FARMER MAC

Accelerating Rural Opportunities

Equity Investor Presentation

Second Quarter 2024

Forward-Looking Statements

In addition to historical information, this presentation includes forward-looking statements that reflect management's current expectations for Farmer Mac's future financial results, business prospects, and business developments. Forward-looking statements include, without limitation, any statement that may predict, forecast, indicate, or imply future results, performance, or achievements. Management's expectations for Farmer Mac's future necessarily involve assumptions, estimates, and the evaluation of risks and uncertainties. Various factors or events, both known and unknown, could cause Farmer Mac's actual results to differ materially from the expectations as expressed or implied by the forward-looking statements. Some of these factors are identified and discussed in Farmer Mac's Quarterly Report on Form 10-Q for the quarter ended June 30, 2024, filed with the SEC on August 5, 2024. These reports are also available on Farmer Mac's website (www.farmermac.com). Considering these potential risks and uncertainties, no undue reliance should be placed on any forward-looking statements expressed in this presentation. Any forward-looking statements made in this presentation are current only as of June 30, 2024, except as otherwise indicated. Farmer Mac undertakes no obligation to release publicly the results of revisions to any such forward-looking statements that may be made to reflect new information or any future events or circumstances, except as otherwise required by applicable law. The information in this presentation is not necessarily indicative of future results.

NO OFFER OR SOLICITATION OF SECURITIES

This presentation does not constitute an offer to sell or a solicitation of an offer to buy any Farmer Mac security. Farmer Mac securities are offered only in jurisdictions where permissible by offering documents available through qualified securities dealers. Any investor who is considering purchasing a Farmer Mac security should consult the applicable offering documents for the security and their own financial and legal advisors for information about and analysis of the security, the risks associated with the security, and the suitability of the investment for the investor's particular circumstances. Copyright © 2024 by Farmer Mac. No part of this document may be duplicated, reproduced, distributed, or displayed in public in any manner or by any means without the written permission of Farmer Mac.

Use of Non-GAAP Financial Measures

This presentation is for general informational purposes only, is current only as of June 30, 2024 and should be read in conjunction with Farmer Mac's Quarterly Report on Form 10-Q filed with the SEC on August 5, 2024. In the accompanying analysis of its financial information, Farmer Mac uses the following non-GAAP financial measures: core earnings, core earnings per share, and net effective spread. Farmer Mac uses these non-GAAP measures to measure corporate economic performance and develop financial plans because, in management's view, they are useful alternative measures in understanding Farmer Mac's economic performance, transaction economics, and business trends. The non-GAAP financial measures that Farmer Mac uses may not be comparable to similarly labeled non-GAAP financial measures disclosed by other companies. Farmer Mac's disclosure of these non-GAAP financial measures is intended to be supplemental in nature and is not meant to be considered in isolation from, as a substitute for, or as more important than, the related financial information prepared in accordance with GAAP.

Core earnings and core earnings per share principally differ from net income attributable to common stockholders and earnings per common share, respectively, by excluding the effects of fair value fluctuations. These fluctuations are not expected to have a cumulative net impact on Farmer Mac's financial condition or results of operations reported in accordance with GAAP if the related financial instruments are held to maturity, as is expected.

Core earnings and core earnings per share also differ from net income attributable to common stockholders and earnings per common share, respectively, by excluding specified infrequent or unusual transactions that Farmer Mac believes are not indicative of future operating results and that may not reflect the trends and economic financial performance of Farmer Mac's core business.

Farmer Mac uses net effective spread to measure the net spread Farmer Mac earns between its interest-earning assets and the related net funding costs of these assets. Net effective spread differs from net interest income and net interest yield because it excludes: (1) the interest income and interest expense associated with the consolidated trusts and the average balance of the loans underlying these trusts; and (2) the fair value changes of financial derivatives and the corresponding assets or liabilities designated in fair value hedge accounting relationships. Net effective spread also principally differs from net interest income and net interest yield because it includes the accrual of income and expense related to the contractual amounts due on financial derivatives that are not designated in hedge accounting relationships ("undesignated financial derivatives") and the net effects of terminations or net settlements on financial derivatives, which consist of: (1) the net effects of cash settlements on agency forward contracts on the debt of other GSEs and U.S. Treasury security futures that we use as short-term economic hedges on the issuance of debt; and (2) the net effects of initial cash payments that Farmer Mac receives upon the inception of certain swaps.

WHY INVEST IN FARMER MAC?

Uniquely Positioned

A New York Stock Exchange Listed Government Sponsored Enterprise (GSE) that provides investors the unique opportunity to invest in American agriculture and rural infrastructure.

