# **Monthly Servicer Report**

#### 10th Mortgage Trust

Report Date: July 05, 2022 Collection Period: Jun 1 - 30, 2022

I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that Banco La Hipotecaria S. A. has not violated and is not in violation of any representation, warranty, covenant, or obligation contained in any of the Transaction Documents.

Signature of Servicer's authorized representative

Name of Servicer's authorized representative Emilio Pimentel

Title of Servicer's authorized representative Corporate Finance Manager

Phone number of Servicer's authorized representative + 507-300-8500

#### Part 1: General information

Number of Mortgage Loans at the close of the prior Collection Period:	2,035	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	29.77%
Number of Mortgage Loans at the close of the current Collection Period:	2,027	Weighted average original months to maturity:	320
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$34,969,133.74	Weighted average current months to maturity at the close of the Collection Period:	182
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$34,746,048.09	Weighted average interest rate on the Mortgages:	6.61%
Average original size of the Mortgage Loans:	\$21,229.75	Panama Reference Rate first day of Collection Period:	5.75%
Average current size of the Mortgage Loans:	\$17,141.61	Interest Rate Determination Date	01-may -22
Weighted average original LTV:	86.67%	All monies received from Debtors:  Insurance premiums paid:	\$447,326.72 \$38,421.63
Weighted average current LTV(1):	58.80%	Collection Fees paid:  Property taxes, condominium fees and other:	\$16,137.83 \$1,619.82
Weighted average non-mortgage debt service to original family income ratio on the original Group of Mortgages.	11.34%	1.005.1, 1.01.1	<del>*</del> ***
		Net proceeds from Debtors(2):	\$391,147.44
Weighted average non-mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	11.06%		
		Gross Principal Collected:	\$223,085.65
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	25.50%		
		Gross Interest Collected:	\$168,061.79

<sup>(1)</sup> Current LTV = Current loan balance divided by original appraised value or reappraised value when the property has been reappraised. (2) Available Funds as presented in the Funds Application Report includes interest earned on cash deposited in the Available Funds Account whereas this figure does not.

# Part 2: Principal balance reporting

: a =: : :	
Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$34,969,133.74
Less:	
Scheduled principal payments* programmed during the Collection Period	\$247,855.73
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$24,770.08
Principal payments from repurchased Mortgages during the Collection Period:	
Principal balance of loans registered with a Capital Loss	
Outstanding Principal Balance of all Mortgage Loans at the close of the Collection Period just ended:	\$34,746,048.09
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$657,041.78
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$0.00
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$34,089,006.31
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the the securitization by Descap Securities.	final cash flow model of

# Part 3: Principal reporting

Principal payments collected during the Collection Period:	\$223,085.65
Liquidation Proceeds collected during the Collection Period that correspond to the Principal	\$0.00
Balance of any Mortgage Loan held as an asset by the Trustee:	Ψ0.00
Condemnation Proceeds collected during the Collection Period:	\$0.00
Principal collected during the Collection Period related to repurchased Mortgage Loans:	\$0.00
Capital Loss	\$0.00
Other principal collected during the Collection Period: (Specify source)	\$0.00
Gross principal collected during the Collection Period:	\$223,085.65
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$223,085.65
Number of Mortgage Loans at the beginning of the Collection Period:	2,035
Number of Mortgage Loans repaid in full during the Collection Period:	8
Principal from Mortgage Loans repaid in full during the Collection Period:	\$106,640.78
Number of Mortgage Loans that become defaulted during the Collection Period:	0
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncancelled:	43
Number of Mortgage loans repurchased during the Collection Period:	0
Number of Mortgage Loans that are not Defaulted Mortgage loans at the end of the Collection Period:	1,984

