclosures and foreclosure-related activities for single-family properties through at least May 17, 2020, other than for vacant or abandoned properties;
  - report as current to credit bureaus homeowners who comply with their forbearance plan and were current prior to receiving COVID-19-related forbearance; and
  - provide forbearance to multifamily borrowers experiencing a financial hardship due to the COVID-19 outbreak for up to 3 months on the condition that the borrower suspend all renter evictions for nonpayment of rent during the forbearance period, through the 120-day eviction moratorium under the CARES Act, which ends on July 25, 2020, or any longer period required by state or local law.
- Fannie Mae updated the company's **KnowYourOptions.com** website to help keep people in their homes, providing information and resources on relief options for borrowers with a loan owned by Fannie Mae and for tenants in Fannie Mae multifamily rental properties that are impacted by COVID-19.

Lenders

- Fannie Mae provided $82.9 billion in liquidity to the single-family and multifamily mortgage markets in March, including $40.1 billion through the company's whole-loan conduit to support lenders, including community lenders, fulfilling Fannie Mae's mission to stabilize the housing finance market and provide liquidity, support, and access to affordable mortgage financing in all U.S. markets in all economic cycles.
- Fannie Mae limited the duration of single-family principal and interest servicing advances to four months.

- Fannie Mae is offering temporary measures to help ensure lenders have the clarity and flexibility to continue to lend in a prudent and responsible manner during the COVID-19 national emergency, such as purchasing from lenders recently originated single-family mortgages in forbearance that meet eligibility criteria, flexibilities related to the lender's process for obtaining verification of employment and appraisals, and allowing online notarization options.

Employees

- Fannie Mae has taken steps to protect the safety and resiliency of its workforce. The company has required nearly all of its workforce, except for a small number of employees deemed critical, to work remotely since mid-March.
- Fannie Mae offers support services and resources for employees and their families affected by COVID-19, including the company's Employer Assistance Program that provides a helpline number to support loved ones who may not be covered otherwise.
- Fannie Mae employees donated more than $90,000 in March (including company matching funds) toward COVID-19 related charities.
- Fannie Mae continued to pay most contractors (e.g., cafeteria staff) and accelerated payments to identified small businesses.
- To date, the company's business resiliency plans and technology systems have effectively supported this company-wide telework arrangement, allowing Fannie Mae to continue its critical function of supporting mortgage market liquidity.

Risks and Uncertainties

The company's current forecasts and expectations relating to the impact of the COVID-19 outbreak are subject to many uncertainties and may change, perhaps substantially. It is difficult to assess or predict the impact of this unprecedented event on the company's business, financial results, or financial condition. Factors that will impact the extent to which the COVID-19 outbreak affects Fannie Mae's business, financial results, and financial condition include: the duration, spread and severity of the outbreak; the actions taken to contain the virus or treat its impact, including government actions to mitigate the economic impact of the outbreak; the nature and extent of the forbearance and modification options the company offers borrowers affected by the outbreak; accounting elections and estimates relating to the impact of the COVID-19 outbreak; borrower and renter behavior in response to the outbreak and its economic impact; how quickly and to what extent normal economic and operating conditions can resume, including whether any future outbreaks interrupt economic recovery; and how quickly and to what extent affected borrowers, renters and counterparties can recover from the negative economic impact of the outbreak. See "Risk Factors" in the company's First Quarter 2020 Form 10-Q for a discussion of the risks to the company's business, financial results, and financial condition relating to the COVID-19 outbreak. See "Forward-Looking Statements" in the company's First Quarter 2020 Form 10-Q for a discussion of factors that could cause actual conditions, events or results to differ materially from those described in the company's forecasts, expectations and other forward-looking statements in this release.

Summary of Financial Results

(Dollars in millions)	1Q20	4Q19	Variance	1Q19	Variance
Net interest income	$ 5,347	$ 5,923	$ (576)	$ 4,796	$ 551
Fee and other income	308	131	177	134	174
Net revenues	5,655	6,054	(399)	4,930	725
Investment gains (losses), net	(158)	923	(1,081)	133	(291)
Fair value gains (losses), net	(276)	84	(360)	(831)	555
Administrative expenses	(749)	(786)	37	(744)	(5)
Credit-related income (expenses):					
Benefit (provision) for credit losses	(2,583)	279	(2,862)	650	(3,233)
Foreclosed property expense	(80)	(151)	71	(140)	60
Total credit-related income (expenses)	(2,663)	128	(2,791)	510	(3,173)
Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) fees	(637)	(626)	(11)	(593)	(44)
Credit enhancement expense	(331)	(306)	(25)	(171)	(160)
Other expenses, net	(263)	(241)	(22)	(207)	(56)
Income before federal income taxes	578	5,230	(4,652)	3,027	(2,449)
Provision for federal income taxes	(117)	(865)	748	(627)	510
Net income	$ 461	$ 4,365	$ (3,904)	$ 2,400	$ (1,939)
Total comprehensive income	$ 476	$ 4,266	$ (3,790)	$ 2,361	$ (1,885)

Net revenues, which consist of net interest income and fee and other income, were $5.7 billion for the first quarter of 2020, compared with $6.1 billion for the fourth quarter of 2019.

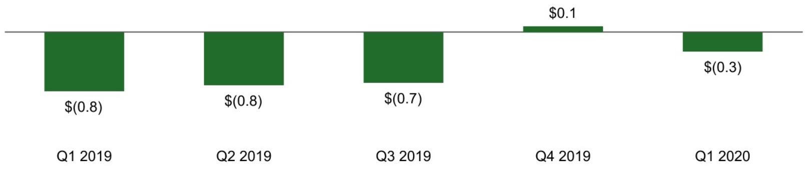
Net interest income was $5.3 billion for the first quarter of 2020, compared with $5.9 billion for the fourth quarter of 2019. The decrease in net interest income for the first quarter of 2020 was primarily due to lower amortization income from the company’s guaranty book of business driven by a decrease in mortgage prepayment volume in the first quarter of 2020.

Net Interest Income (Dollars in Billions)

(1) Includes revenues generated by the 10 basis point guaranty fee increase the company implemented pursuant to the TCCA, the incremental revenue from which is remitted to Treasury and not retained by Fannie Mae.

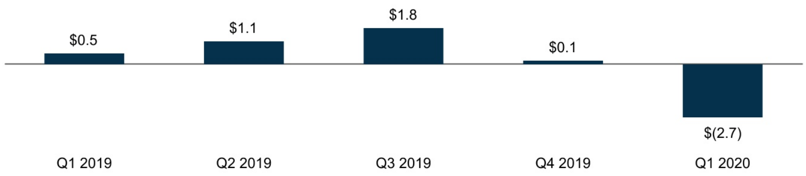
Net fair value losses were $276 million in the first quarter of 2020, compared with $84 million in gains in the fourth quarter of 2019. The shift to net fair value losses in the first quarter of 2020 was driven primarily by net decreases in the fair value of the company's risk management and mortgage commitment derivatives due to decreases in interest rates in the first quarter, compared with net gains on risk management derivatives due to increases in interest rates in the fourth quarter of 2019.

Fair Value Gains (Losses), Net
(Dollars in Billions)



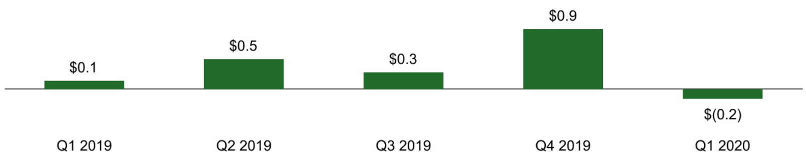
Credit-related income (expense) consists of a benefit or provision for credit losses and foreclosed property expense. Credit-related expense was $2.7 billion in the first quarter of 2020, compared with credit-related income of $128 million in the fourth quarter of 2019. The shift to credit-related expense in the first quarter of 2020 was driven primarily by a $4.1 billion increase in the allowance for loan losses as a result of the economic disruption caused by the COVID-19 outbreak. Significant management judgment was used to estimate the impact on the company's expected loss reserves. Although Fannie Mae believes its estimates are reasonable, the company may observe future volatility as it continues to update its economic outlook for forbearance expectations, model, and other assumptions surrounding this unprecedented event over the course of this year.

Credit-Related Income (Expense)
(Dollars in Billions)



Net investment losses were $158 million in the first quarter of 2020, compared with gains of $923 million in the fourth quarter of 2019. Net investment losses in the first quarter of 2020 were driven primarily by a decrease in the fair value of single-family held-for-sale loans due to price decreases. Net investment gains in the fourth quarter of 2019 were driven primarily by gains from sales of single-family loans.

Investment Gains (Losses), Net
(Dollars in Billions)



Providing Liquidity and Support to the Market

Fannie Mae's mission is to provide a stable source of liquidity to support housing for low-and moderate-income Americans. In the first quarter of 2020, more than 90% of the multifamily units the company financed were affordable to families earning at or below 120% of the area median income, providing support for both affordable and workforce housing.

Through its single-family and multifamily business segments, Fannie Mae provided $204.6 billion in liquidity to the mortgage market in the first quarter of 2020, including $86.1 billion through its whole loan conduit, enabling the financing of approximately 854,000 home purchases, refinancings, or rental units.

Fannie Mae Provided $204.6 Billion in Liquidity in the First Quarter of 2020

Unpaid Principal Balance	Units
$68.8B	256K Single-Family Home Purchases
$121.7B	439K Single-Family Refinancings
$14.1B	159K Multifamily Rental Units

Business Segments

Fannie Mae's two reportable business segments—Single-Family and Multifamily—engage in complementary business activities to provide liquidity, access to credit, and affordability in all U.S. housing markets at all times, while effectively managing risk.

Single-Family Business

(Dollars in millions)	1Q20	4Q19	Variance	1Q19	Variance
Net interest income	**$ 4,541**	$ 5,071	$ (530)	$ 4,039	$ 502
Fee and other income	**152**	103	49	106	46
Net revenues	**4,693**	5,174	(481)	4,145	548
Investment gains (losses), net	**(152)**	880	(1,032)	94	(246)
Fair value gains (losses), net	**(460)**	148	(608)	(887)	427
Administrative expenses	**(629)**	(666)	37	(631)	2
Credit-related income (expense)	**(2,250)**	124	(2,374)	518	(2,768)
TCCA fees	**(637)**	(626)	(11)	(593)	(44)
Credit enhancement expense	**(312)**	(284)	(28)	(167)	(145)
Other expenses, net	**(167)**	(198)	31	(170)	3
Income before federal income taxes	**86**	4,552	(4,466)	2,309	(2,223)
Provision for federal income taxes	**(18)**	(734)	716	(484)	466
Net income	**$ 68**	$ 3,818	$ (3,750)	$ 1,825	$ (1,757)
Serious delinquency rate	**0.66 %**	0.66 %		0.74 %	

Financial Results

- Single-Family net income was $68 million in the first quarter of 2020, compared with $3.8 billion in the fourth quarter of 2019. The decrease in net income in the first quarter of 2020 was driven primarily by:
    - a shift from credit-related income to credit-related expense due to a $3.4 billion increase in the allowance for loan losses as a result of the economic disruption caused by the COVID-19 outbreak. Significant management judgment was used to estimate the impact on the company's expected loss reserves;
    - investment losses as a result of the decrease in the fair value of held-for-sale loans; and
    - fair value losses in the first quarter compared with fair value gains in the fourth quarter, driven by decreases in interest rates.

Business Highlights

- The average single-family conventional guaranty book of business increased by $18.3 billion during the first quarter of 2020, while the average charged guaranty fee, net of Temporary Payroll Tax Cut Continuation Act of 2011 (TCCA) fees, on the single-family conventional guaranty book increased slightly in the first quarter from 43.6 basis points as of December 31, 2019 to 43.8 basis points as of March 31, 2020.
- Fannie Mae's average charged guaranty fee on newly acquired conventional single-family loans, net of TCCA fees, increased 2.5 basis points to 49.4 basis points in the first quarter of 2020 from 46.9 basis points in the fourth quarter of 2019, driven primarily by a decrease in the estimated weighted average life of acquisitions used to annualize upfront fees.
- The single-family serious delinquency rate remained flat at 0.66% as of March 31, 2020 and December 31, 2019, respectively. Single-family seriously delinquent loans are loans that are 90 days or more past due or in the foreclosure process. As a result, the single-family serious delinquency rate as of March 31, 2020 does not reflect the impact of the COVID-19 outbreak.

