



Equity Investor
Presentation



Forward-Looking Statements

In addition to historical information, this presentation includes forwardlooking 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 forwardlooking statements. Some of these factors are identified and discussed in Farmer Mac's Annual Report on Form 10-K for the year ended December 31, 2021, filed with the U.S. Securities and Exchange Commission ("SEC") on February 28, 2022 and Quarterly Report on Form 10-Q for the guarter ended March 31, 2022, filed with the SEC on May 9, 2022. 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 forwardlooking statements expressed in this presentation. Any forward-looking statements made in this presentation are current only as of March 31, 2022, 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 mandated by the SEC. 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 © 2022 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 March 31, 2022 and should be read in conjunction with Farmer Mac's Quarterly Report on Form 10-Q filed with the SEC on May 9, 2022. 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 amortization of premiums and discounts on assets consolidated at fair value that are amortized as adjustments to yield in interest income over the contractual or estimated remaining lives of the underlying assets; (2) interest income and interest expense related to consolidated trusts with beneficial interests owned by third parties, which are presented on Farmer Mac's consolidated balance sheets as "Loans held for investment in consolidated trusts, at amortized cost;" and (3) beginning January 1, 2018, the fair value changes of financial derivatives and the corresponding assets and liabilities designated in a fair value hedge relationship. Net effective spread also principally differs from net interest income and net interest yield because it includes: (1) the accrual of income and expense related to the contractual amounts due on financial derivatives that are not designated in hedge relationships; and (2) the net effects of terminations or net settlements on financial derivatives.



Investment Highlights

Quality Assets

- •90-Day delinquencies of only 0.23% across all lines of business
- •Cumulative Agricultural Finance Mortgage Loans lifetime losses of only 0.11%

Funding Advantage

- •Issue at **narrow**, Government Sponsored Enterprise (GSE) spreads to U.S. Treasuries
- •E.g., 10-year U.S. Treasury +0.60% as of March 31, 2022

Growth Prospects

- Ag productivity must double to meet expected global demand
- •6.0% share of an ~\$302 billion and growing U.S. ag mortgage market

Operational Efficiency

- •Overhead / outstanding business volume ~35 bps
- •~\$700,000 earnings per employee in 2021

Quality, Recurring Earnings

- •Greater than 90% of total revenues is recurring net effective spread and fees
- •Outstanding business volume CAGR of 10% (2000 to 2021)

Strong Returns, Responsible Growth

- •Core earnings ROE ~16% in 2021 and consistent net effective spread
- •Increased quarterly dividend payments for 11 consecutive years

A Mission-Driven, For-Profit Company

Our Mission

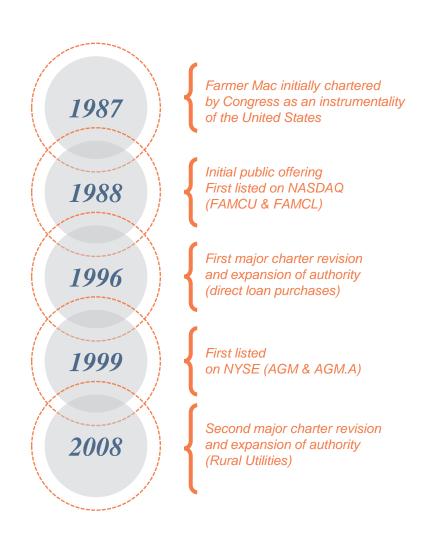
Farmer Mac is committed to help build a strong and vital rural America by increasing the availability and affordability of credit for the benefit of American agricultural and rural communities

Our Stakeholders

- · Farmers, ranchers and rural communities
- Employees
- Stockholders
- Financial Institutions & Cooperatives
- Congress
- Regulators

Our Corporate Social Responsibility

- To help create sustainable, vibrant rural American communities
- · We achieve this by conducting our business
- With absolute integrity
- By holding ourselves to high ethical standards
- By promoting a diverse, respectful, and inclusive culture
- By adopting an Environmental, Social, Governance (ESG) policy statement



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 January 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