Focused on Growth

Well-positioned to benefit from the growing agricultural mortgage market, strong demand for renewable energy projects, and agricultural mortgage-backed securities

Value Creation

Consistent performance with a dedication to strategic initiatives and organizational alignment



Strengthen Rural America

- Farmer Mac is a publicly traded company driven by our mission to increase the accessibility of credit for American agriculture and rural infrastructure.
- NYSE: AGM & AGM.A

Lower Financing Costs

- Farmer Mac increases the accessibility of financing and lowers financing costs for American agriculture and rural infrastructure.
- GSE funding advantage

Increase Access to Credit

- Farmer Mac provides a secondary market to a diverse customer set, offering a wide range of products and innovative solutions.
- Successfully issued 4 large, structured FARM Series
 Agricultural MortgageBacked Securities (AMBS)

Our Corporate Culture is Rooted in Our Values

- Innovation
- Passion for our Mission
- Integrity
- Excellence
- Relationships

A MISSION-DRIVEN, FOR-PROFIT COMPANY

1988

Farmer Mac initially chartered as an instrumentality of the United States

1996

Second expansion of authority: direct loan purchases

2008

Third expansion of authority: rural utilities loans

1990

First expansion of authority: USDA guaranteed securities

1999

Listed on NYSE (Ticker: AGM)

TODAY

With outstanding business volume of nearly \$30 billion, Farmer Mac remains resolute in its commitment to growth, innovation, and mission fulfillment

EXECUTIVE LEADERSHIP



President & Chief Executive Officer

- 40+ years of agricultural and energy finance experience.
- Joined Farmer Mac in October 2018 from Starwood Energy Group, a leading private investment firm where he served as CEO and later as Vice Chairman.
- Prior experience includes CEO of US Central and management positions at National Cooperative and within the Farm Credit System.



Aparna Ramesh
Executive Vice President – Chief
Financial Officer & Treasurer

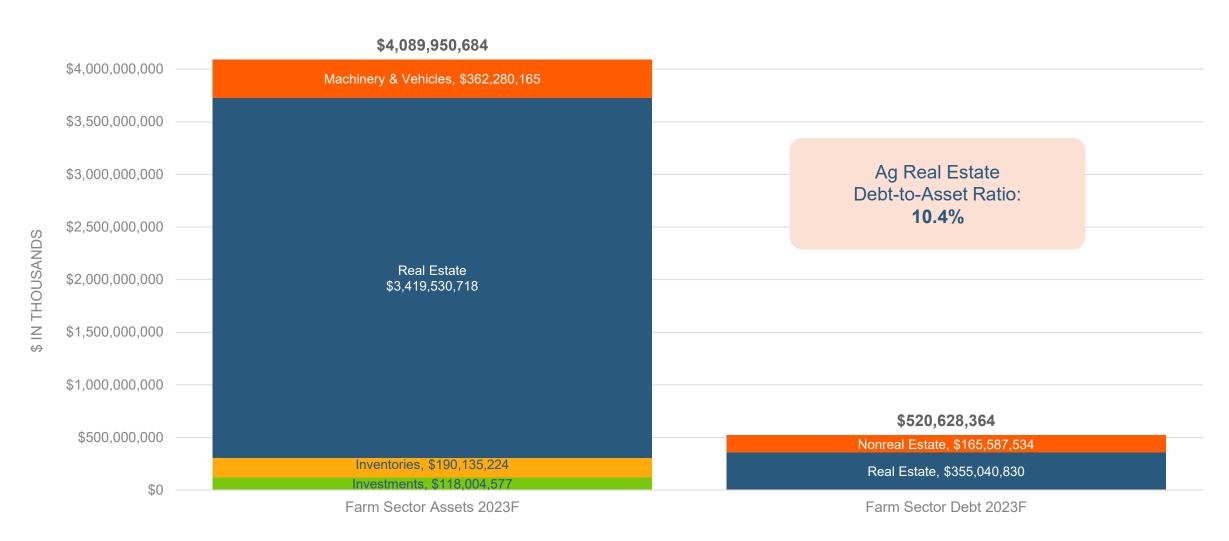
- 20+ years of experience in mission-oriented finance roles.
- Joined Farmer Mac in 2020 from Federal Reserve Bank of Boston, where she previously served as Senior Vice President and Chief Financial Officer.
- Prior experience includes roles spanning product management, asset-liability management and profitability within Cambridge Savings Bank and M&T Bank.



Zachary N. Carpenter
Executive Vice President – Chief
Business Officer

- 15+ years of experience in agribusiness banking, capital markets, finance, and corporate strategy.
- Joined Farmer Mac in 2019 from CoBank, where he previously served as Managing Director and Sector Vice President of its Corporate Agribusiness Banking Group.
- Prior experience includes Executive Director in CoBank's Capital Markets division and Vice President in Finance and Corporate Strategy at Goldman Sachs.