Multifamily Business

(Dollars in millions)	1Q20	4Q19	Variance	1Q19	Variance
Net interest income	**$ 806**	$ 851	$ (45)	$ 757	$ 49
Fee and other income	**156**	28	128	28	128
Net revenues	**962**	879	83	785	177
Fair value gains (losses), net	**184**	(64)	248	56	128
Administrative expenses	**(120)**	(120)	—	(113)	(7)
Credit-related income (expense)	**(413)**	4	(417)	(8)	(405)
Credit enhancement expense	**(19)**	(22)	3	(4)	(15)
Other income (expenses), net	**(102)**	1	(103)	2	(104)
Income before federal income taxes	**492**	678	(186)	718	(226)
Provision for federal income taxes	**(99)**	(131)	32	(143)	44
Net income	**$ 393**	$ 547	$ (154)	$ 575	$ (182)
Serious delinquency rate	**0.05 %**	0.04 %		0.07 %	

Financial Results

- Multifamily net income was $393 million in the first quarter of 2020, compared with $547 million in the fourth quarter of 2019. The decrease in net income in the first quarter of 2020 was attributable primarily to a shift to credit-related expense in the first quarter of 2020 due to a $636 million increase in the allowance for loan losses as a result of the economic disruption caused by the COVID-19 outbreak.

Business Highlights

- The average multifamily guaranty book of business increased by nearly $8 billion during the first quarter of 2020 to $342 billion, while the average charged guaranty fee on the multifamily book remained relatively flat at 72 basis points compared with the fourth quarter of 2019.
- New multifamily business volume was approximately $14 billion in the first quarter of 2020. Approximately $68 billion of new business capacity remains under the $100 billion multifamily business volume cap structure for the five-quarter period ending December 31, 2020.
- The multifamily serious delinquency rate was 0.05% as of March 31, 2020, an increase from 0.04% as of December 31, 2019. Multifamily seriously delinquent loans are loans that are 60 days or more past due. As a result, the multifamily serious delinquency rate as of March 31, 2020 does not reflect the impact of the COVID-19 outbreak.

Treasury Housing Reform Plan and Letter Agreement with Treasury

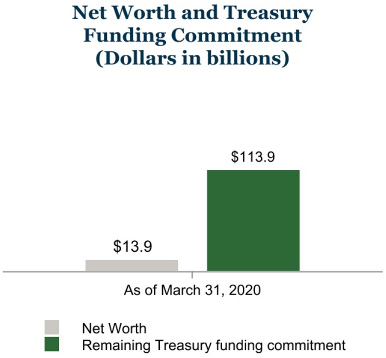
On September 5, 2019, Treasury released a plan recommending administrative and legislative reforms to the housing finance system. The Treasury Housing Reform Plan recommends ending Fannie Mae's conservatorship, considering additional restrictions and requirements on Fannie Mae's business, and many other matters.
For more information on Treasury's Housing Reform Plan and risks associated with the plan, as well as the letter agreement with Treasury, see "Business—Conservatorship, Treasury Agreements and Housing Finance Reform" and "Risk Factors" in the company's annual report on Form 10-K for the year ended December 31, 2019 (2019 Form 10-K) and "Legislation and Regulation" and "Risk Factors" in the company's quarterly report on Form 10-Q for the quarter ended March 31, 2020 (First Quarter 2020 Form 10-Q).

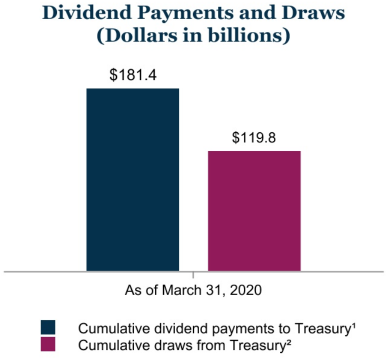
Net Worth, Treasury Funding, and Senior Preferred Stock Dividends

Treasury has made a commitment under a senior preferred stock purchase agreement to provide funding to Fannie Mae under certain circumstances if the company has a net worth deficit. Pursuant to the senior preferred stock purchase agreement, the company issued shares of senior preferred stock to Treasury in 2008.

Under the terms of the senior preferred stock, Fannie Mae will not owe senior preferred stock dividends to Treasury until it has accumulated over $25 billion in net worth as of the end of the quarter. Accordingly, no dividends were payable to Treasury for the first quarter of 2020, and none are payable for the second quarter of 2020.

The charts below show information about Fannie Mae's net worth, the remaining amount of Treasury's funding commitment to Fannie Mae, senior preferred stock dividends the company has paid Treasury, and funds the company has drawn from Treasury pursuant to its funding commitment.





(1) Aggregate amount of dividends the company has paid to Treasury on the senior preferred stock from 2008 through March 31, 2020. Under the terms of the senior preferred stock purchase agreement, dividend payments the company makes to Treasury do not offset its draws of funds from Treasury.

(2) Aggregate amount of funds the company has drawn from Treasury pursuant to the senior preferred stock purchase agreement from 2008 through March 31, 2020.

The aggregate liquidation preference of Fannie Mae's senior preferred stock increased from $131.2 billion as of December 31, 2019 to $135.4 billion as of March 31, 2020 due to the increase in the company's net worth during the fourth quarter of 2019. Because the company's net worth did not increase during the first quarter of 2020, the aggregate liquidation preference of its senior preferred stock will remain at $135.4 billion as of June 30, 2020.

If the company were to draw additional funds from Treasury under the senior preferred stock purchase agreement with respect to a future period, the amount of remaining funding under the agreement would be reduced by the amount of the company's draw, and the aggregate liquidation preference of the senior preferred stock would increase by the amount of that draw.

For a description of the terms of the senior preferred stock purchase agreement and the senior preferred stock, see "Business—Conservatorship, Treasury Agreements and Housing Finance Reform" in the company's 2019 Form 10-K.

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Fannie Mae's financial statements for the first quarter of 2020 are available in the accompanying Annex; however, investors and interested parties should read the company's First Quarter 2020 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 First Quarter 2020 Form 10-Q. Additional information about the company's financial and credit performance is contained in Fannie Mae's Q1 2020 Financial Supplement at www.fanniemae.com.

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In this release, the company has presented a number of estimates, forecasts, expectations, and other forward-looking statements, including statements regarding: the company's future business and financial results, the future impact of the COVID-19 outbreak on the company's business and financial results and credit performance, future dividend payments to Treasury, and the future liquidation preference of the senior preferred stock. These estimates, forecasts, expectations, and statements are forward-looking statements based on the company's current assumptions regarding numerous factors. Actual results, and future projections, could be materially different from what is set forth in the forward-looking statements as a result of: the uncertainty of the company's future and its exit from conservatorship; the duration, spread and severity of the COVID-19 outbreak; the actions taken to contain the virus or treat its impact, including government actions to mitigate the economic impact of the outbreak; the nature and extent of the forbearance and modification options the company offers borrowers affected by the outbreak; accounting elections and estimates relating to the impact of the COVID-19 outbreak; borrower and renter behavior in response to the outbreak and its economic impact; how quickly and to what extent normal economic and operating conditions can resume, including whether any future outbreaks interrupt economic recovery; and how quickly and to what extent affected borrowers, renters and counterparties can recover from the negative impact of the outbreak; the market and regulatory changes the company anticipates and the company's readiness for them, including changes relating to an eventual exit from conservatorship, the competitive landscape, and the need to attract private investment; future legislative and regulatory requirements or changes affecting the company, such as the enactment of housing finance reform legislation (including all or any portion of the plan released by the U.S. Department of the Treasury (Treasury) in September 2019 for housing finance reform), including changes that limit the company's business activities or its footprint; actions by FHFA, Treasury, the U.S. Department of Housing and Urban Development, the Consumer Financial Protection Bureau or other regulators, Congress, or state or local governments that affect the company's business, including new capital requirements that become applicable to the company or changes in the ability-to-repay rule to replace the qualified mortgage patch for government-sponsored enterprise-eligible loans; changes in the structure and regulation of the financial services industry; the timing and level of, as well as regional variation in, home price changes; changes in interest rates and credit spreads; developments that may be difficult to predict, including: market conditions that result in changes in the company's net amortization income from its guaranty book of business, fluctuations in the estimated fair value of the company's derivatives and other financial instruments that it marks to market through its earnings; and developments that affect its loss reserves, such as changes in interest rates, home prices or accounting standards, or events such as natural disasters or the emergence of widespread health emergencies or pandemics; uncertainties relating to the discontinuance of LIBOR, or other market changes that could impact the company's loans or MBS; credit availability; disruptions or instability in the housing and credit markets; the size and the company's share of the U.S. mortgage market and the factors that affect them, including population growth and household formation; growth, deterioration and the overall health and stability of the U.S. economy, including U.S. GDP, unemployment rates, personal income and other indicators thereof; changes in the fiscal and monetary policies of the Federal Reserve; the company's and its competitors' future guaranty fee pricing and the impact of that pricing on the company's competitive environment and guaranty fee revenues; the volume of mortgage originations; the size, composition, quality and performance of the company's guaranty book of business and retained mortgage portfolio; the competitive environment in which the company operates, including the impact of legislative, regulatory or other developments on levels of competition in the company's industry and other factors affecting its market share; how long loans in the company's guaranty book of business remain outstanding; challenges the company faces in retaining and hiring qualified executives and other employees; the effectiveness of the company's business resiliency plans and systems; changes in the demand for Fannie Mae MBS, in general or from one or more major groups of investors; the company's conservatorship, including any changes to or termination (by receivership or otherwise) of the conservatorship and its effect on the company's business; the investment by Treasury, including potential changes to the terms of the senior preferred stock purchase agreement or senior preferred stock, and its effect on the company's business, including restrictions imposed on the company by the terms of the senior preferred stock purchase agreement, the senior preferred stock, and Treasury's warrant, as well as the possibility that these or other restrictions on the company's business and activities may be applied to the company through other mechanisms even if it ceases to be subject to these agreements and instruments; adverse effects from activities the company undertakes to support the mortgage market and help borrowers, renters, lenders and servicers; actions it may be required to take by FHFA, in its role as the company's conservator or as its regulator, such as actions in response to the COVID-19 outbreak, changes in the type of business the company does, or actions relating to UMBS or the company's resecuritization of Freddie Mac-issued securities; limitations on the company's business imposed by FHFA, in its role as the company's conservator or as its regulator; the company's future objectives and activities in support of those objectives, including actions Fannie Mae may take to reach additional underserved creditworthy borrowers; the possibility that future changes in leadership at FHFA or the Administration may result in changes in FHFA's or Treasury's willingness to pursue the administrative reform recommendations in Treasury's housing finance reform plan; the company's reliance on Common Securitization Solutions, LLC (CSS) and the common securitization platform for a majority of its single-family securitization activities, the company's reduced influence over CSS as a result of recent changes to the CSS limited liability company agreement, and any additional changes FHFA may require in the company's relationship with or in the company's support of CSS; a decrease in the company's credit ratings; limitations on the company's ability to access the debt capital markets; continued limitations on the company's ability to enter into credit risk transfer transactions; significant changes in forbearance, modification and foreclosure activity; the volume and pace of future nonperforming and reperforming loan sales and their impact on the company's results and serious delinquency rates; changes in borrower behavior; actions Fannie Mae may take to mitigate losses, and the effectiveness of the company's loss mitigation strategies, management of the company's REO inventory and pursuit of contractual remedies; defaults by one or more institutional counterparties; resolution or settlement agreements Fannie Mae may enter into with the company's counterparties; the company's need to rely on third parties to fully achieve some of the company's corporate objectives; the company's reliance on mortgage servicers; changes in GAAP, guidance by the Financial Accounting Standards Board and changes to the company's accounting policies; changes in the fair value of the company's assets and liabilities; the stability and adequacy of the systems and infrastructure that impact the company's operations, including the company's and those of CSS, the company's other counterparties and other third parties; the impact of increasing interdependence between the single-family mortgage securitization programs of Fannie Mae and Freddie Mac in connection with UMBS; operational control weaknesses; the company's reliance on models and future updates the company makes to its models, including the assumptions used by these models; domestic and global political risks and uncertainties; natural disasters, environmental disasters, terrorist attacks, widespread health emergencies or pandemics, or other major disruptive events; cyber attacks or other information security breaches or threats; and the other factors described in "Risk Factors" in the company's First Quarter 2020 Form 10-Q and its 2019 Form 10-K.