# Part 4: Interest reporting

Ordinary interest payments collected during the Collection Period:	\$168,061.79
Interest related to the repurchase of Mortgage Loans collected during the Collection Period:	\$0.00
Liquidation Proceeds that correspond to interest payments during the Collection Period:	\$0.00
Net Rental Income collected during the Collection Period:	\$0.00
Fiscal Credit Proceeds remitted to the Available Funds Account during the Collection Period:	\$0.00
Servicer Advances during the Collection Period:*	\$13,184.34
Proceeds from the Series A Interest Reserve Account during the Collection Period:	\$0.00
Gross Interest collected during the Collection Period:	\$181,246.13
Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$181,246.13
*Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Service this transaction, accounts receivables resulting from this forbearance program are as follows:	er Report. As of the date of
Accounts receivables from Borrowers during previous Collection Periods:	\$1,043,365.03
Accounts receivables granted to Borrowers during this Collection Period:	\$0.00
Total accounts receivables granted to Borrowers:	\$1,043,365.03
Accounts receivables collected from Borrowers during this Collection Period:	\$10,790.31
Accounts receivables collected from Borrowers during previous Collection Periods:	\$392,293.81
Net balance owed to Banco La Hipotecaria:	\$640,280.91
Part 5: Series A interest reserve account reporting	
Balance of the Series A Interest Reserve account at the close of the previous Collection Period	\$151,730.22
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing	\$0.00
Balance of the Series A Interest Reserve Account at the close of the Collection Period:	\$151,730.22
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$148,836.91
Excess (Deficiency) in the Series A Interest Reserve:	\$2,893.31
Funds from Series A Interest Reserve Account deposited in the Available Funds Account:	\$2,893.31
Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement:	\$148,836.91
Part 6: Fiscal credit reporting	
Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the	
Collection Period:	\$154,624.16
Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:	8
Fiscal Credit Accrued during Current Collection Period:	\$576.12
Fiscal Credit Accrued during current calendar year*:	\$3,533.73
Fiscal Credit Proceeds received during the Collection Period**:	\$0.00
* This accrual amount is an estimate. The final figure can only be calculated at the end of each fiscal year.	
** Please refer to Annex 1 for details of the previous years' accruals and the application of fiscal credit process.	eeds.

Part 7: Delinquency ratio reporting

	Current	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balance at the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$30,370,530	\$1,504,428	\$1,229,729	\$598,052	\$260,275	\$125,993	\$34,089,006.31
Number of Mortgage Loans at the							
close of the Collection Period just ended:	1,759	94	72	37	14	8	1,984
Delinquency Ratio	89.09%	4.41%	3.61%	1.75%	0.76%	0.37%	100.00%
*Includes only non-defaulted loans							<u> </u>

# Part 8: Cumulative default ratio reporting

		<u> </u>	
	Principal balance at the end of the prior Collection Period	New Defaulted Mortgages during the Collection Period	Principal Balance at the end of the Collection Period
Receipt of deed in lieu of foreclosure:	0.00	0.00	0.00
Foreclosures:			
Mortgage Loans that once reached more than 180 days delinquent:	2,028,650.25	0.00	2,028,650.25
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	1,038,725.33	-1,469.11	1,037,256.22
Number of Defaulted Mortgage Loans:	112	0	112
Cut-off Date Principal Balance:			\$96,000,029.23
Default Trigger			10.00%
Compliance test:			2.11%

# Part 9: Credit enhancement ratio reporting

Cut-off Date Principal Balance (A):	\$96,000,029.23
The Performing Principal Balance on the last Payment Calculation Date (B):	34,089,006.31
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	14,604,386.25
Credit Enhancement Trigger:	7.42%
Compliance Test ((B-C) /A)	20.30%
* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be	made on the Payment Date