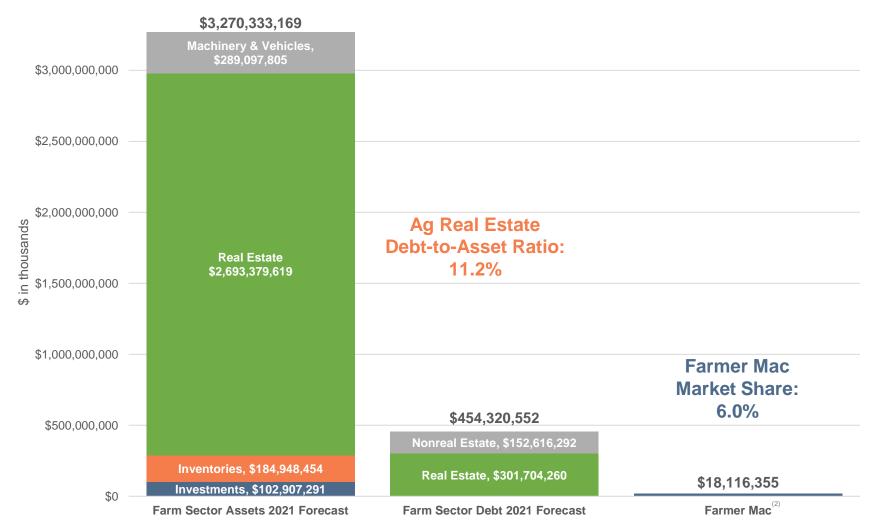
Officer

- 15+ years of experience in agribusiness banking, capital markets, finance, and corporate strategy
- Joined Farmer Mac in May 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



FARMER MAC Financing Rural America*

U.S. Agricultural Balance Sheet[®]





FARMER MAC Financing Rural America®

Central to a Large Addressable Ag Mortgage Market®



(FCS Secondary Market GSE)

\$18.1 Billion (6.0% Market Share)

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

Farm Credit System (FCS)

(Cooperative GSE)

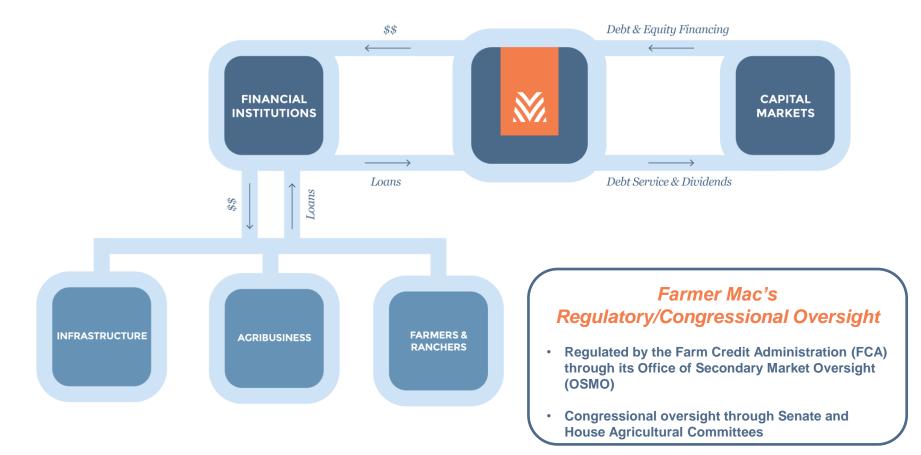
- Four FCS Banks
- 67 Retail Agricultural Credit Associations



Non-FCS Ag Lenders

- Insurance Companies
- Ag Banks
- Non-Bank Lenders

Farmer Mac's Operating Model





Growth Opportunities

Broaden Farmer Mac's Market

Evaluating opportunities not currently being pursued by Farmer Mac

- New lines of business
- New products

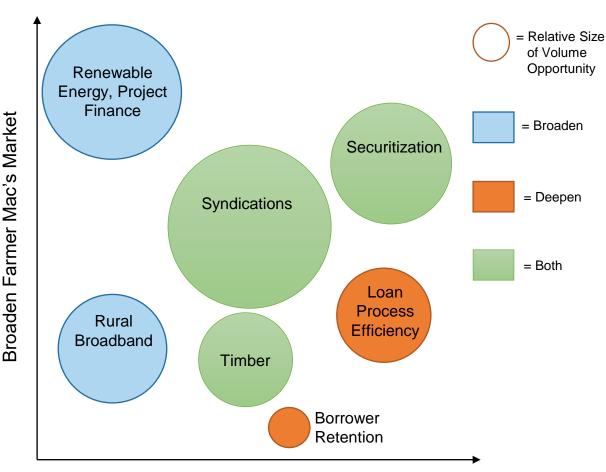
Deepen Farmer Mac's Market

Improving processes and operating practices

- Customer interaction
- Transaction processes
- Existing loan features and pricing