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Fannie Mae helps make the 30-year fixed-rate mortgage and affordable rental housing possible for millions of Americans. We partner with lenders to create housing opportunities for families across the country. We are driving positive changes in housing finance to make the home buying process easier, while reducing costs and risk. To learn more, visit fanniemae.com and follow us on twitter.com/fanniemae.

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

	As of	
	March 31, 2020	December 31, 2019
ASSETS		
Cash and cash equivalents	$ 80,463	$ 21,184
Restricted cash (includes $41,331 and $33,294, respectively, related to consolidated trusts)	48,245	40,223
Federal funds sold and securities purchased under agreements to resell or similar arrangements	7,775	13,578
Investments in securities:		
Trading, at fair value (includes $5,562 and $3,037, respectively, pledged as collateral)	52,941	48,123
Available-for-sale, at fair value (with an amortized cost of $2,147, net of allowance for credit losses of $3 as of March 31, 2020)	2,289	2,404
Total investments in securities	55,230	50,527
Mortgage loans:		
Loans held for sale, at lower of cost or fair value	8,103	6,773
Loans held for investment, at amortized cost:		
Of Fannie Mae	98,585	94,911
Of consolidated trusts	3,269,331	3,241,494
Total loans held for investment (includes $7,701 and $7,825, respectively, at fair value)	3,367,916	3,336,405
Allowance for loan losses	(13,209)	(9,016)
Total loans held for investment, net of allowance	3,354,707	3,327,389
Total mortgage loans	3,362,810	3,334,162
Advances to lenders	8,971	6,453
Deferred tax assets, net	12,831	11,910
Accrued interest receivable, net (includes $8,417 and $8,172, respectively, related to consolidated trusts)	8,808	8,604
Acquired property, net	2,224	2,366
Other assets	13,999	14,312
Total assets	$ 3,601,356	$ 3,503,319
LIABILITIES AND EQUITY		
Liabilities:		
Accrued interest payable (includes $9,386 and $9,361, respectively, related to consolidated trusts)	$ 10,246	$ 10,228
Debt:		
Of Fannie Mae (includes $4,752 and $5,687, respectively, at fair value)	228,458	182,247
Of consolidated trusts (includes $22,855 and $21,880, respectively, at fair value)	3,334,098	3,285,139
Other liabilities (includes $355 and $376, respectively, related to consolidated trusts)	14,609	11,097
Total liabilities	3,587,411	3,488,711
Commitments and contingencies (Note 13)	—	—
Fannie Mae stockholders' equity:		
Senior preferred stock (liquidation preference of $135,444 and $131,178, 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	(119,454)	(118,776)
Accumulated other comprehensive income	146	131
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)	13,945	14,608
Total liabilities and equity	$ 3,601,356	$ 3,503,319

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2020 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 March 31,	
	2020	2019
Interest income:		
Trading securities	$ 316	$ 427
Available-for-sale securities	31	53
Mortgage loans	28,938	29,862
Federal funds sold and securities purchased under agreements to resell or similar arrangements	107	263
Other	34	32
Total interest income	29,426	30,637
Interest expense:		
Short-term debt	(102)	(125)
Long-term debt	(23,977)	(25,716)
Total interest expense	(24,079)	(25,841)
Net interest income	5,347	4,796
Benefit (provision) for credit losses	(2,583)	650
Net interest income after benefit (provision) for credit losses	2,764	5,446
Investment gains (losses), net	(158)	133
Fair value losses, net	(276)	(831)
Fee and other income	308	134
Non-interest loss	(126)	(564)
Administrative expenses:		
Salaries and employee benefits	(393)	(386)
Professional services	(212)	(225)
Other administrative expenses	(144)	(133)
Total administrative expenses	(749)	(744)
Foreclosed property expense	(80)	(140)
Temporary Payroll Tax Cut Continuation Act of 2011 (“TCCA”) fees	(637)	(593)
Credit enhancement expense	(331)	(171)
Other expenses, net	(263)	(207)
Total expenses	(2,060)	(1,855)
Income before federal income taxes	578	3,027
Provision for federal income taxes	(117)	(627)
Net income	461	2,400
Other comprehensive income (loss):		
Changes in unrealized gains (losses) on available-for-sale securities, net of reclassification adjustments and taxes	18	(36)
Other, net of taxes	(3)	(3)
Total other comprehensive income (loss)	15	(39)
Total comprehensive income	$ 476	$ 2,361
Net income	$ 461	$ 2,400
Dividends distributed or amounts attributable to senior preferred stock	(476)	(2,361)
Net income (loss) attributable to common stockholders	$ (15)	$ 39
Earnings per share:		
Basic	$ 0.00	$ 0.01
Diluted	0.00	0.01
Weighted-average common shares outstanding:		
Basic	5,867	5,762
Diluted	5,867	5,893

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2020 Form 10-Q

FANNIE MAE
(In conservatorship)
Condensed Consolidated Statements of Cash Flows — (Unaudited)
(Dollars in millions)

	For the Three Months Ended March 31,	
	2020	2019
Net cash provided by operating activities	**$ 2,174**	$ 1,816
Cash flows provided by investing activities:		
Proceeds from maturities and paydowns of trading securities held for investment	**13**	15
Proceeds from sales of trading securities held for investment	**—**	49
Proceeds from maturities and paydowns of available-for-sale securities	**96**	113
Proceeds from sales of available-for-sale securities	**50**	131
Purchases of loans held for investment	**(86,307)**	(33,631)
Proceeds from repayments of loans acquired as held for investment of Fannie Mae	**2,308**	2,786
Proceeds from sales of loans acquired as held for investment of Fannie Mae	**—**	26
Proceeds from repayments and sales of loans acquired as held for investment of consolidated trusts	**169,656**	88,419
Advances to lenders	**(45,248)**	(22,991)
Proceeds from disposition of acquired property and preforeclosure sales	**1,832**	1,965
Net change in federal funds sold and securities purchased under agreements to resell or similar arrangements	**5,803**	10,688
Other, net	**(539)**	(124)
Net cash provided by investing activities	**47,664**	47,446
Cash flows used in financing activities:		
Proceeds from issuance of debt of Fannie Mae	**254,559**	173,122
Payments to redeem debt of Fannie Mae	**(207,818)**	(184,222)
Proceeds from issuance of debt of consolidated trusts	**135,918**	64,821
Payments to redeem debt of consolidated trusts	**(164,726)**	(96,925)
Payments of cash dividends on senior preferred stock to Treasury	**—**	(3,240)
Other, net	**(470)**	—
Net cash provided by (used in) financing activities	**17,463**	(46,444)
Net increase in cash, cash equivalents and restricted cash	**67,301**	2,818
Cash, cash equivalents and restricted cash at beginning of period	**61,407**	49,423
Cash, cash equivalents and restricted cash at end of period	**$ 128,708**	$ 52,241
Cash paid during the period for:		
Interest	**$ 28,867**	$ 28,650
Income taxes	**—**	—

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2020 Form 10-Q

FANNIE MAE
(In conservatorship)
Condensed Consolidated Statements of Changes in Equity (Deficit) — (Unaudited)
(Dollars and shares in millions)

	Shares Outstanding			Fannie Mae Stockholders' Equity (Deficit)						
	Senior Preferred	Preferred	Common	Senior Preferred Stock	Preferred Stock	Common Stock	Accumulated Deficit	Accumulated Other Comprehensive Income	Treasury Stock	Total Equity
Balance as of December 31, 2019	1	556	1,158	$ 120,836	$ 19,130	$ 687	$ (118,776)	$ 131	$ (7,400)	$ 14,608
Transition impact, net of tax, from the adoption of the current expected credit loss standard	—	—	—	—	—	—	(1,139)	—	—	(1,139)
Balance as of January 1, 2020, adjusted	1	556	1,158	120,836	19,130	687	(119,915)	131	(7,400)	13,469
Senior preferred stock dividends paid	—	—	—	—	—	—	—	—	—	—
Comprehensive income:										
Net income	—	—	—	—	—	—	461	—	—	461
Other comprehensive income, net of tax effect:										
Changes in net unrealized gains on available-for-sale securities (net of taxes of $5)	—	—	—	—	—	—	—	18	—	18
Reclassification adjustment for gains included in net income (net of taxes of $—)	—	—	—	—	—	—	—	—	—	—
Other (net of taxes of $1)	—	—	—	—	—	—	—	(3)	—	(3)
Total comprehensive income										476
Balance as of March 31, 2020	1	556	1,158	$ 120,836	$ 19,130	$ 687	$ (119,454)	$ 146	$ (7,400)	$ 13,945

	Shares Outstanding			Fannie Mae Stockholders' Equity (Deficit)						
	Senior Preferred	Preferred	Common	Senior Preferred Stock	Preferred Stock	Common Stock	Accumulated Deficit	Accumulated Other Comprehensive Income	Treasury Stock	Total Equity
Balance as of December 31, 2018	1	556	1,158	$ 120,836	$ 19,130	$ 687	$ (127,335)	$ 322	$ (7,400)	$ 6,240
Senior preferred stock dividends paid	—	—	—	—	—	—	(3,240)	—	—	(3,240)
Comprehensive income:										
Net income	—	—	—	—	—	—	2,400	—	—	2,400
Other comprehensive income, net of tax effect:										
Changes in net unrealized gains on available-for-sale securities (net of taxes of $2)	—	—	—	—	—	—	—	8	—	8
Reclassification adjustment for gains included in net income (net of taxes of $12)	—	—	—	—	—	—	—	(44)	—	(44)
Other (net of taxes of $1)	—	—	—	—	—	—	—	(3)	—	(3)
Total comprehensive income										2,361
Balance as of March 31, 2019	1	556	1,158	$ 120,836	$ 19,130	$ 687	$ (128,175)	$ 283	$ (7,400)	$ 5,361

See Notes to Condensed Consolidated Financial Statements in the First Quarter 2020 Form 10-Q

Exhibit 99.2

Financial Supplement Q1 2020

May 1, 2020

- Some of the terms and other information in this presentation are defined and discussed more fully in our Form 10-Q for the quarter ended March 31 ("Q1 2020 Form 10-Q") and Form 10-K for year ended December 31, 2019 ("2019 Form 10-K"). This presentation should be reviewed together with 2020 Form 10-Q, and the 2019 Form 10-K, which are available at www.fanniemae.com in the "About Us—Investor Relations—SEC Filings" section. Information on or available through our 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. Alt we generally consider this information reliable, we do not independently verify all reported information.
- Due to rounding, amounts reported in this presentation may not sum to totals indicated (ie. 100%), or amounts shown as 100% may not reflect the population.
- Unless otherwise indicated "YTD 2020" data is as of is as of March 31, 2020 or for the first three months of 2020. Data for prior years is as of Dece or for the full year indicated.
- Note references are to endnotes, appearing on pages 23 to 27.
- Impacts of COVID-19 outbreak are not reflected in most of the data reported in this supplement, because the data is as of or for the period ended M 31, 2020. Fannie Mae expects the COVID-19 outbreak will impact future periods.
- Terms used in presentation

  CAS: Connecticut Avenue Securities®

  CIRT™: Credit Insurance Risk Transfer™

  CRT: credit risk transfer

  DTI ratio: Debt-to-income ("DTI") ratio refers to the ratio of a borrower's outstanding debt obligations (including both mortgage debt and certain oth 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 m

  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 estim 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 price at origination of the loan

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

  REO: real estate owned

  TCCA: Temporary Payroll Tax Cut Continuation Act of 2011

  UPB: unpaid principal balance

Table of Contents

Overview

Single-Family Business

Multifamily Business

Endnotes

Overview

Our Mission, Our Response

Fannie Mae took quick action to ensure our people, our customers, the mortgage market, those who rely on it can continue to operate and recover from the COVID-19 outbreak