# Part 10: Events of default reporting

	Actual	Event of Default (yes / no)
Failure to make a required payment:		No
Breach of a representation or warranty:		No
dreach of a covenant:		No
ankruptcy of the Issuer Trust.		No
capital Ratio of LH Holding: (trigger 5%)		No
laturity Gap of LH Holding: (trigger 30%)		No
pen Credit Exposure of LH Holding: (trigger 15%)		No
Percentage change in Tier 1 Capital as of the end of any fiscal quarter from the Tier 1 Capital at the end of the last fiscal ear: (trigger 10%)		No
ercentage change in Tier 1 Capital as of the end of any fiscal quarter from the Tier 1 Capital at the end of the last fiscal ear immediately preceding the Closing Date: (trigger 10%)		No
H ceases to be a subsidiary of Grupo ASSA, S. A.		No
arupo ASSA, S. A. willfully ceases to provide guarantees that it has granted in relation to the financial obligations of the filiates of LH Holding.		No
ohn D. Rauschkolb ceases to be Chief Executive Officer		No
SSA Compañía de Seguros, S. A. fails to maintain a minimum risk rating of "A-" by A.M. Best Co.		No
Grupo ASSA, S. A. fails to maintain a minimum Available Capital of \$200,000,000		No

#### Part 11: Distribution reporting

	Distribution Sumabry							
	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Accrual Period	
Series A	\$86,400,000.00	\$14,883,690.61	3.3825%	\$44,117.05	\$279,304.36	\$323,421.41	\$14,604,386.25	
Series B	\$9,600,000.00	\$9,600,000.00	8.0000%	\$64,000.00	\$0.00	\$64,000.00	\$9,600,000.00	
	Interest accumulation							

	Balance at the close of the Previous Accrual Period A	Credits to this account Accruals B	Debits from this account during the Collection Period Payments C	Balance at the close of this Accrual Period = A+B-C
Series B Interest Accrual Account	0.00	64,000.00	64,000.00	0.00

# Interest distribution sumabry

	Principal Balance on the last Payment Calculation Date	Regular Series A and Series B Interest Payments	Series B Accrued Interest Payment	Total Interest Distributed on each Series of Notes
Series A	\$14,883,690.61	\$44,117.05	N/A	\$44,117.05
Series B	\$9,600,000.00	\$64,000.00	0.00	\$64,000.00

### Series A required principal accumulation

	Balance at the close of the Previous Accrual Period A	Credits to this account Accuals B	Debits from this account during the Collection Period payments C	Balance at the close of this Accrual Period = A+B-C
Series A Required Principal	0.00	266,999.98	266,999.98	0.00

# Principal distribution sumabry

	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	Series A Required Principal Payment during the Accrual Period	Series A Additional Principal Payment during the Accrual Period	Payment during the		Recoveries during the Accrual Period	Principal Balance at the end of the Accrual Period	
Series A	\$86,400,000.00	\$14,883,690.61	\$266,999.98	\$12,304.38	N/A	\$0.00	\$0.00	\$14,604,386.25	\$0.00
Series B	\$9,600,000.00	\$9,600,000.00	N/A	N/A	\$0.00	\$0.00	\$0.00	\$9,600,000.00	\$0.00
									ĺ
*Assumes	that the amount calc	culated on the respective F	Payment Calculation Da	ate is paid on the respective Paymen	t Date	-			

\*\* See Table below Cumulative Realized Losses.