CENTRAL TO A LARGE AGRICULTURAL MORTGAGE MARKET®



COMPETITIVE LANDSCAPE

Mortgage Financing

Farm Credit System (FCS) (Cooperative GSE)

- Four FCS Banks
- 56 Retail Agricultural Credit Associations

\$355 BILLION

Agricultural Mortgage Market

(Farmers & Ranchers)

Mortgage Financing

Non-FCS Ag Lenders

- Insurance Companies
 - Ag Banks
 - Non-Bank Lenders

FARMER MAC

(FCS Secondary Market GSE)

Agricultural Finance Line of Business (Farm & Ranch and Corporate AgFinance)

FARMER MAC'S OPERATING MODEL



Farmer Mac's Regulatory/Congressional Oversight

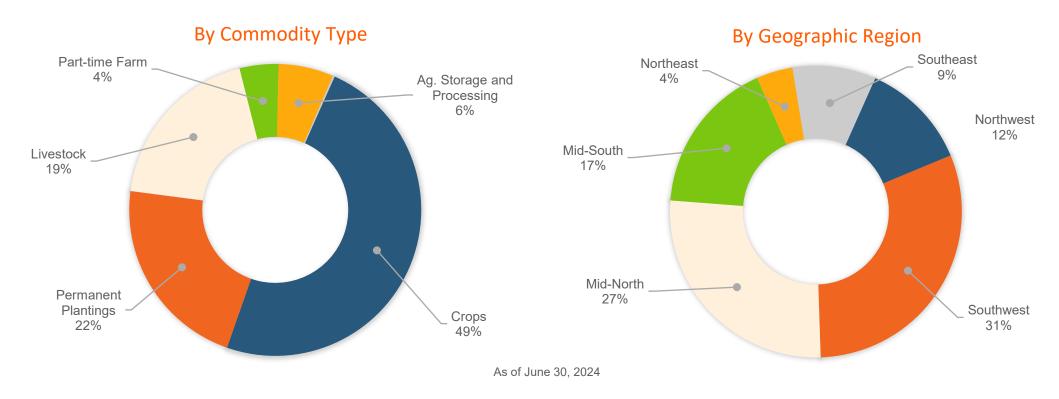
- Regulated by the Farm Credit Administration (FCA) through its Office of Secondary Market Oversight (OSMO)
- Congressional oversight through Senate and House Agricultural Committees

SEGMENT PROFITABILITY

Line of Business	Segment	Volume (\$ IN BILLIONS AS OF 6/30/2024)	2Q24 Net Effective Spread (%)	Risk-Adjusted Gross Return on Allocated Capital (%)	
Agricultural Finance	Farm & Ranch	\$18.5	0.98%	28%	
	Corporate AgFinance	\$1.8	1.91%	25%	
Rural Infrastructure	Rural Utilities	\$7.6	0.44%	19%	
Finance	Renewable Energy	\$0.9	1.86%	29%	
Tuesday	Funding	_	0.41%	-	
Treasury	Investments	_	0.04%	-	
		\$28.8	1.14%	_	

- Each operating segment is comprised of both spread-based and fee-income products
 - Loan purchases (spread)
 - Wholesale Funding (spread)
 - Purchase Commitments (fee)
 - Loans Serviced for Others (fee)
- Net effective spread and fees determined by a variety of factors, including:
 - Funding execution
 - Credit profile
 - Economic factors

AGRICULTURAL FINANCE LOAN PORTFOLIO DIVERSIFICATION



Agricultural Update⁽²⁾

- USDA's Economic Research Service estimates \$160.4 billion in net cash incomes in 2023, a decrease from 2022 and increase from 2021 incomes.
- Net cash income in 2024 is forecast to fall by 24% due to elevated input costs and moderating commodity prices.

TREASURY/INVESTMENTS SEGMENT

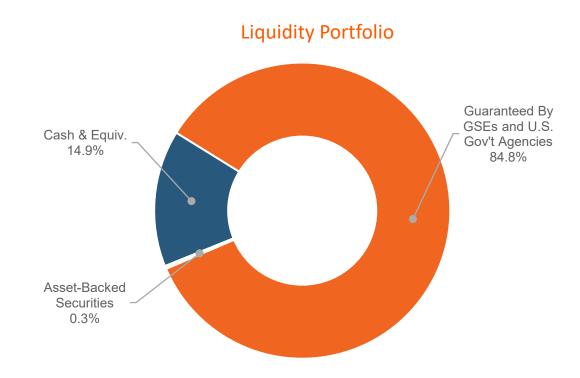
 Includes the financial results of the company's funding, liquidity, and capital allocation strategies and operations

Liquidity & Investment Portfolio

- Maintain investment portfolio to provide back-up source of liquidity in excess of regulatory requirements
 - \$6.2 billion as of June 30, 2024
 - Investments net effective spread of 0.04% in second quarter 2024

Benefits from Asset-Liability Management Strategies

 Leverage a funds transfer pricing process to allocate interest expense to each segment, and allocate the costs and benefits of hedging strategies to the Treasury segment