People

- ~7,500 employees (nearly all) working remotely
- Enhanced support for employees and families
- Employees donated more than $90,000 in March, including company matching funds
- Continued to pay most contractors (e.g. cafeteria staff) and accelerated payments to identified small businesses

Customers

- Provided $82.9 billion in liquidity to the SF and MF mortgage markets in March, including $40.1 billion through whole-loan conduit, to support lenders, including community lenders
- Provided mortgage originators temporary flexibilities for employment verification, appraisals and more
- Limited the duration of P&I advances by SF servicers to four months
- Purchasing from lenders recently originated SF mortgages in forbearance that meet eligibility criteria

Homeowners and Renters

- Suspended foreclosures and foreclosure-related evictions for homeowners
- Provided mortgage payment relief through forbearance on over 1 million SF loans, and we expect the volume to grow substantially
- No late fees for homeowners in a forbearance plan
- Will provide homeowners repayment plans, payment deferral and loan modification options to help them after forbearance period ends
- Homeowners wh comply with their forbearance plan were current prio receiving COVID related forbearan be reported as cu to credit bureaus
- Updated **KnowYourOptio** to inform and exp options available homeowners and renters
- Offered MF borro mortgage forbea with the conditio they suspend all evictions for rent unable to pay ren

Corporate Financial Highlights

Summary of Q1 2020 Financial Results

(Dollars in millions)	Q1 2020	Q4 2019	Variance
Net interest income[1]	**$5,347**	$5,923	(576)
Fee and other income	**308**	131	177
Net revenues	**5,655**	6,054	(399)
Investment gains (losses), net	**(158)**	923	(1,081)
Fair value gains (losses), net	**(276)**	84	(360)
Administrative expenses	**(749)**	(786)	37
Benefit (provision) for credit losses	**(2,583)**	279	(2,862)
Foreclosed property expense	**(80)**	(151)	71
Total credit-related income (expense)	**(2,663)**	128	(2,791)
TCCA fees	**(637)**	(626)	(11)
Credit enhancement expense[2]	**(331)**	(306)	(25)
Other expenses, net	**(263)**	(241)	(22)
Income before federal income taxes	**578**	5,230	(4,652)
Provision for federal income taxes	**(117)**	(865)	748
Net income	**$461**	$4,365	$(3,904)
Total comprehensive income	**$476**	$4,266	$(3,790)

Sources of Net Interest Income and Retained Mortga Portfolio Balance

Key Highlights

- Fannie Mae reported net income of $461 million for first qu 2020 compared to net income of $4.4 billion for fourth qua 2019. The decrease in net income was due primarily to a s from credit-related income to credit-related expense. The $ billion of credit-related expense for the quarter reflected a billion increase in the allowance for loan losses as a result economic disruption caused by the COVID-19 outbreak.

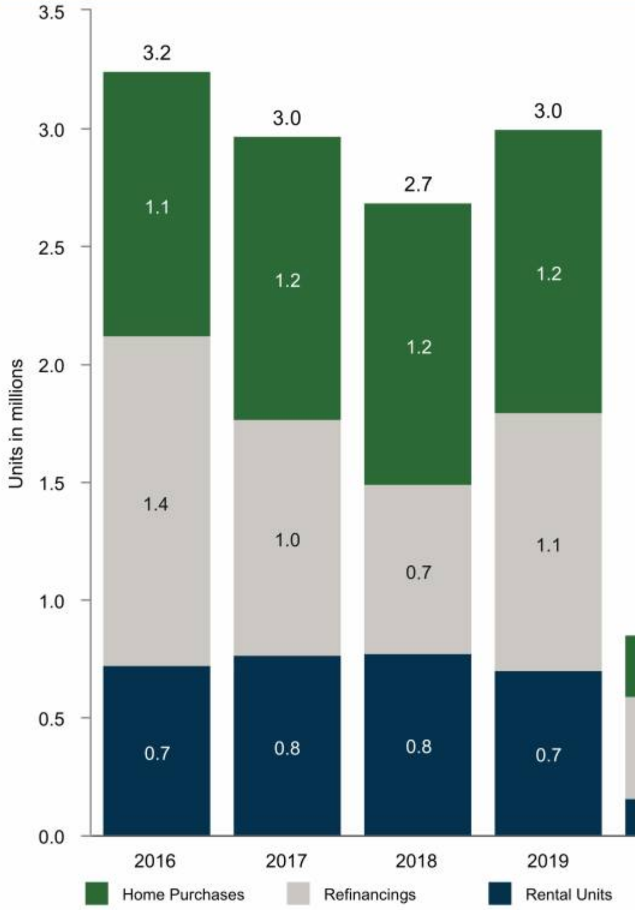
Market Liquidity

Key Highlights: Liquidity Provided In Q1 2020

Fannie Mae provided $204.6 billion in liquidity to the mortgage market in the first quarter of 2020, including $86.1 billion through its whole loan conduit, enabling the financing of approximately 854,000 home purchases, refinancings, or rental units.

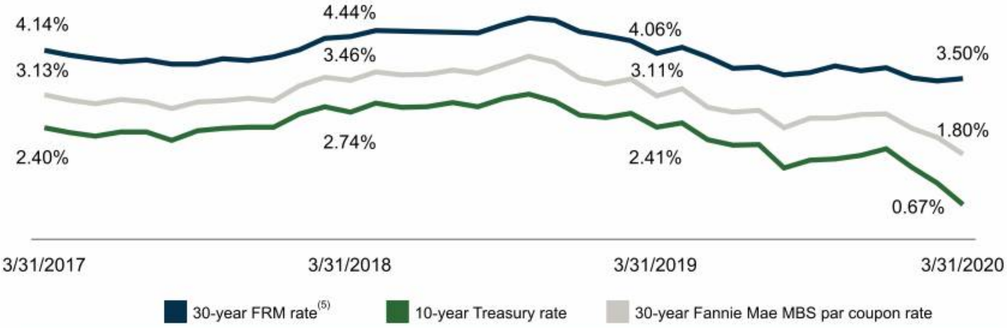
Unpaid Principal Balance	Units
$68.8B	256K Single-Family Home Purchases
$121.7B	439K Single-Family Refinancings
$14.1B	159K Multifamily Rental Units

Providing Liquidity to the Mortgage Mark



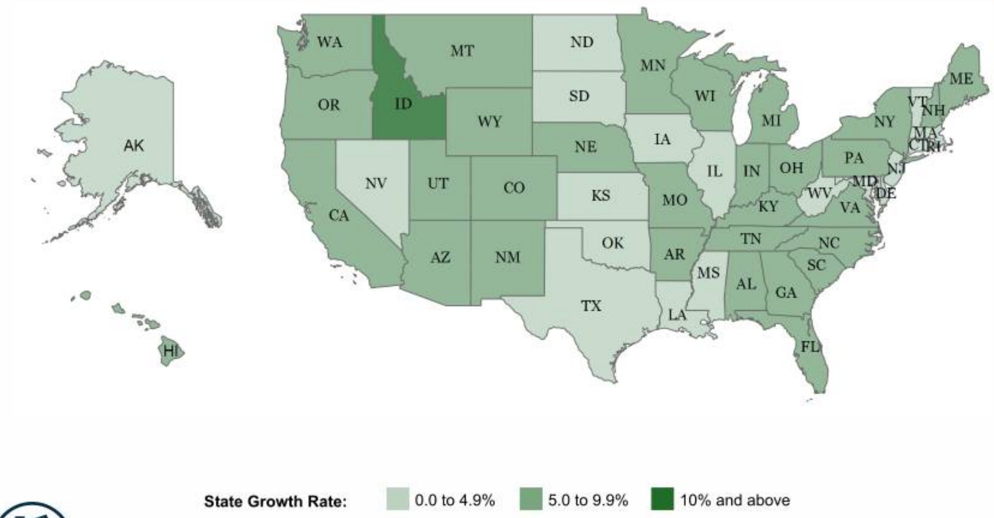
Key Market Economic Indicators

Benchmark Interest Rates

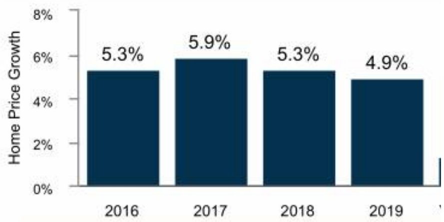


U.S. GDP Growth Rate and Unemployment Rate[6]

One Year Price Change Q1 2020[7] United States 5.6%



Single-Family Home Price Growth

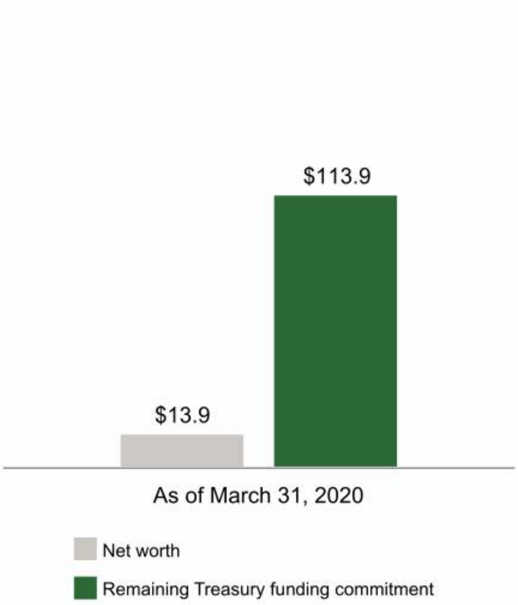


Top 10 States by UPB[7]

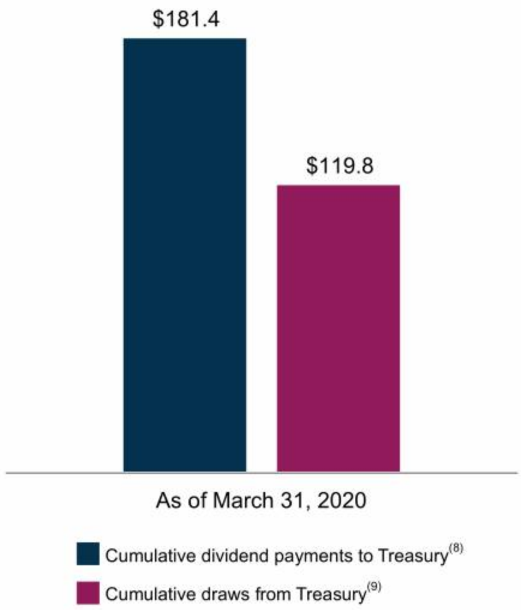
State	State Home Price Growth Rate	Share Family C Guara
CA	5.55%	1
TX	3.75%	[illegible]
FL	6.56%	[illegible]
NY	5.52%	[illegible]
WA	7.28%	[illegible]
IL	2.97%	[illegible]
NJ	2.75%	[illegible]
VA	5.28%	[illegible]
CO	5.67%	[illegible]
PA	5.12%	[illegible]

Net Worth, Treasury Funding and Senior Preferred Stock Dividenc

Net Worth and Treasury Funding Commitment
(Dollars in billions)



Dividend Payments and Draws
(Dollars in billions)