Securitization Update

- Closed \$299.4 million agricultural mortgage-backed securitization transaction on Oct. 14, 2021
- Exemplifies Farmer Mac's core mission to lower costs for the end borrower and improve credit availability in rural America



Deepen Farmer Mac's Market

FARMER MAC

Financing Rural America®

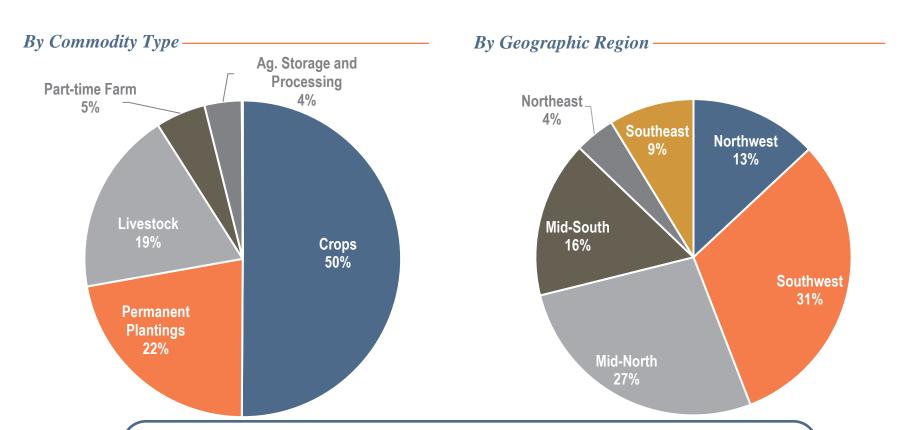
Lines of Business

AS OF MARCH 31, 2022

Line of Business	Segment	Spread Income Products	Fee Income Products	Volume (\$ IN BILLIONS)	Q1 Net Effective Spread (%)
Agricultural Finance	Farm & Ranch	LoansAgVantage SecuritiesGuaranteed SecuritiesUSDA	 LTSPCs Guaranteed Securities Loans Serviced for Others 	\$16.6	1.02%
	Corporate AgFinance	LoansAgVantageSecurities	 Unfunded loan commitments 	\$1.5	1.96%
Rural Infrastructure Finance	Rural Utilities	LoansAgVantageSecurities	LTSPCsUnfundedCommitmentsGuaranteedSecurities	\$6.0	0.23%
	Renewable Energy	• Loans	 Unfunded Loan Commitments 	\$0.1	1.69%
Treasury	Funding				0.28%
	Investments				0.00%
				\$24.2	0.97%

Agricultural Finance Loan Portfolio Diversification

AS OF MARCH 31, 2022



Agricultural Update⁽⁴⁾

- USDA's Farm Income and Wealth Statistics forecast estimate \$136.2 billion for net cash incomes in 2022, in-line with 2021 incomes.
- Agricultural incomes have the potential to be historic despite rising production expenses due to near-record price environment across most major commodities.



Treasury/Investments Segment

AS OF MARCH 31, 2022

Treasury segment includes the financial results of the company's funding, liquidity, and capital allocation strategies and operations.

Liquidity & Investment Portfolio

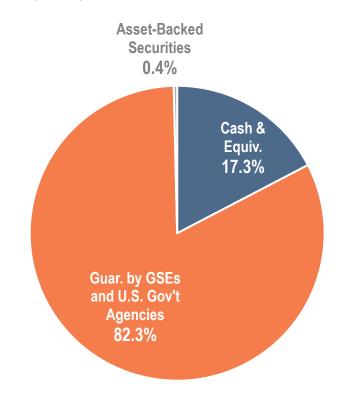
Maintain investment portfolio to provide back-up source of liquidity in excess of regulatory requirements