As of June 30, 2024

GROWING, RECURRING, HIGH-QUALITY EARNINGS

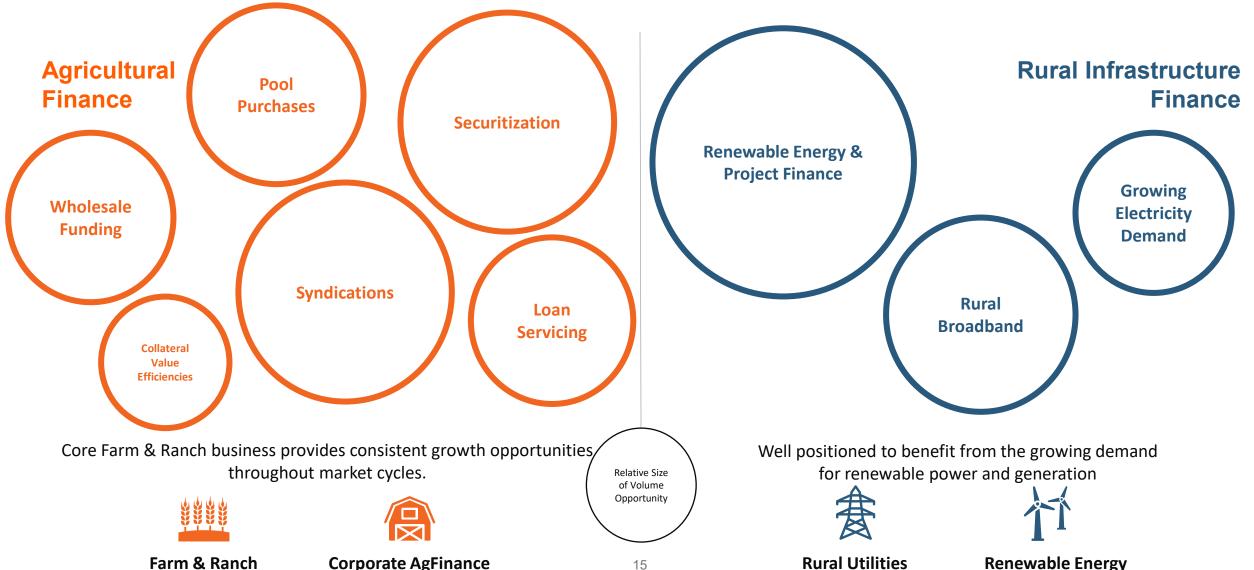
- Consistent historical financial performance highlights the diversification and resiliency of Farmer Mac's business model
- Disciplined asset liability management and uninterrupted access to the capital markets have provided buffer against market volatility and changing credit market conditions

Net Effective Spread & Core Earnings



CAGR is defined as Compound Annual Growth Rate. Core earnings and net effective spread are non-GAAP measures. For a reconciliation of core earnings to GAAP net income attributable to common stockholders and a reconciliation of net effective spread to GAAP net interest income, please refer to pages 30-31 of the Appendix.

GROWTH OPPORTUNITIES TO INCREASE ASSETS UNDER MANAGEMENT



AGRICULTURAL MORTGAGE-BACKED SECURITIES OPPORTUNITY

- FARM securitization program exemplifies Farmer Mac's core mission to lower costs for the end borrower and improve credit availability in rural America, while transforming the agricultural mortgage market industry with new efficiencies
- Building upon the existing FARM Securitization Program by creating a securitization product for our customers
 - Utilize the current capability to originate new types of eligible loans into a conduit that de-risks the sector
 - Creates new financing for borrowers and expands sources of revenue for Farmer Mac



POSITIONING FOR GROWTH WITH SECURITIZATION

- As Farmer Mac grows its business, securitization is available as a tool to achieve capital relief
 - Securitization is expected to stimulate growth by increasing Farmer Mac's brand awareness in the capital markets
- Securitization provides an alternative option to funding longer-term loans, while reducing interest rate risk.

	FARM 2024-1	FARM 2023-1	FARM 2022-1	FARM 2021-1
Number of Loans	443	408	450	384
Average Principal Balance	308,090,132	283,591,175	301,105,804	302,744,111
Product Type	Fixed (41%) Variable-Rate (59%)	Fixed (80%) Variable Rate (20%)	Fixed (82%) Variable Rate (18%)	Fixed (82%) Variable Rate (18%)
Average Debt Coverage Ratio	1.93x	2.05x	2.04x	1.56x
Average Original LTV	50%	49%	49%	42%
Average Net Rate	5.122%	3.031%	2.940%	3.249%
Top 5 States	CA (24%), NE (10%), OR (8%), TX (7%), SD (5%)	MN (17%), CA (11%), MO (9%), IL (9%), NE (8%)	MN (17%), CA (13%), NE (9%), MO (8%), IL (7%)	CA (17%), MN (15%), OR (9%), MO (8%), IL (8%)