Single-Family Business

Fannie Mae

Single-Family Highlights

Q1 2020

$4,541M
Net interest income

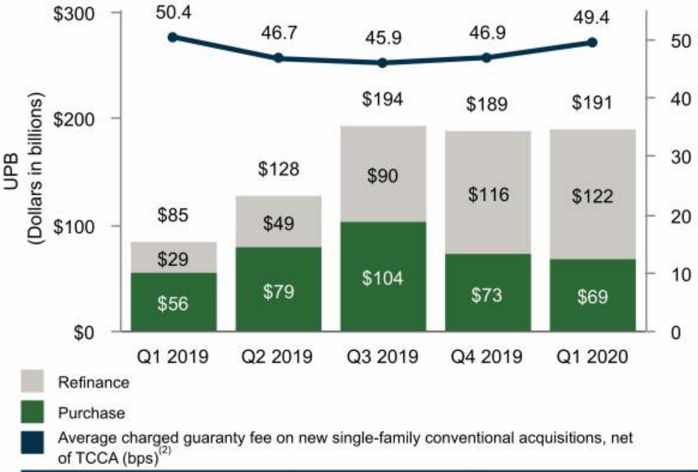
$(152)M
Investment losses, net

$(460)M
Fair value losses, net

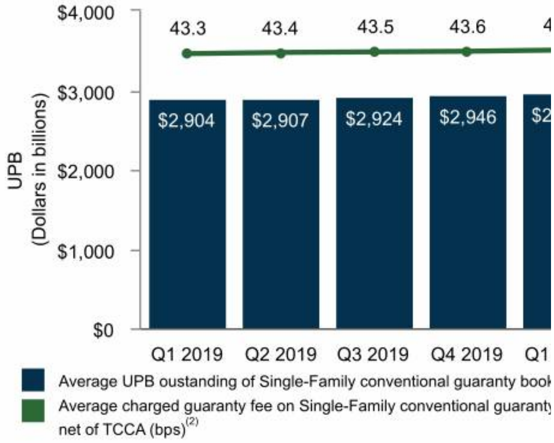
$(2,250)M
Credit-related expense

$68M
Net income

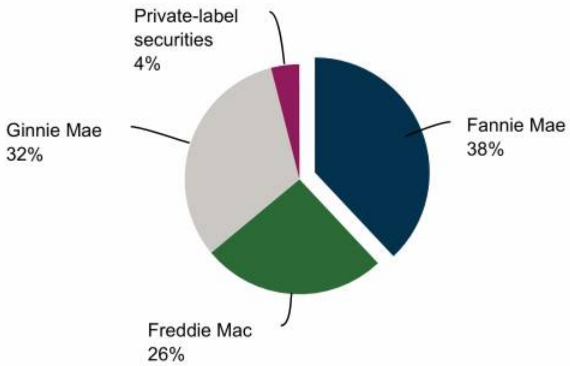
Single-Family Conventional Loan Acquisitions[1]



Single-Family Conventional Guaranty of Business[1]



Q1 2020 Market Share: New Single-Family Mortgage-Related Securities Issuances



Key Highlights

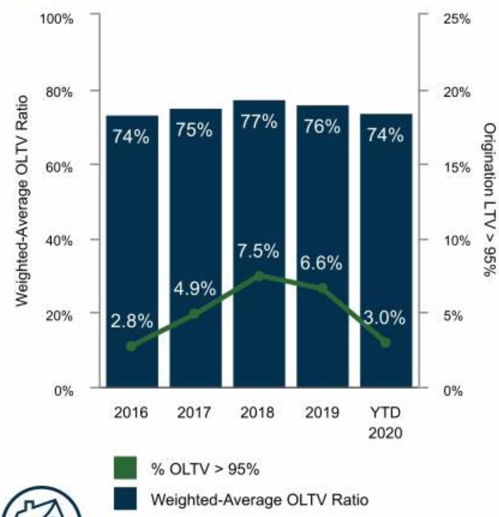
Single-Family net income was $68 million in the first qua 2020 compared with $3.8 billion in the fourth quarter of 2 decrease in net income in the first quarter of 2020 was p driven by:

- a shift from credit-related income to credit-relate expense. The $2.3 billion of credit-related exper quarter reflected a $3.4 billion increase in the al for loan losses related to the economic disruptio by the COVID-19 outbreak;
- investment losses as a result of the decrease in value of held-for-sale loans; and
- fair value losses in the first quarter compared wi value gains in the fourth quarter, driven by decre interest rates.

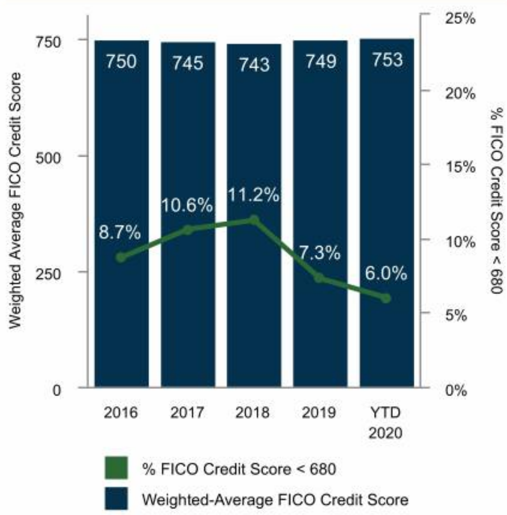
Certain Credit Characteristics of Single-Family Conventional Loan Acquisitions

Certain Credit Characteristics of Single-Family Conventional Loans by Acquisition Period							YTD 2020 Acquisition Credit Profile by Certain Loan Featu		
Categories are not mutually exclusive	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Full Year 2019	Q1 2020	OLTV Ratio >95%	Home-Ready®(5)	FICO Credit Score < 680(3)
Total UPB (Dollars in billions)	$85.0	$128.1	$194.3	$188.5	$595.9	**$190.5**	$6.4	$5.8	$10.9
Weighted Average OLTV Ratio	78%	78%	77%	74%	76%	**74%**	97%	87%	71%
OLTV Ratio > 95%	10%	8%	7%	4%	7%	**3%**	100%	29%	1%
Weighted-Average FICO® Credit Score(3)	742	746	751	753	749	**753**	745	744	657
FICO Credit Score < 680(3)	11%	8%	6%	6%	7%	**6%**	1%	7%	100%
DTI Ratio > 43%(4)	35%	30%	26%	25%	28%	**25%**	21%	42%	29%
Fixed-rate	98%	99%	100%	99%	99%	**99%**	100%	99%	99%
Owner Occupied	90%	91%	93%	92%	92%	**92%**	100%	100%	95%
HomeReady®(5)	9%	9%	7%	4%	7%	**3%**	27%	100%	4%

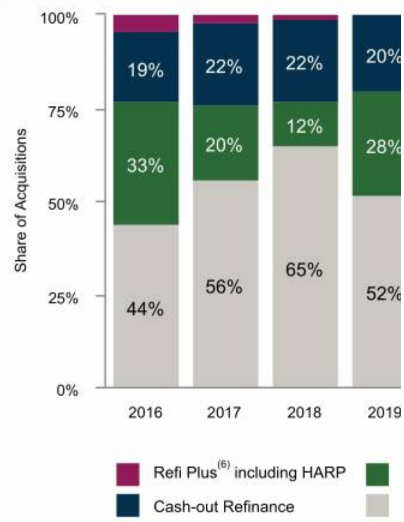
Origination Loan-to-Value Ratio



FICO Credit Score(3)



Acquisitions by Loan Pur



Certain Credit Characteristics of Single-Family Conventional Guaranty Book of Busi

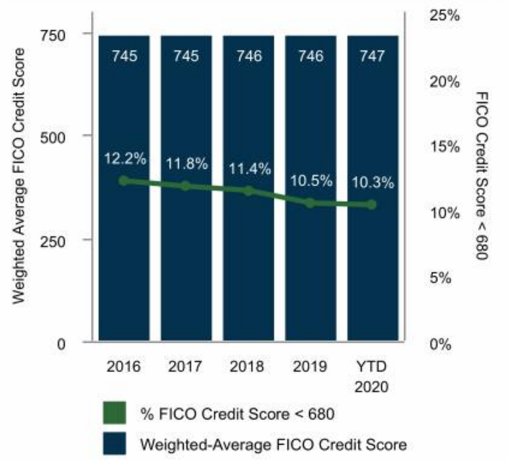
Certain Credit Characteristics of Single-Family Conventional Guaranty Book of Business by Originatio and Loan Features(1)(7)

As of March 31, 2020

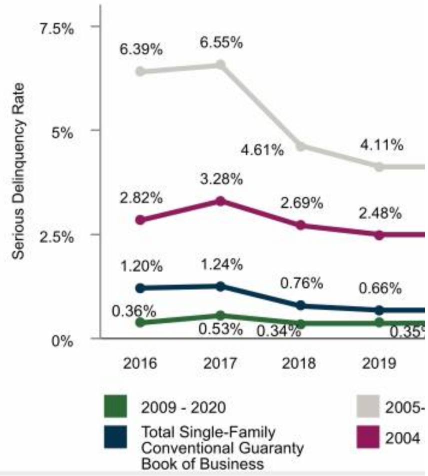
Categories are not mutually exclusive	Overall Book	Origination Year: 2004 & Earlier	2005-2008	2009-2016	2017	2018	2019	2020	Certain Loan Feature: OLTV Ratio > 95%	Home-Ready(8)(5)	FICO Credit Score < 680(3)	Refi Plus Including HARP(6)
Total UPB (Dollars in billions)	$2,976.8	$61.7	$101.0	$1,512.9	$338.8	$291.6	$547.4	$123.4	$199.8	$88.0	$307.3	$267.6
Average UPB	$175,026	$69,246	$116,472	$158,027	$203,158	$208,299	$253,116	$276,869	$161,042	$183,543	$142,534	$125,908
Share of Single-Family Conventional Guaranty Book	100%	2%	3%	52%	11%	10%	18%	4%	7%	3%	10%	9%
Share of Loans with Credit Enhancement(8)	53%	6%	16%	50%	70%	77%	56%	30%	76%	91%	46%	46%
Serious Delinquency Rate(9)	0.66%	2.48%	4.11%	0.41%	0.43%	0.46%	0.07%	0.00%	1.36%	0.48%	2.55%	0.70%
Weighted-Average OLTV Ratio	75%	74%	76%	75%	76%	78%	76%	74%	107%	90%	78%	86%
OLTV Ratio > 95%	7%	6%	10%	7%	6%	9%	7%	3%	100%	40%	12%	30%
Amortized OLTV Ratio(10)	67%	50%	62%	62%	71%	75%	75%	73%	95%	87%	69%	69%
Weighted-Average Mark-to-Market LTV Ratio(11)	57%	35%	57%	47%	63%	70%	74%	74%	76%	82%	58%	49%
Weighted-Average FICO Credit Score(3)	747	700	695	752	745	740	749	753	726	737	647	729
FICO Credit Score < 680(3)	10%	36%	39%	9%	10%	12%	7%	6%	18%	11%	100%	21%
Fixed-rate	98%	89%	93%	99%	98%	98%	99%	99%	99%	99%	99%	99%

Mark-to-Market Loan-to-Value (MTMLTV) Ratio(11)

FICO Credit Score(3)

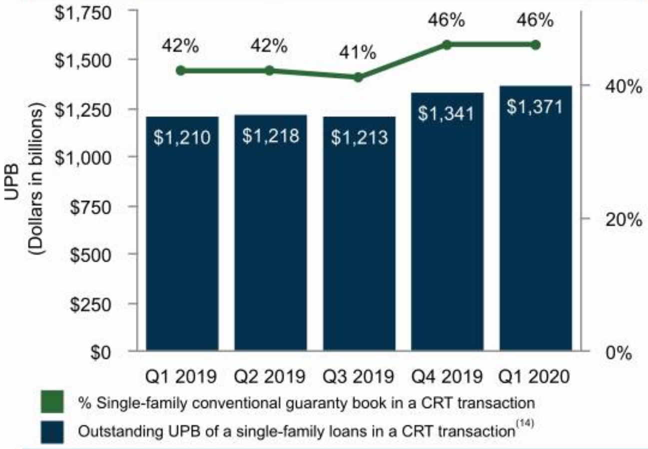


Serious Delinquency Rate Vintage(9)