- \$5.1 billion as of March 31, 2022
- Investments net effective spread of 0.00%

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

Liquidity Portfolio

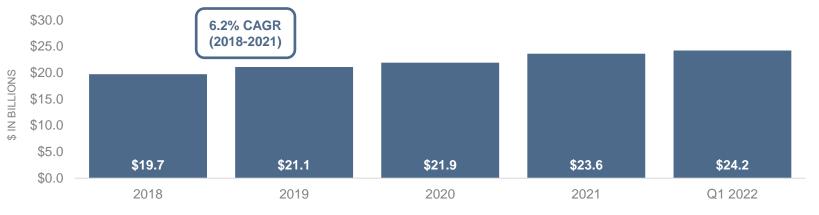




FARMER MAC Financing Rural America*

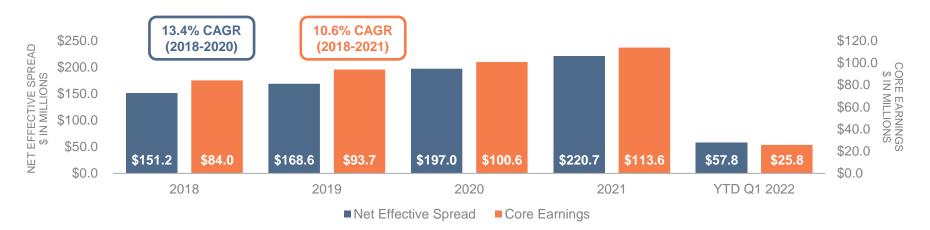
Growing, Recurring, High-Quality Earnings

Outstanding Business Volume



■ Outstanding Business Volume

Net Effective Spread & Core Earnings







FARMER MAC Financing Rural America®

Quality Earnings Drives Strong Dividends





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

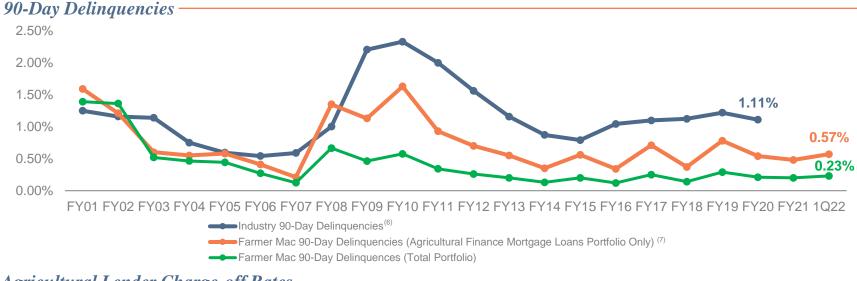
- Focus on repayment capacity through stressed inputs
- Not a "lender of last resort"
- Farm Credit
 Administration is our
 safety and soundness
 regulator

Losses less likely even in default

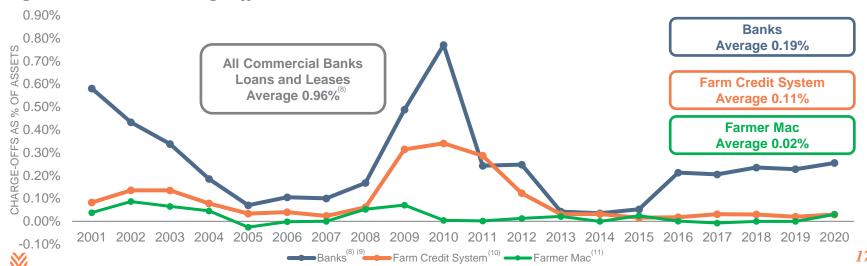
- Average portfolio LTV of 47% as of March 31, 2022
- Land values need to decline >53% to generate material losses across Agricultural Finance mortgage loans portfolio
- "Stress scenario" losses of 17% to 48%
- 1980s crisis saw land value declines of ~23%[®]