FARMER MAC USES PROVEN, RIGOROUS UNDERWRITING

Industry-leading credit requirements

- Total debt coverage ratio of at least 1.25x
- LTVs average 40% to 45% on mortgages purchased
- Minimum borrower net equity of 50%

Credits are less likely to default

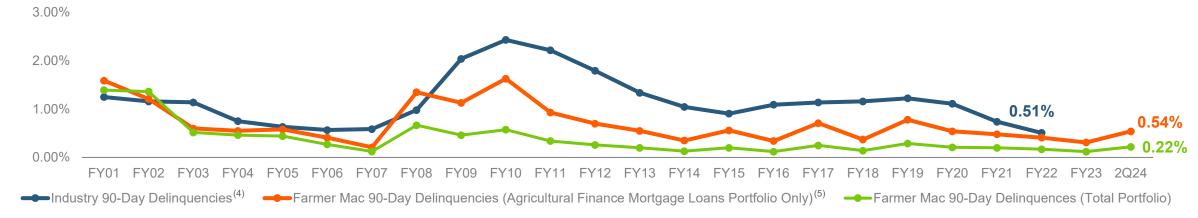
- Focus on repayment capacity through stressed inputs
- Not a "lender of last resort"
- Farm Credit
 Administration is our safety and soundness regulator

Losses less likely even in default

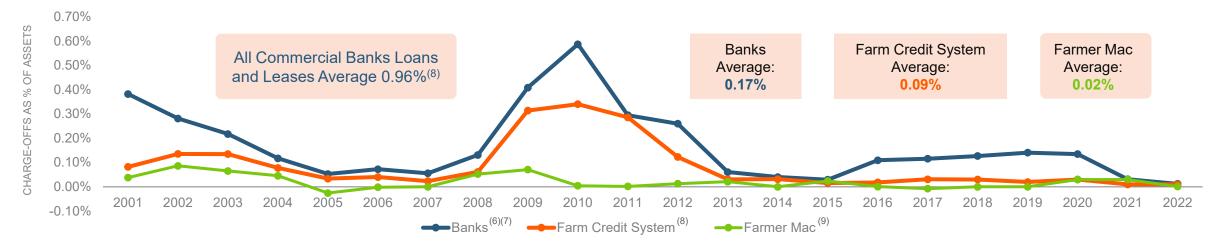
- Average portfolio LTV of 46% as of June 30, 2024
- Land values need to decline >55% to generate material losses across Agricultural Finance mortgage loans portfolio
- "Stress scenario" losses of 17% to 48%
- 1980s crisis saw land value declines of ~23%⁽³⁾

CREDIT CONSISTENTLY OUTPERFORMS

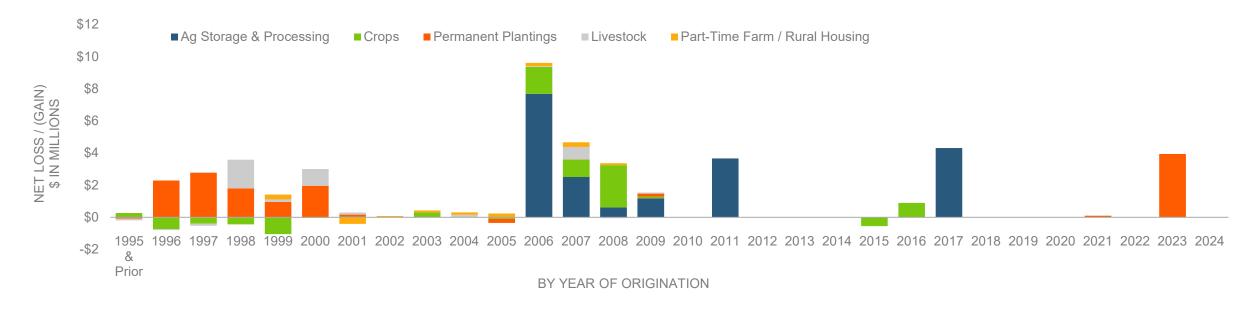
90-Day Delinquencies



Agricultural Lender Charge-off Rates



HISTORICAL CREDIT LOSSES

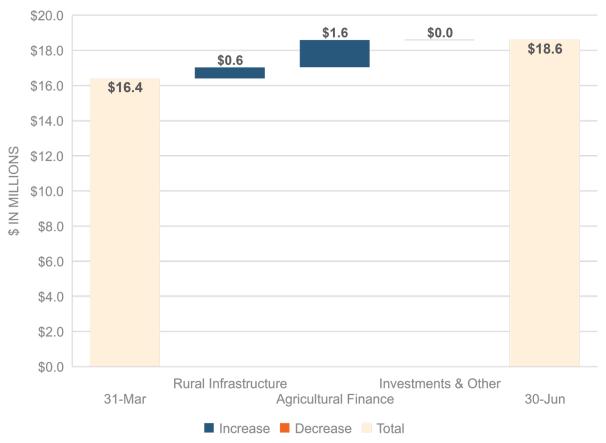


- Agricultural Finance Mortgage Loans have historical cumulative losses of 0.11%, or less than 1bp per year.
 - Agricultural Finance Mortgage Loans have cumulative losses of \$43 million on \$38 billion of cumulative Agricultural Finance Mortgage Loans historical business volume.
- Farmer Mac has not reported any credit losses to date in any products other than Agricultural Finance Mortgage Loans.