Single-Family Credit Risk Transfer

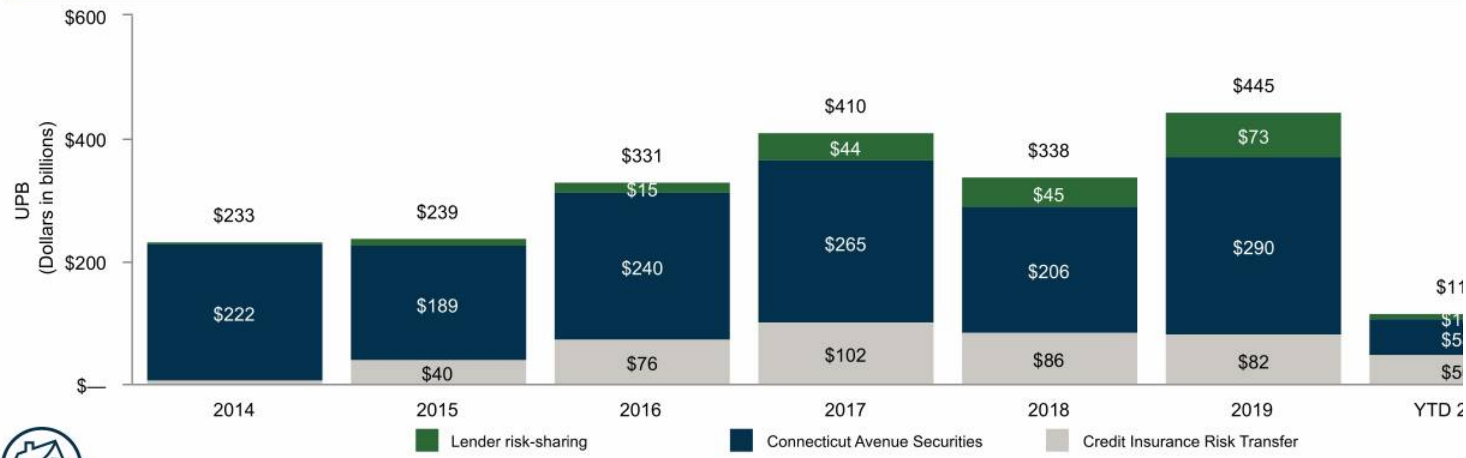
Single-Family Credit Risk Transfer



Single-Family Loans with Credit Enhancement

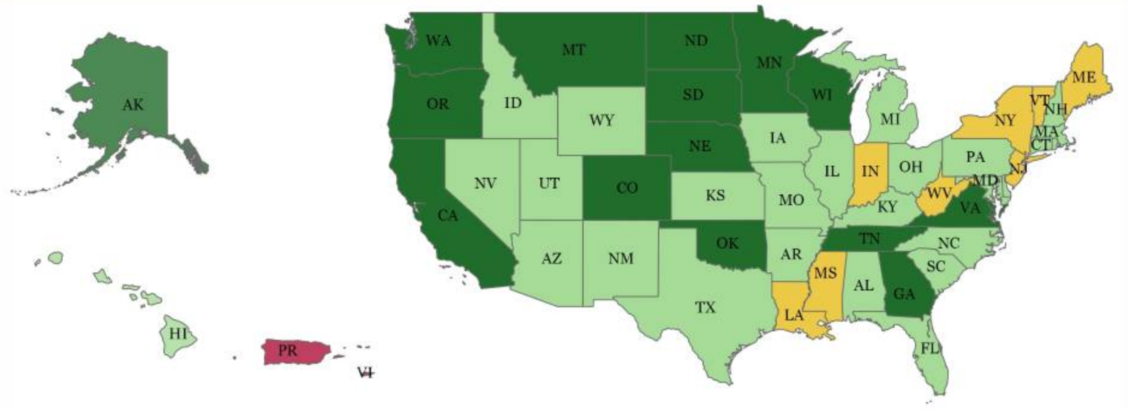
Credit Enhancement **Outstanding UPB (dollars in billions)**	2018 Outstanding UPB	2018 % of Book[15] Outstanding	2019 Outstanding UPB	2019 % of Book[15] Outstanding	YTD Outstanding UPB
Primary mortgage insurance & other[12]	$618	21%	$653	22%	**$658**
Connecticut Avenue Securities[13]	$798	27%	$919	31%	**$916**
Credit Insurance Risk Transfer[14]	$243	8%	$275	10%	**$307**
Lender risk-sharing[13]	$102	4%	$147	5%	**$148**
(Less: loans covered by multiple credit enhancements)	($394)	(13)%	($438)	(15)%	**($456)**
Total single-family loans with credit enhancement	$1,367	47%	$1,556	53%	**$1,573**

Single-Family Credit Risk Transfer Issuance



Single-Family Problem Loan Statistics

Single-Family Serious Delinquency Rate by State as of March 31, 2020[9]



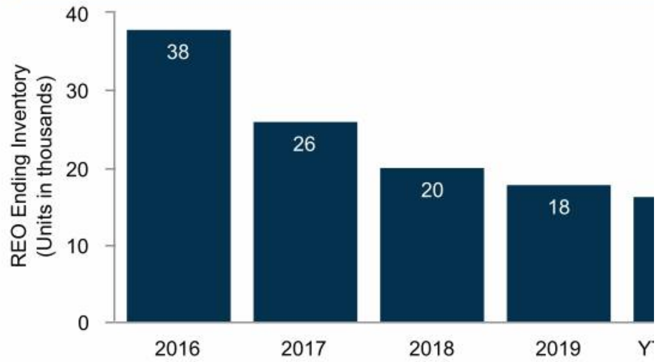
Top 10 States by U

State	Serious Delinquency Rate[9]	Avera Fore
CA	0.33%	
TX	0.57%	
FL	0.83%	
NY	1.19%	
WA	0.34%	
IL	0.91%	
NJ	1.13%	
VA	0.48%	
CO	0.24%	
PA	0.90%	

State SDQ Rate:
- Less than 0.51%
- 0.51% to 1.00%
- 1.01% to 2.00%
- 2.01% to 3.00%
- 3.01% and abov

Single-Family Loan Workouts

Single-Family REO Ending Inventory

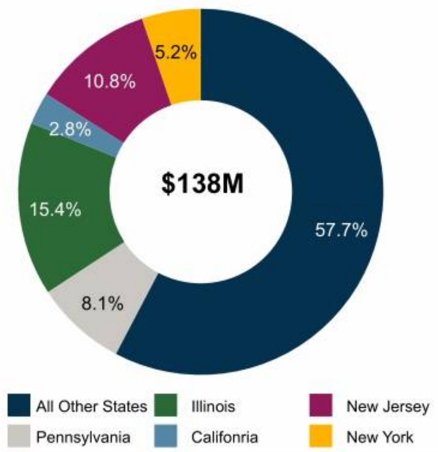


Credit Loss Concentration of Single-Family Conventional Guaranty Book of Busines

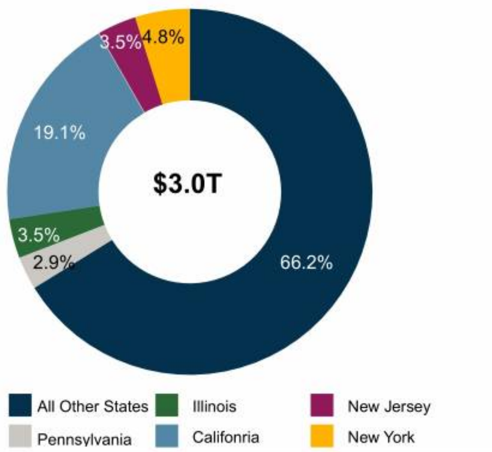
Certain Product Features Categories are not mutually exclusive	% of Single-Family Conventional Guaranty Book of Business[15] 2016	2017	2018	2019	YTD 2020	% of Single-Family Credit Loss For the Period Ended 2016	2017	2018	2019
Alt-A[20]	3.1%	2.5%	1.9%	1.5%	**1.4%**	24.9%	21.9%	22.4%	16.6%
Interest-only	1.7%	1.2%	0.8%	0.5%	**0.5%**	12.2%	15.7%	15.4%	11.5%
Origination LTV Ratio >95%	6.9%	6.6%	6.8%	6.9%	**6.7%**	15.2%	16.9%	14.9%	16.0%
FICO Credit Score < 680 and OLTV Ratio > 95%[3]	1.7%	1.6%	1.4%	1.3%	**1.2%**	8.1%	8.7%	8.7%	9.4%
FICO Credit Score < 680[3]	12.2%	11.8%	11.4%	10.5%	**10.3%**	48.7%	45.4%	46.3%	43.1%
Refi Plus including HARP	15.4%	13.2%	11.4%	9.5%	**9.0%**	14.0%	15.9%	13.2%	15.8%

Vintage	2016	2017	2018	2019	YTD 2020	2016	2017	2018	2019
2009 - 2020	87%	90%	92%	94%	**95%**	19%	23%	20%	27%
2005 - 2008	8%	6%	5%	4%	**3%**	65%	65%	66%	61%
2004 & Prior	5%	4%	3%	2%	**2%**	16%	12%	14%	12%

% of YTD 2020 Single-Family Credit Losses by State [19][21]

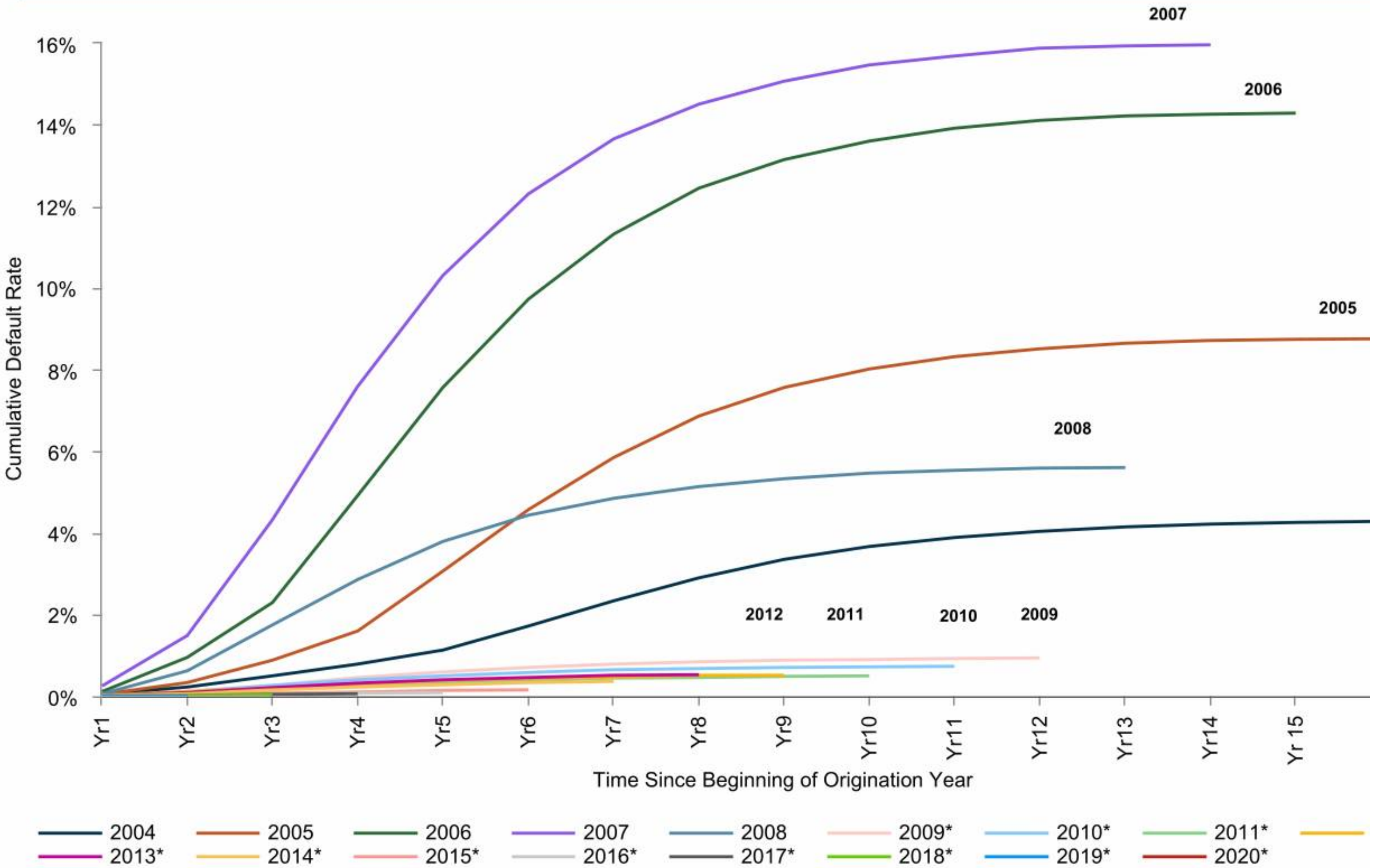


% of Single-Family Conventional Guaranty Boo Business by State as of March 31, 2020