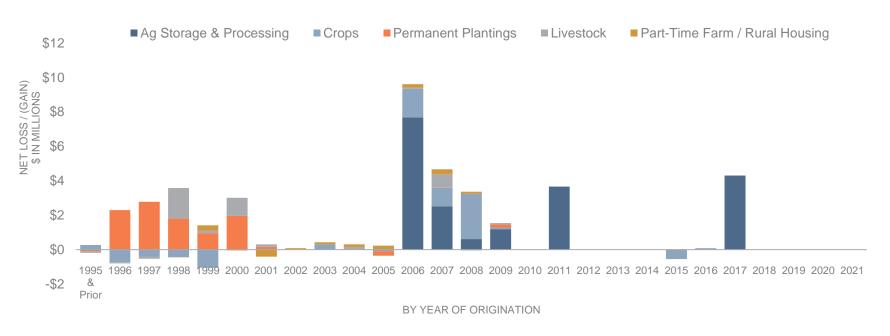
Credit Consistently Outperforms







Historical Credit Losses



Agricultural Finance Mortgage Loans have historical cumulative losses of 0.11%, or less than 1bp per year

 Cumulative Agricultural Finance Mortgage Loan losses of \$38 million on \$33 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



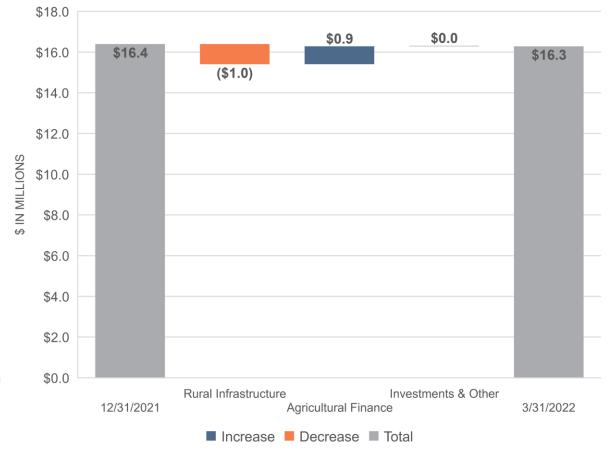
FARMER MAC Financing Rural America®

Allowance for Losses – Quarterly

Farmer Mac recorded a \$0.1 million release in its total allowance for losses in first quarter 2022.

- \$1.0 million release from the allowance for the Rural Infrastructure Finance portfolio was primarily due to a risk rating upgrade on a single loan related to the borrower's successful securitization of a large payable incurred as a result of the artic freeze that struck Texas in February 2021.
- \$0.9 million provision to the allowance for the Agricultural Finance portfolio was primarily due to a risk rating downgrade on a single agricultural storage and processing loan.

December 31, 2021 to March 31, 2022 Allowance Fluctuation



Strong and Growing Equity Capital Base





Securitization Transaction & Structure

On October 14, 2021, Farmer Mac closed a \$299.4 million securitization of agricultural mortgage-backed securities

- Underlying mortgage pool consisted of 384 loans
- Loans underwritten to Farmer Mac's standards
- Acquired by Farmer Mac between July 2019 and December 2020
- Gross pool note rate of 3.48%
- Weighted Average life of 7.6 years

Class A Tranche

\$277 million or 92.5% of pool Farmer Mac Guaranteed P&I

Class B Tranche

\$22.4 million or 7.5% of pool

Trustee Fee: ~3 bps

Farmer Mac Guarantee Fee: ~40 bps Farmer Mac Master Servicing Fee: ~20 bps (market rate)

Excess
Interest:
~67 bps
Held by FM

Trustee Fee: ~3 bps

Farmer Mac Master Servicing Fee: ~20 bps (market rate)

Investment Highlights

Quality Assets

- •90-Day delinquencies of only 0.23% across all lines of business
- •Cumulative Agricultural Finance Mortgage Loans lifetime losses of only 0.11%

Funding Advantage

- •Issue at **narrow**, Government Sponsored Enterprise (GSE) spreads to U.S. Treasuries
- •E.g., 10-year U.S. Treasury +0.60% as of March 31, 2022

Growth Prospects

- Ag productivity must double to meet expected global demand
- •6.0% share of an ~\$302 billion and growing U.S. ag mortgage market

Operational Efficiency

- Overhead / outstanding business volume ~35 bps
- •~\$700,000 earnings per employee in 2021

Quality, Recurring Earnings

- •Greater than 90% of total revenues is recurring net effective spread and fees
- •Outstanding business volume CAGR of 10% (2000 to 2021)

Strong Returns, Responsible Growth

- •Core earnings ROE ~16% in 2021 and consistent net effective spread
- •Increased quarterly dividend payments for 11 consecutive years