ALLOWANCE FOR LOSSES —QUARTERLY

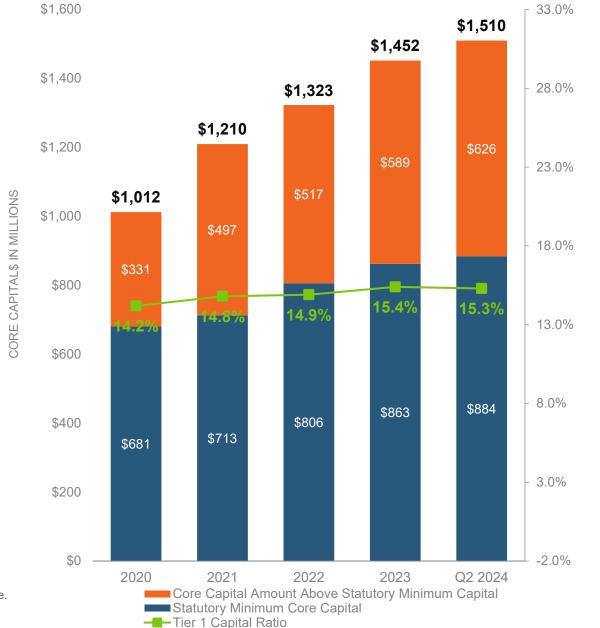
- The total allowance for losses increased \$2.2 million to \$18.6 million in second quarter 2024.
 - The \$0.6 million net provision to the allowance for the Rural Infrastructure Finance portfolio during the quarter ended June 30, 2024 was primarily attributable to volume growth and certain renewable energy loans that extended their preconstruction phase, which has higher expected loss assumptions than their operating phase.
 - \$1.6 million provision to the allowance for the Agricultural Finance portfolio was primarily attributable to volume growth and a permanent planting loan in bankruptcy during the quarter.
- The permanent planting loan in bankruptcy resulted in a \$4.0 million charge-off during the quarter
 - This amount was deemed uncollectible

March 31, 2024 to June 30, 2024 Allowance Fluctuation

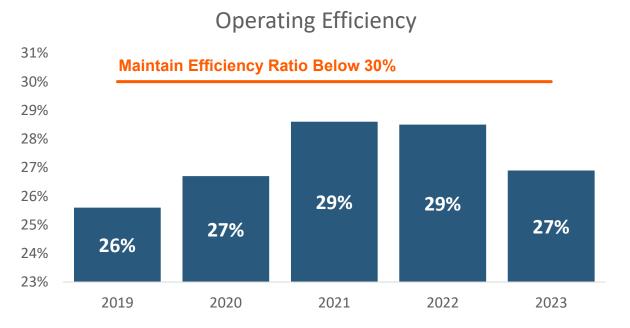


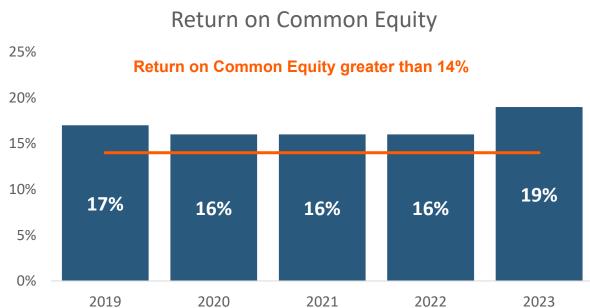
STRONG, GROWING CAPITAL BASE

- Consistent, strong earnings growth has supported capital base and allowed for consistent returns to shareholders
- Opportunistically issued Preferred Stock during low-rate environment, further bolstering capital
 - \$100M Preferred Series D in May 2019 @ 5.700%
 - \$79.5M Preferred Series E in May 2020 @ 5.750%
 - \$120M Preferred Series F in August 2020 @ 5.250%
 - \$125M Preferred Series G in May 2021 @ 4.875%
- Securitization provides capital relief through the transfer of credit risk to capital markets