Deemed defaults - Status	s and recoveries

Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest
02-P-6032	\$33,025.35	Over 180 Days	April 1-31, 2011	Loan Cancelled	\$33,025.35	0.00	\$0.00
02-P-8302 02-P-0381	\$50,536.39 \$23,503.63	Over 180 Days Over 180 Days	August 1-31,2011 October 1-31,2011	Loan Cancelled Loan Cancelled	\$50,536.39 \$24,363.28	0.00	N/A \$0.00
04-C-0562	\$15,831.44	Over 180 Days	October 1-31,2011	Loan Cancelled	\$19,770.84	0.00	N/A
02-P-7828	\$14,790.00	Over 180 Days	April 1-30,2012	Loan Cancelled	\$15,630.69	0.00	\$0.00
02-P-3719	\$18,915.11	Over 180 Days	June 1-30,2012	Loan Cancelled	\$27,425.51	0.00	N/A
06-P-0749/0750 02-P-6620	\$37,379.70 \$22,384.10	Over 180 Days Over 180 Days	July 1-31,2012 September 1-30,2012	Loan Cancelled Loan Cancelled	\$54,409.66 \$28,749.79	0.00	N/A N/A
02-P-5378	\$21,862.76	Over 180 Days	December 1-31,2012	Loan Cancelled	\$37,253.62	0.00	\$0.00
04-C-0629/0630	\$31,500.00	Over 180 Days	February 1-28,2013	Loan Cancelled	\$46,495.89	0.00	N/A
02-P-5131 02-P-4765	\$16,895.90 \$12,106.30	Over 180 Days Over 180 Days	June 1-30,2013	Loan Cancelled 1-30 DAYS	\$26,947.37 \$0.00	0.00 \$0.00	N/A N/A
02-P-4765 01-P-3593	\$13,723.06	Over 180 Days	August 1-31,2013 January 1-31,2014	Loan Cancelled	\$30,304.18	0.00	N/A
02-P-3368	\$15,110.60	Over 180 Days	February 1-28,2014	Loan Cancelled	\$18,389.51	0.00	N/A
02-P-2967	\$5.14	Over 180 Days	February 1-28,2014	Loan Cancelled	\$215.46	0.00	N/A
02-P-6492 02-P-6674	\$23,869.53 \$16,898.99	Over 180 Days Over 180 Days	June 1-30,2014 July 1-31,2014	CURRENT Loan Cancelled	\$0.00 \$20,637.35	\$0.00 0.00	N/A N/A
06-P-1517/1518	\$13,921.12	Over 180 Days	August 1-31,2014	Loan Cancelled	\$21,361.05	0.00	N/A
02-P-6504	\$18,918.58	Over 180 Days	September 1-30,2014	Loan Cancelled	\$20,512.13	0.00	N/A
02-P-7230	\$13,385.19	Over 180 Days	September 1-30,2014	Loan Cancelled	\$26,144.27	0.00	N/A
06-P-2597/2598 04-C-2623/2624	\$25,560.11 \$13,739.84	Over 180 Days Over 180 Days	September 1-30,2014 October 1-31,2014	Loan Cancelled Loan Cancelled	\$38,937.06 \$24,367.61	0.00	N/A N/A
02-P-3900	\$10,839.45	Over 180 Days	November 1-30,2014	91-120 DAYS	\$0.00	\$0.00	N/A
01-C-1081	\$16,593.18	Over 180 Days	February 1-28,2015	+ 361 DAYS	\$0.00	\$0.00	N/A
02-P-6590	\$20,951.52	Over 180 Days	April 1-30,2015	CURRENT	\$0.00	\$0.00	N/A
02-P-5941 02-P-6669	\$15,262.37 \$24,609.23	Over 180 Days Over 180 Days	June 1-30,2015	Loan Cancelled Loan Cancelled	\$15,262.37 \$34,254.58	0.00	N/A N/A
01-P-3186	\$17,062.96	Over 180 Days	July 1-31,2015 September 1-30,2015	91-120 DAYS	\$0.00	\$0.00	N/A
01-P-2386	\$19,276.72	Over 180 Days	December 1-31,2015	Loan Cancelled	\$19,497.55	0.00	N/A
02-P-7465	\$21,177.50	Over 180 Days	December 1-31,2015	Loan Cancelled	\$29,755.51	0.00	N/A