Appendix

FARMER MAC Financing Rural America®

Key Company Metrics

(\$ in thousands, except per share amounts)	YTD 2022	2021	2020	2019	2018
Core Earnings	\$25,761	\$113,570	\$100,612	\$93,742	\$84,047
Core Earnings per Diluted Share	\$2.37	\$10.47	\$9.33	\$8.70	\$7.82
Net Effective Spread (\$)	\$57,839	\$220,668	\$196,956	\$168,608	\$151,195
Net Effective Spread (%)	0.97%	0.98%	0.93%	0.91%	0.91%
Guarantee & Commitment Fees	\$4,557	\$17,533	\$19,150	\$21,335	\$20,733
Core Capital Above Statutory Minimum	\$488,700	\$486,800	\$325,400	\$196,700	\$182,600
Common Stock Dividends per Share	\$0.95	\$3.52	\$3.20	\$2.80	\$2.32
Outstanding Business Volume	\$24,243,410	\$23,614,463	\$21,929,095	\$21,117,942	\$19,724,525
90-Day Delinquencies	0.23%	0.20%	0.21%	0.29%	0.14%
(Charge-Offs)/Recovery	(\$84)	\$1,054	(\$5,759)	(\$67)	(\$17)
Book Value per Share	\$69.33	\$66.51	\$59.91	\$54.80	\$49.01
Core Earnings Return on Equity	14%	16%	16%	17%	17%

- 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 28-29 of the Appendix.
- Book Value per Share excludes accumulated other comprehensive income.



Equity Capital Structure

		NYSE Ticker	Dividend Yield	Shares Outstanding
FOCK	CLASS A VOTING COMMON STOCK • Ownership restricted to non-Farm Credit System financial institutions	AGM.A	3.39%	1.0 million
COMMON STOCK	CLASS B VOTING COMMON STOCK • Ownership restricted to Farm Credit System institutions			0.5 million
COMIN	CLASS C NON-VOTING COMMON STOCK • No ownership restrictions	AGM	3.50%	9.3 million
	SERIES C FIXED-TO-FLOATING RATE NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after July 18, 2024 Redemption Value: \$25 per share	AGM.PR.C	6.000%	3.0 million
STOCK	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
REFERRED	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
PREF	SERIES F NON-CUMULATIVE PREFERRED STOCK Option to redeem on any payment date on or after October 17, 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 			25

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

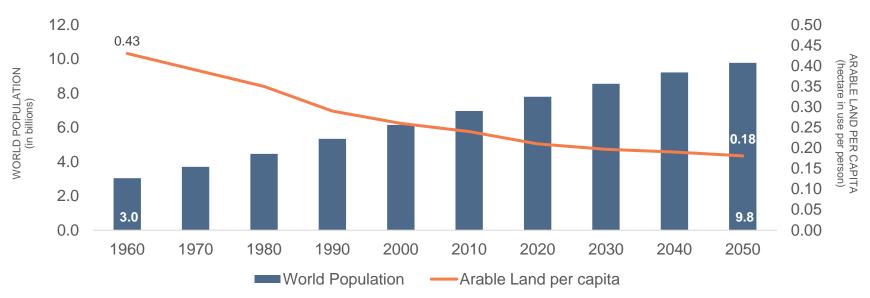
- · 20% capital risk weighting
- · Eligible collateral for Fed advances
- Legal investments for many federally supervised financial institutions (banks, etc.)

Debt Securities Trade at Narrow Spreads to Comparable Maturity Treasuries

MATURITY (YEARS)	3	5	7	10
SPREAD TO TREASURY (AS OF MARCH 31, 2022)	13 bps	17 bps	39 bps	60 bps

FARMER MAC Financing Rural America^a

"Demand Pull" Provides Sustained Growth Opportunity



World population is expected to grow to 9.8 billion by 2050

Arable land per person is expected to decline over 40% from 2005 to 2050

USDA projects a 75% increase in total production and consumption of major field crops in the same period

- 43% increase in world population
- · Higher protein diets as incomes in developing countries increase