KEY METRICS





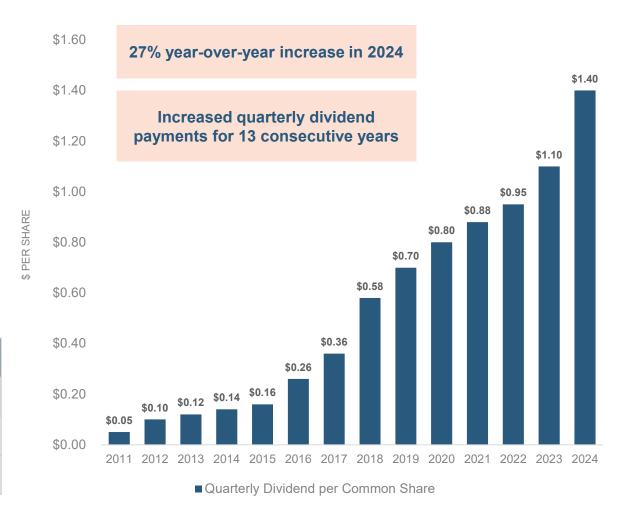
- 185 employees managing nearly \$30 billion in assets
- Earnings greater than \$900,000 per employee

- Greater than 90% of total revenues are recurring net effective spread and fees
- Strong returns enable consistent dividend growth

QUALITY EARNINGS DRIVE STRONG DIVIDENDS

- Strong earnings and consistent capital position support continued dividend growth for Farmer Mac.
 - Farmer Mac's dividend growth rate over the past 13
 years is substantially greater than those seen from the
 two major market indices.
 - 2024 marks the 13th consecutive year of higher annual dividends for Farmer Mac.
 - Farmer Mac is committed to strong returns and responsible growth.

	Dividend Yield ¹	13 Yr. Dividend CAGR
Farmer Mac	2.34%	29.21%
S&P 500	1.33%	8.98%
Russell 2000	1.42%	10.13%



Dividend yield data as of 6/28/2024 24

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APPENDIX

KEY COMPANY METRICS

(\$ in thousands, except per share amounts)	2024 YTD	2023	2022	2021	2020
Core Earnings	\$83,169	\$171,156	\$124,314	\$113,570	\$100,612
Core Earnings per Diluted Share	\$7.59	\$15.65	\$11.42	\$10.47	\$9.33
Net Effective Spread (\$)	\$166,640	\$326,980	\$255,529	\$220,668	\$196,956
Net Effective Spread (%)	1.14%	1.18%	1.02%	0.98%	0.93%
Guarantee & Commitment Fees	\$10,238	\$18,928	\$18,144	\$17,533	\$19,150
Core Capital Above Statutory Minimum	\$626,379	\$589,400	\$516,900	\$496,800	\$331,400
Common Stock Dividends per Share	\$2.80	\$4.40	\$3.80	\$3.52	\$3.20
Outstanding Business Volume	\$28,758,339	\$28,471,024	\$25,922,082	\$23,614,463	\$21,929,095
90-Day Delinquencies	0.22%	0.12%	0.17%	0.20%	0.21%
Recovery/(Credit Losses)	(\$4,043)	\$0	(\$903)	\$1,054	(\$5,759)
Book Value per Share	\$94.26	\$89.24	\$77.61	\$67.37	\$60.41
Core Earnings Return on Equity	16%	19%	16%	16%	16%

[•] Core earnings, core earnings per share, and net effective spread are non-GAAP measures. For more information on the use of these non-GAAP measures, please see page 3. For a reconciliation of core earnings to GAAP net income attributable to common stockholders and core earnings per share to earnings per common share, and a reconciliation of net effective spread to GAAP net interest income, please refer to pages 30-31 of the Appendix.

Book Value per Share excludes accumulated other comprehensive income.

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EQUITY CAPITAL STRUCTURE

	Summary Stratifications	NYSE Ticker	Dividend Yield	Shares Outstanding
	CLASS A VOTING COMMON STOCK • Ownership restricted to non-Farm Credit System financial institutions	AGM.A	4.42%	1.0 million
COMMON STOCK	CLASS B VOTING COMMON STOCK • Ownership restricted to Farm Credit System institutions	_	_	0.5 million
	CLASS C NON-VOTING COMMON STOCK • No ownership restrictions	AGM	3.10%	9.3 million
	SERIES D NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after July 17, 2024 Redemption Value: \$25 per share	AGM.PR.D	5.700%	4.0 million
PREFERRED	SERIES E NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after July 17, 2025 Redemption Value: \$25 per share	AGM.PR.E	5.750%	3.2 million
STOCK	SERIES F NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after October 18, 2025 Redemption Value: \$25 per share	AGM.PR.F	5.250%	4.8 million
	SERIES G NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after July 17, 2026 Redemption Value: \$25 per share	AGM.PR.G	4.875%	5.0 million

- Common stock dividend annualized divided by quarter-end closing price.
- Par value of annual dividend for preferred stock.

FUNDING

Finance asset purchases with proceeds of debt issuances:

- 30 dealers
- Match-funding provides for stable net effective spread and immaterial interest rate risk

Farmer Mac's debt securities carry privileges for certain holders:

- 20% capital risk weighting
- Eligible collateral for Fed advances
- Legal investments for many federally supervised financial institutions (banks, etc.)