Single-Family Cumulative Default Rates

Cumulative Default Rates of Single-Family Conventional Guaranty Book of Business by Origination Ye



* As of March 31, 2020, cumulative default rates on the loans originated in each individual year from 2009-2020 were less than 1%

Multifamily Business

Fannie Mae

Multifamily Highlights

Q1 2020

$806M
Net interest income

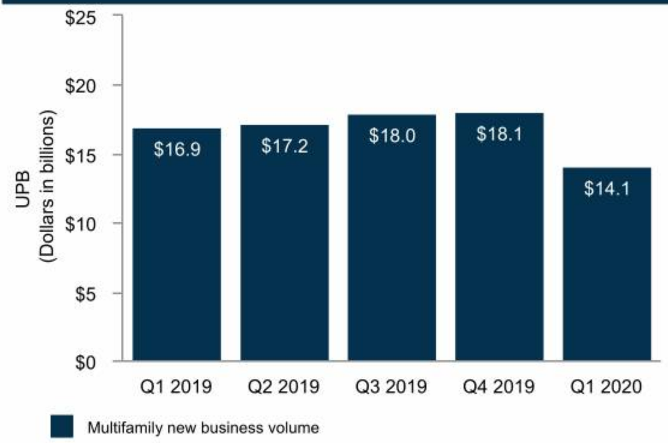
$156M
Fee and other income

$184M
Fair value gains, net

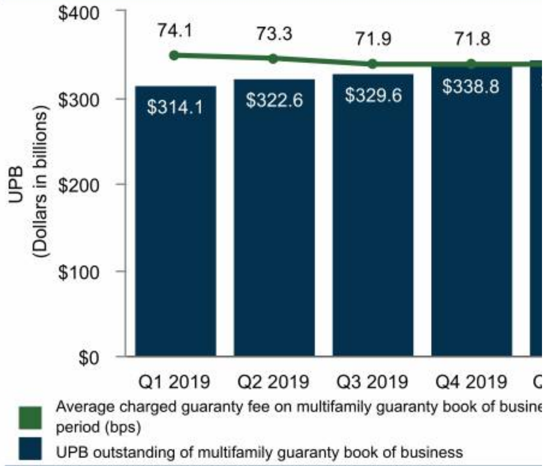
$(413)M
Credit-related expense

$393M
Net income

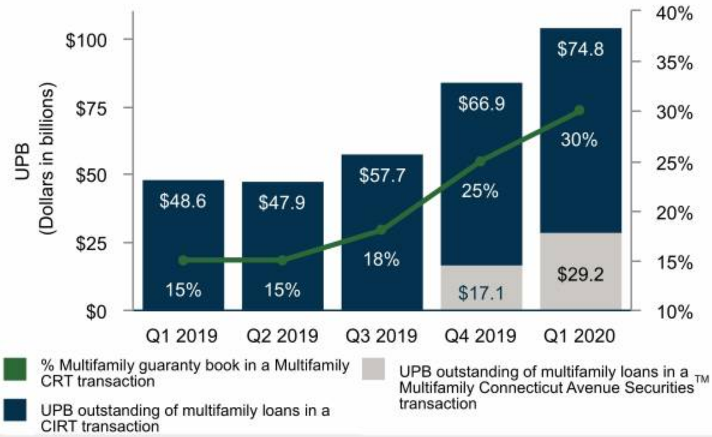
Multifamily Loan Acquisitions



Multifamily Guaranty Book of Busin



Multifamily Credit Risk Transfer



Key Highlights

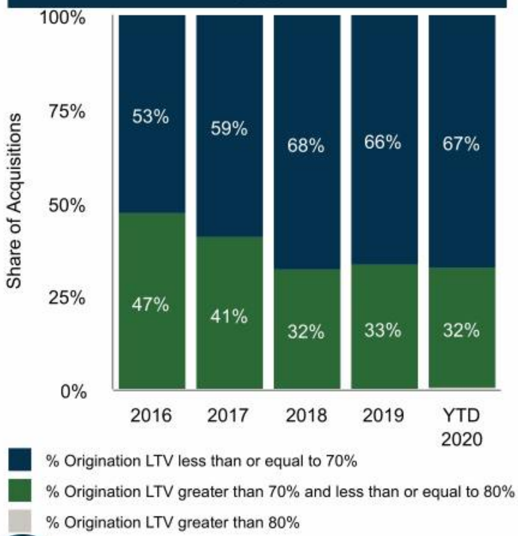
- Multifamily net income was $393 million in the first qu 2020, compared with $547 million in the fourth quarte
- The decrease in net income was attributable primaril to credit-related expense in the first quarter of 2020 fr credit-related income in the fourth quarter of 2019. Th million of credit-related expense for the quarter reflec $636 million increase in the allowance for loan losses to the economic disruption caused by the COVID-19

Certain Credit Characteristics of Multifamily Loan Acquisitions

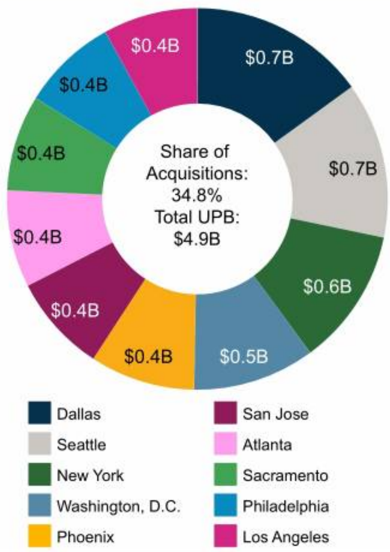
Certain Credit Characteristics of Multifamily Loans by Acquisition Period(1)

Categories are not mutually exclusive	2016	2017	2018	2019	YT
Total UPB (Dollars in billions)	$55.3	$67.1	$65.4	$70.2	
Weighted Average OLTV Ratio	68%	67%	65%	66%	
Loan Count	3,335	3,861	3,723	4,113	
% Lender Recourse(2)	99%	100%	100%	100%	
% DUS(3)	99%	98%	99%	100%	
% Full Interest-Only	23%	26%	33%	33%	
Weighted Average OLTV Ratio on Full Interest-Only Acquisitions	57%	58%	58%	59%	
Weighted Average OLTV Ratio on Non-Full Interest-Only Acquisitions	71%	70%	68%	69%	
% Partial Interest-Only(4)	60%	57%	53%	56%	

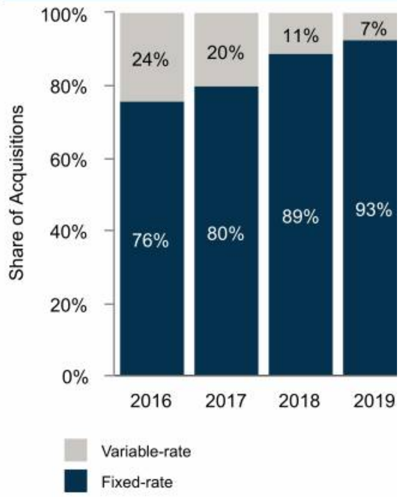
Origination Loan-to-Value Ratio(1)



Top 10 MSAs by YTD 2020 Acquisition UPB(1)



Acquisitions by Note Typ

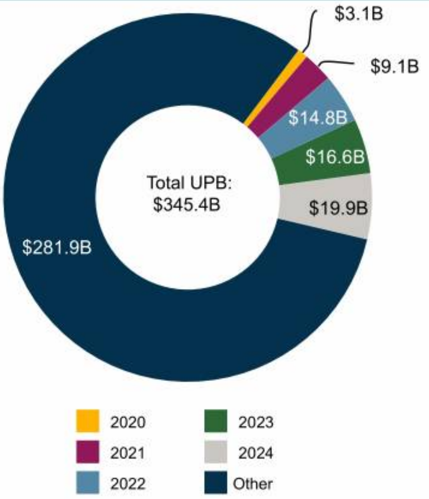


Certain Credit Characteristics of Multifamily Guaranty Book of Bus

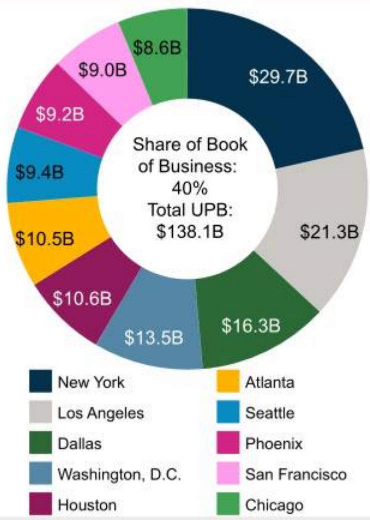
Certain Credit Characteristics of Multifamily Guaranty Book of Business by Acquisition Year, Asset Class, or Targeted Affordable Seg

As of March 31, 2020		Acquisition Year							Asset Class or Targeted Affordable S			
Categories are not mutually exclusive	Overall Book	2004 & Earlier	2005-2008	2009-2016	2017	2018	2019	2020	Conventional /Co-op[5]	Seniors Housing[5]	Student Housing[5]	Manufactured Housing[5]
Total UPB (Dollars in billions)	$345.4	$4.0	$6.5	$127.6	$59.6	$63.5	$70.1	$14.1	$300.6	$17.4	$14.3	$13.1
% of Multifamily Book	100%	1%	2%	38%	17%	18%	20%	4%	87%	5%	4%	4%
Loan Count	27,399	783	3,210	11,392	3,351	3,585	4,107	971	24,818	690	678	1,213
Average UPB (Dollars in millions)	$12.6	$5.2	$2.0	$11.2	$17.8	$17.7	$17.1	$14.6	$12.1	$25.3	$21.0	$10.8
Weighted Average OLTV Ratio	66%	72%	66%	67%	67%	65%	66%	66%	66%	66%	67%	66%
Weighted Average DSCR[7]	1.9	3.0	2.2	2.0	2.0	1.8	1.9	2.0	2.0	1.8	1.7	2.0
% Fixed rate	89%	11%	45%	91%	87%	91%	93%	93%	91%	63%	87%	90%
% Full Interest-Only	27%	26%	33%	20%	28%	34%	33%	32%	29%	12%	24%	18%
% Partial Interest-Only[4]	51%	6%	13%	48%	56%	53%	56%	56%	50%	56%	66%	58%
% Small Balance Loans[8]	47%	76%	92%	50%	29%	27%	34%	30%	48%	13%	27%	50%
% Lender Recourse[2]	98%	96%	80%	97%	100%	100%	100%	100%	98%	100%	99%	100%
% DUS[3]	98%	98%	85%	98%	97%	99%	100%	100%	98%	98%	100%	100%
Serious Delinquency Rate[9]	0.05%	0.00%	0.26%	0.05%	0.14%	0.00%	0.02%	0.00%	0.05%	0.05%	0.10%	0.00%

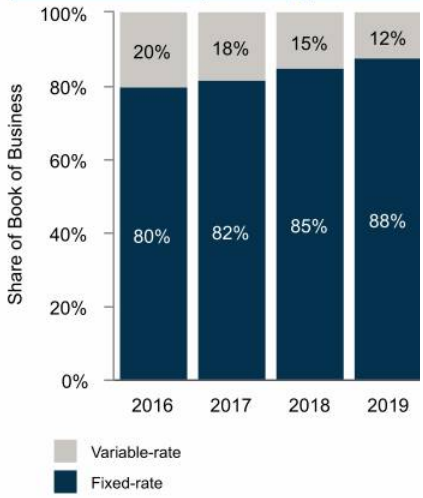
UPB by Maturity Year[1]



Top 10 MSAs by UPB[1]