Productivity would need to nearly double by 2050 to feed the world

Reconciliation of Net Income to Core Earnings

	Core				e Earnings by Period Ended					
(in thousands)		1 2022		2021		2020		2019	2018	
Net income attributable to common stockholders	\$	41,046	\$	107,583	\$	89,176	\$	93,650	\$94,898	
Less reconciling items:										
Gains/(losses) on undesignated financial derivatives due to fair value										
changes		1,698		(5,103)		(3,691)		10,077	7,959	
Gains/(losses) on hedging activities due to fair value changes		2,024		(2,985)		(10,019)		(9,010)	4,449	
Unrealized gains/(losses) on trading assets		94		(115)		51		326	81	
Amortization of premiums/discounts and deferred gains on assets										
consolidated at fair value		20		130		58		(122)	(461)	
Net effects of terminations or net settlements on financial derivatives and										
hedging activities		15,512		494		1,236		1,089	1,708	
Issuance costs on retirement of preferred stock		-		-		(1,667)		(1,956)	-	
Income tax effect related to reconciling items		(4,063)		1,592		2,596		(496)	(2,885)	
Sub-total		15,285		(5,987)		(11,436)		(92)	10,851	
Core earnings	\$	25,761	\$	113,570	\$	100,612	\$	93,742	\$84,047	



[•] Issuance costs on retirement of preferred stock relates to the write-off of deferred issuance costs as a result of the retirement of Series A Preferred Stock and Series B Preferred Stock.

FARMER MAC Financing Rural America®

Reconciliation of Net Interest Income to Net Effective Spread

	For the Year Ended December 31,										
	YTD 2022		2021		2020		2019		2018		
\$ in thousands	Dollars	Yield	Dollars	Yield	Dollars	Yield	Dollars	Yield	Dollars	Yield	
Net interest income/yield	\$ 61,875	1.00%	\$220,775	0.94%	\$190,588	0.85%	\$173,135	0.87%	\$174,436	0.96%	
Net effects of consolidated trusts	(1,018)	0.02%	(4,864)	0.02%	(6,601)	0.02%	(7,669)	0.03%	(6,757)	0.04%	
Expense related to undesignated											
financial derivatives	(994)	-0.02%	2,841	0.01%	3,468	0.02%	(5,095)	-0.03%	(11,685)	-0.07%	
Amortization of premiums/discounts on											
assets consolidated at fair value	(16)	0.00%	(45)	0.00%	197	0.00%	398	0.00%	417	0.01%	
Amortization of losses due to											
terminations or net											
settlements on financial derivatives											
and hedging activities	356	0.01%	446	0.00%	120	0.00%	(68)	0.00%	(275)	0.00%	
Fair Value Changes on fair value							, ,				
hedge relationships	(2,364)	-0.04%	1,515	0.01%	9,184	0.04%	7,907	0.04%	(4,941)	-0.03%	
Net Effective Spread	\$ 57,839	0.97%	\$220,668	0.98%	\$196,956	0.93%	\$168,608	0.91%	\$151,195	0.91%	



Resources

Footnote 1: USDA Economic Research Service year end 2021F balance sheet (https://data.ers.usda.gov/reports.aspx?ID=17835). Farm Sector Assets and Farm Sector Debt values are forecasted values for 2021 from USDA Economic Research Service.

Footnote 2: Farmer's Mac's total includes outstanding business volume in the Agricultural Finance line of business. Market share represents Farmer Mac's percentage of only Farm Sector Real Estate Debt outstanding.

Footnote 3: Eligible ag real estate mortgage market structure shown includes the forecast for outstanding unpaid principal balance of first lien ag mortgage assets for December 31, 2021.

Footnote 4: 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/.

Footnote 5: USDA, National Agricultural Statistics Service (as of August 2015). Historic values are not necessarily predictive of future results or outcomes.

Footnote 6: 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 June 2020).

Footnote 7: 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 8: Kansas City Federal Reserve Agriculture Finance Databook (https://www.kansascityfed.org/agriculture/agfinance-updates/).

Footnote 9: Banks' charge-off rate is a percentage of agricultural loan assets.

Footnote 10: Farm Credit Banks Funding Corporation Annual Information Statements; Farm Credit System's charge-off rate is the percentage of total loans and guarantees.

Footnote 11: Farmer Mac's charge-off rate is the percentage of total loans and guarantees.

Footnote 12: USDA, Economic Research Service Global Drivers of Agricultural Demand and Supply, September 2014.

Footnote 13: Food and Agriculture Organization of the United Nations, "World Agriculture Towards 2030/2050," June 2012.