Debt Securities Trade at Narrow Spreads to Comparable Maturity Treasuries

Maturity (Years)	3	5	7	10
Spread to Treasury As of June 30, 2024	9 bps	9 bps	29 bps	38 bps

RECONCILIATION OF NET INCOME TO CORE EARNINGS

				Core Earnings by Period End			nded			
(in thousands)		2024 YTD		2023	2022		2021		2020	
Net income attributable to common stockholders	\$	87,268	\$	172,838 \$	150,979	\$	111,413	\$	94,904	
Less reconciling items:										
(Losses)/gains on undesignated financial derivatives due to fair value changes		1,324		5,142	13,495		(1,430)		(1,701)	
(Losses)/gains on hedging activities due to fair value changes		5,606		(5,394)	5,343		(1,809)		(4,759)	
(Losses)/gains on trading assets		(101)		1,979	(917)		(115)		51	
Net effects of amortization of premiums/discounts and deferred gains on assets										
consolidated at fair value		57		175	39		130		58	
Net effects of terminations or net settlements on financial derivatives		(1,697)		227	15,794		494		1,236	
Issuance costs on retirement of preferred stock		-		-	-		-		(1,667)	
Income tax effect related to reconciling items		(1,090)		(447)	(7,089)		573		1,074	
Sub-total		4,099		1,682	26,665		(2,157)		(5,708)	
Core earnings	\$	83,169	\$	171,156 \$	124,314	\$	113,570	\$	100,612	

RECONCILIATION OF NET INTEREST INCOME TO NET EFFECTIVE SPREAD

For the Year Ended June 30, 2024

	2024 YTD		2023		2022		2021		2020		
\$ in thousands	Dollars	Yield	Dollars	Yield	Dollars	Yield	Dollars	Yield	Dollars	Yield	
Net interest income/yield	\$ 173,708	1.15%	\$ 327,547	1.15%	\$ 270,940	1.04%	\$ 221,951	0.94%	\$ 195,848	0.87%	
Net effects of consolidated trusts	(2,423)	0.02%	(4,171)	0.02%	(4,239)	0.02%	(4,864)	0.02%	(6,601)	0.02%	
Expense related to undesignated financial derivatives	(521)	0.00%	(4,845)	-0.02%	(7,756)	-0.03%	2,841	0.02%	3,468	0.02%	
Amortization of premiums/discounts on assets consolidated at fair value	(48)	0.00%	(175)	0.00%	(24)	0.00%	(45)	0.00%	197	0.00%	
Amortization of losses due to terminations or net settlements on financial derivatives	1,530	0.01%	3,230	0.01%	2,413	0.01%	446	0.00%	120	0.00%	
Fair Value Changes on fair value hedge relationships	(5,606)	-0.04%	5,394	0.02%	(5,805)	-0.02%	339	0.00%	3,924	0.02%	
Net Effective Spread	\$ 166,640	1.14%	\$ 326,980	1.18%	\$ 255,529	1.02%	\$ 220,668	0.98%	\$ 196,956	0.93%	

RESOURCES

- Footnote 1: USDA Economic Research Service year end 2023 balance sheet (https://data.ers.usda.gov/reports.aspx?ID=17835). Farm Sector Assets and Farm Sector Debt values are values for 2023 from USDA Economic Research Service.
- Footnote 2: USDA, Economic Research Service U.S. and State-Level Farm Income and Wealth Statistic (https://www.ers.usda.gov/data-products/farm-income-and-wealth-statistics/data-files-us-and-state-level-farm-income-and-wealth-statistics/).
- Footnote 3: USDA, National Agricultural Statistics Service (as of August 2015). Historic values are not necessarily predictive of future results or outcomes.
- Footnote 4: FDIC Call Report Data & Farm Credit Funding Corp Annual Information Statements Non-accrual real estate loans and accruing loans that are 90 days or more past due made by commercial and Farm Credit System banks (as of December 2022).
- Footnote 5: Delinquencies reflect Farmer Mac's Agricultural Finance mortgage loan portfolio that are 90 days or more past due, in foreclosure, or in bankruptcy with at least one missed payment, excluding loans performing under either their original loan terms or a court -approved bankruptcy plan.
- Footnote 6: Kansas City Federal Reserve Agriculture Finance Databook (https://www.kansascityfed.org/agriculture/agfinance -updates/).
- Footnote 7: Banks' charge-off rate is a percentage of agricultural loan assets.
- Footnote 8: Farm Credit Banks Funding Corporation Annual Information Statements; Farm Credit System's charge-off rate is the percentage of total loans and guarantees.
- Footnote 9: Farmer Mac's charge-off rate is the percentage of total loans and guarantees.

FARMER MAC