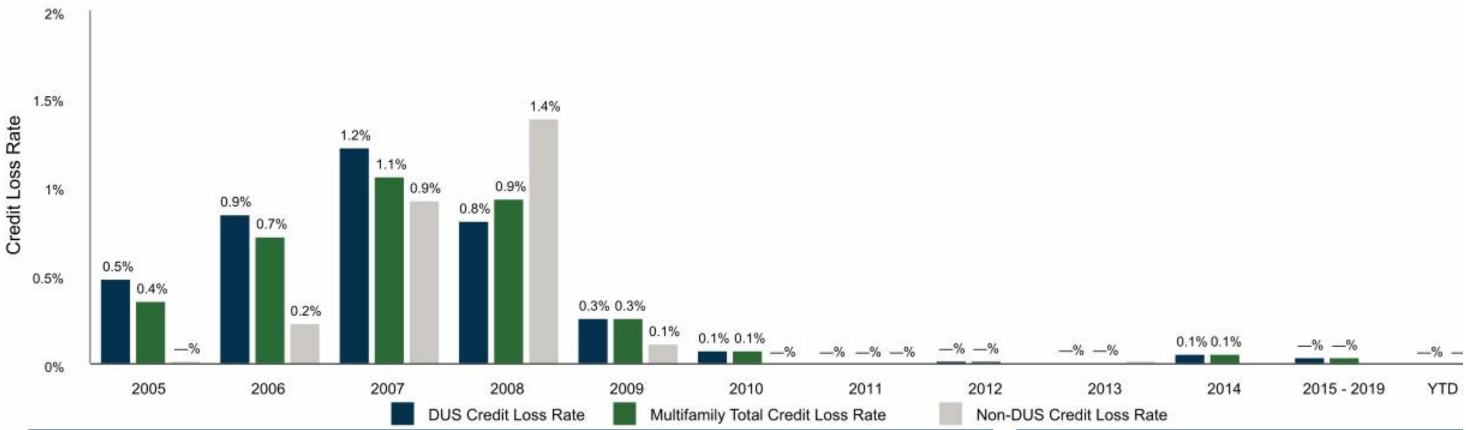


Multifamily Guaranty Book of Bus by Note Type[1]

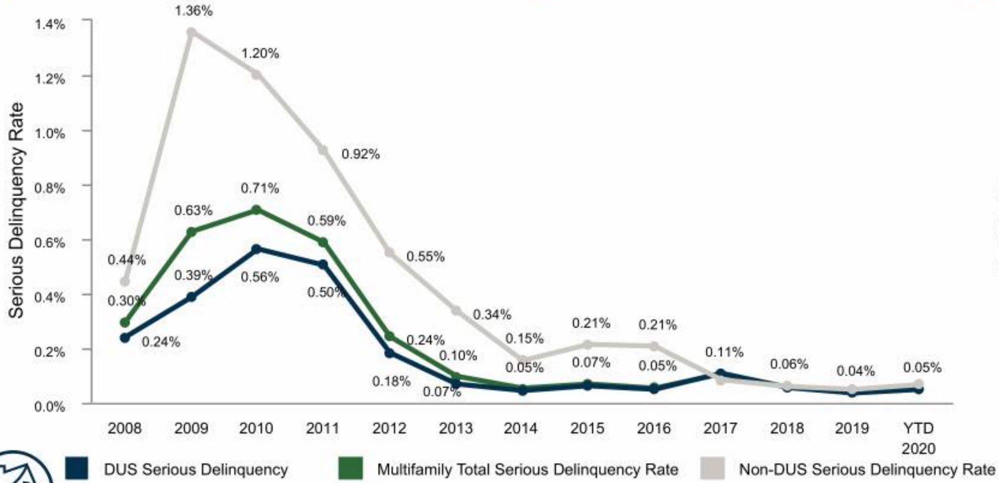


Multifamily Serious Delinquency Rates and Credit Losses

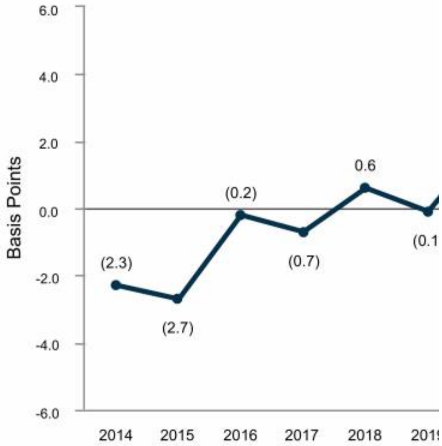
DUS/Non-DUS Cumulative Credit Loss Rates by Acquisition Year Through YTD 2020(3)(10)



Serious Delinquency Rates(3)(9)



Credit Loss (Benefit) Ratio, N



Endnotes

Financial Overview Endnotes

(1) Prior period amounts have been adjusted to reflect the current year change in presentation related to the yield maintenance fees. As of January 1, 2020, all yield maintenai have been reported in interest income. For consolidated loans, the portion of the fee passed through to the holders of the trust certificates are classified as interest expens

(2) Previously included in Other expenses, net. Primarily consists of costs associated with the CIRT and CAS programs as well as enterprise-paid mortgage insurance. Exclud this expense are costs related to the CAS transactions accounted for as debt instruments and credit risk transfer programs accounted for as derivative instruments.

(3) Guaranty fee income includes the impact of a 10 basis point guaranty fee increase implemented in 2012 pursuant to the Temporary Payroll Tax Cut Continuation Act of 201 incremental revenue from which is remitted to Treasury and not retained by the company.

(4) Includes interest income from assets held in the company's retained mortgage portfolio and other investments portfolio, as well as other assets used to generate lender liq Also includes interest expense on the company's outstanding corporate debt and Connecticut Avenue Securities® debt.

(5) 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 availal for a given period.

(6) U.S. Gross Domestic Product ("GDP") growth is the quarterly series calculated by the Bureau of Economic Analysis and is subject to revision. GDP growth rate for YTD 20 the Advance Estimate published on April 29, 2020.

(7) Home price estimates are based on purchase transactions in Fannie-Freddie acquisition and public deed data available through the end of March 2020. Including subsequ may lead to materially different results. Home price change is not seasonally adjusted. UPB estimates are based on data available through the end of March 2020, and the states are reported by UPB in descending order.

(8) Aggregate amount of dividends Fannie Mae has paid to Treasury on the senior preferred stock from 2008 through March 31, 2020. Under the terms of the senior preferred purchase agreement, dividend payments made to Treasury do not offset prior draws of funds from Treasury.

(9) Aggregate amount of funds the company has drawn from Treasury pursuant to the senior preferred stock purchase agreement from 2008 through March 31, 2020.

Single-Family Business Endnotes

(1) Single-family conventional loan population consists of: (a) single-family conventional mortgage loans of Fannie Mae; (b) single-family conventional mortgage loans underlyi Fannie Mae MBS other than loans underlying Freddie Mac securities that Fannie Mae has resecuritized; and (c) other credit enhancements that Fannie Mae provided on si family mortgage assets, such as long-term standby commitments. It excludes non-Fannie Mae single-family mortgage-related securities held in the retained mortgage portf 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 pa the U.S. government or one of its agencies.

(2) Represents the sum of the average guaranty fee rate for the company's single-family conventional guaranty arrangements during the period plus the recognition of any upfr cash payments relating to these guaranty arrangements over an estimated average life at the time of acquisition. Excludes the impact of a 10 basis point guaranty fee incre implemented pursuant to the TCCA, the incremental revenue from which is remitted to Treasury and not retained by the company.

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

(4) 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 c 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 borr actual DTI ratios.

(5) Refers to HomeReady® mortgage loans, a low down payment mortgage product offered by the company that is designed for creditworthy low-income borrowers. HomeRea 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; th this category is not representative of all high LTV single-family loans acquired or in the single-family conventional guaranty book of business for the periods shown. See the 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 t 95%.

(6) "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 lo 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 loan LTV ratios greater than 80%.

(7) 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 singl conventional guaranty book of business. Loans with multiple product features are included in all applicable categories.

(8) 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 ris requiring collateral, letters of credit, mortgage insurance, corporate guarantees, inclusion in a credit risk transfer transaction reference pool, or other agreement that provide our compensation to some degree in the event of a financial loss relating to the loan.

(9) "Serious delinquency rate" refers to single-family conventional loans that are 90 days or more past due or in the foreclosure process in the applicable origination year, produ feature, or state, divided by the number of loans in the single-family conventional guaranty book of business in that origination year, product feature, or state.

(10) Amortized origination loan-to-value ratio, is calculated based on the current UPB of a loan at period end, divided by the home price at origination of the loan.

Single-Family Business Endnotes

(11) 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, w 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.

(12) 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 agre 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 transacti unless such loans are also covered by primary mortgage insurance.

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

(14) Includes mortgage pool insurance transactions covering loans with an unpaid principal balance of approximately $7 billion at issuance and approximately $3 billion outstanc of March 31, 2020.

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

(16) Measured from the borrowers' last paid installment on their mortgages to when the related properties were added to our REO inventory for foreclosures completed during th months ended March 31, 2020. Home Equity Conversion Mortgages insured by the Department of Housing and Urban Development are excluded from this calculation.

(17) Consists of (a) short sales, in which the borrower, working with the servicer and Fannie Mae, sells the home prior to foreclosure for less than the amount owed to pay off the accrued interest and other expenses from the sale proceeds and (b) deeds-in-lieu of foreclosure, which involve the borrower's voluntarily signing over title to the property.

(18) Consists of (a) modifications, which do not include trial modifications, loans to certain borrowers who have received bankruptcy relief that are accounted for as troubled deb restructurings, or repayment plans or forbearances that have been initiated but not completed; (b) repayment plans, reflects only those plans associated with loans that wer days or more delinquent; and (c) forbearances, not including forbearances associated with loans that were less than 90 days delinquent when entered.

(19) Credit losses consist of (a) charge-offs net of recoveries and (b) foreclosed property expense (income). Percentages exclude the impact of recoveries that have not been al to specific loans.

(20) For a description of our Alt-A loan classification criteria, refer to the glossary in Fannie Mae's 2019 Form 10-K. The company discontinued the purchase of newly originated loans in 2009, except for those that represent the refinancing of a loan acquired prior to 2009, which has resulted in the acquisitions of Alt-A mortgage loans remaining low a percentage of the book of business attributable to Alt-A to continue to decrease over time.

(21) Total amount of single-family credit losses includes those not directly associated with specific loans. Single-family credit losses by state exclude the impact of recoveries tha not been allocated to specific loans. The states presented have the highest credit losses of the ten states with the highest concentration of our single-family conventional gu book of business.

(22) 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 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 conventio loans in the guaranty book of business originated in the identified year. Data as of March 31, 2020 is not necessarily indicative of the ultimate performance of the loans and performance is likely to change, perhaps materially, in future periods.

Multifamily Business Endnotes

(1) 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) c enhancements that the company provided on multifamily mortgage assets. It excludes non-Fannie Mae multifamily mortgage-related securities held in the retained mortga for which Fannie Mae does not provide a guaranty. Data reflects the latest available information.

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

(3) Under the Delegated Underwriting and Servicing (DUS) program, Fannie Mae acquires individual, newly originated mortgages from specially approved DUS lenders using 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 a most loans without a pre-review by the company.

(4) 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.

(5) See https://www.fanniemae.com/multifamily/products for definitions. Loans with multiple product features are included in all applicable categories.

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

(7) Weighted average debt service coverage ratio, or DSCR, is calculated using the most recent property financial operating statements. When operating statement informatio available, the DSCR at the time of acquisition is used. If both are unavailable, the underwritten DSCR is used. Co-op loans are excluded from this metric.

(8) In Q1 2019, the DUS program updated the definition of small multifamily loans to any loan with an original unpaid balance of up to $6 million nationwide. The updated defin been applied to all loans in the current multifamily guaranty book of business, including loans that were acquired under the previous small loan definition.

(9) Multifamily loans are classified as seriously delinquent when payment is 60 days or more past due.

(10) Cumulative net credit loss rate is the cumulative net credit losses (gains) through March 31, 2020 on the multifamily loans that were acquired in the applicable period, as a percentage of the total acquired unpaid principal balance of multifamily loans in the applicable period. Net credit losses include expected benefit of freestanding credit enhancements, primarily multifamily DUS lender-risk sharing transactions.

(11) Credit loss (benefit) ratio, net represents the annualized net credit loss or benefit for the period divided by the average unpaid principal balance of the multifamily guaranty business for the period. Net credit benefits are the result of recoveries on previously charged-off amounts. Net credit losses include expected benefit of freestanding credit enhancements, primarily multifamily DUS lender-risk sharing transactions.