06-P-1723/1724 06-P-4731/4732	\$19,287.20 \$17,827.65	Over 180 Days Over 180 Days	December 1-31,2015 December 1-31,2015	Loan Cancelled 331-360 DAYS	\$30,595.03 \$0.00	0.00 \$0.00	N/A N/A
02-P-4125	\$11,318.50	Over 180 Days	May 1-31,2016	Loan Cancelled	\$22,051.78	0.00	N/A
02-P-4650	\$50,294.41	Over 180 Days	May 1-31,2016	Loan Cancelled	\$77,336.46	0.00	N/A
02-P-7111	\$18,814.99	Over 180 Days	May 1-31,2016	Loan Cancelled	\$26,817.32	0.00	N/A
02-P-4515 06-P-4491/4492	\$14,596.44 \$16,496.27	Over 180 Days Over 180 Days	July 1-31,2016 March 1-31,2017	Loan Cancelled Loan Cancelled	\$24,482.63 \$27,000.00	0.00	N/A N/A
02-P-4991	\$15,367.88	Over 180 Days	July 1-31,2017	Loan Cancelled	\$18,469.53	0.00	N/A
02-P-9434	\$23,162.39	Over 180 Days	July 1-31,2017	+ 361 DAYS	\$0.00	\$0.00	N/A
01-C-8060	\$25,723.08 \$11,455.41	Over 180 Days	October 1-31,2017	331-360 DAYS	\$0.00	\$0.00	N/A N/A
02-P-1448 02-P-4787	\$11,455.41 \$15,025.41	Over 180 Days Over 180 Days	October 1-31,2017 October 1-31,2017	Loan Cancelled CURRENT	\$18,038.44 \$0.00	0.00 \$0.00	N/A N/A
02-P-6037	\$15,986.64	Over 180 Days	October 1-31,2017	Loan Cancelled	\$18,797.50	0.00	N/A
02-P-3190	\$16,320.52	Over 180 Days	March 1-31,2018	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-3321	\$17,827.07	Over 180 Days	March 1-31,2018	CURRENT	\$0.00	\$0.00	N/A N/A
02-P-4219 02-P-4456	\$13,519.03 \$16,206,01	Over 180 Days Over 180 Days	April 1-30,2018 April 1-30,2018	CURRENT Loan Cancelled	\$0.00 \$29,972.71	\$0.00 \$0.00	N/A
02-P-3471	\$18,915.79	Over 180 Days	May 1-31,2018	Loan Cancelled	\$19,817.52	0.00	N/A
02-P-6392	\$14,332.40	Over 180 Days	Nov 1-30,2018	Loan Cancelled	\$21,646.60	0.00	N/A
02-P-3595 06-P-3757/3758	\$19,786.21 \$31,547.79	Over 180 Days Over 180 Days	May 1-31,2019	Loan Cancelled 331-360 DAYS	\$23,558.88 \$0.00	\$0.00	N/A N/A
02-P-8944	\$17,933.67	Over 180 Days	Jun 1-30,2019 Jul 1-31,2019	Loan Cancelled	\$19,613.23	\$0.00 0.00	N/A
06-P-2991/2992	\$21,665.28	Over 180 Days	Aug 1-31,2019	Loan Cancelled	\$19,925.12	\$1,740.16	N/A
02-P-5256	\$17,597.10	Over 180 Days	Sep 1-30,2019	331-360 DAYS	\$0.00	\$0.00	N/A
01-C-0548 02-P-4137	\$18,570.78	Over 180 Days	Oct 1-31,2019	Loan Cancelled Loan Cancelled	\$19,165.00 \$23,612.05	0.00	N/A N/A
02-P-4137 02-P-4404	\$21,267.76 \$13,494.14	Over 180 Days Over 180 Days	Oct 1-31,2019 Oct 1-31,2019	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-8203	\$27,267.79	Over 180 Days	Oct 1-31,2019	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-8718	\$26,718.23	Over 180 Days	Oct 1-31,2019	CURRENT	\$0.00	\$0.00	N/A
02-P-4713 02-P-5954	\$14,442.30 \$14,564.04	Over 180 Days Over 180 Days	Dec 1-31,2019 Jan 1-31,2020	Loan Cancelled 331-360 DAYS	\$16,965.00 \$0.00	0.00 \$0.00	N/A N/A
02-P-8578	\$18,040.32	Over 180 Days	Jan 1-31,2020	Loan Cancelled	\$19,729.09	0.00	N/A
02-P-7548	\$22,389.00	Over 180 Days	Mar 1-31,2020	Loan Cancelled	\$23,919.02	0.00	N/A
01-C-0722	\$29,297.64	Over 180 Days	Apr 1-30,2020	31-60 DAYS	\$0.00	\$0.00	N/A
06-P-2681/2682 06-P-2401/2402	\$20,776.42 \$19,569.34	Over 180 Days Over 180 Days	Apr 1-30,2020 May 1-31,2020	331-360 DAYS Loan Cancelled	\$0.00 \$13,924.67	\$0.00 \$5,644.67	N/A N/A
02-P-5952	\$19,112.12	Over 180 Days	Jul 1-31,2020	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-5240	\$13,794.23	Over 180 Days	August 1-31,2020	91-120 DAYS	\$0.00	\$0.00	N/A
02-P-7971	\$9,577.27	Over 180 Days	August 1-31,2020	CURRENT	\$0.00	\$0.00	N/A
01-C-4244 02-P-1959	\$12,405.75 \$11,816.62	Over 180 Days Over 180 Days	September 1-30,2020 September 1-30,2020	31-60 DAYS 1-30 DAYS	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-4216	\$12,196.62	Over 180 Days	September 1-30,2020	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-5795	\$12,931.76	Over 180 Days	September 1-30,2020	331-360 DAYS	\$0.00	\$0.00	N/A
01-P-3405 02-P-2815	\$11,466.22 \$26,272.12	Over 180 Days Over 180 Days	October 1-31,2020	CURRENT 61 00 DAYS	\$0.00	\$0.00 \$0.00	N/A
02-P-2815 02-P-5374	\$26,272.12 \$16,722.81	Over 180 Days Over 180 Days	November 1-30,2020 November 1-30,2020	61-90 DAYS 331-360 DAYS	\$0.00 \$0.00	\$0.00	N/A N/A
02-P-5794	\$26,742.61	Over 180 Days	December 1-31,2020	61-90 DAYS	\$0.00	\$0.00	N/A
02-P-4789	\$11,665.65	Over 180 Days	January 1-31,2021	1-30 DAYS	\$0.00	\$0.00	N/A
04-C-3295/3296 02-P-8251	\$24,017.99 \$16,972.20	Over 180 Days Over 180 Days	January 1-31,2021 February 1-28,2021	31-60 DAYS 331-360 DAYS	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
04-P-0851	\$12,035.41	Over 180 Days	February 1-28,2021	331-360 DAYS	\$0.00	\$0.00	N/A
02-P-6569	\$14,132.97	Over 180 Days	March 1-31,2021	331-360 DAYS	\$0.00	\$0.00	N/A
06-P-2401/2402 02-P-5654	\$47,212.22 \$13,858.58	Over 180 Days Over 180 Days	June 1-30,2021 October 1-31,2021	331-360 DAYS 91-120 DAYS	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-5654 2-P-4180	\$13,858.58	Over 180 Days	November 1-31,2021	331-360 DAYS	\$0.00 0.00	\$0.00 0.00	N/A N/A
2-P-4693	\$ 17,067.38	Over 180 Days	November 1-30,2021	151-180 DAYS	0.00	0.00	N/A
2-P-6604	\$ 16,951.35	Over 180 Days	November 1-30,2021	331-360 DAYS	0.00	0.00	N/A
2-P-7954 2-P-4287	\$ 12,847.40 \$ 9,897.66	Over 180 Days	November 1-30,2021 December 1-31,2021	331-360 DAYS 151-180 DAYS	0.00	0.00	N/A N/A
2-P-4287 06-P-2351/2352	\$ 9,897.66	Over 180 Days Over 180 Days	December 1-31,2021 December 1-31,2021	331-360 DAYS	0.00 \$0.00	0.00 \$0.00	N/A N/A
2-P-2852	\$ 20,556.71	Over 180 Days	January 1-31,2022	331-360 DAYS	0.00	0.00	N/A
2-P-6819	\$ 20,889.46	Over 180 Days	January 1-31,2022	331-360 DAYS	0.00	0.00	N/A
2-P-7597 2-P-8858	\$ 16,210.58 \$ 17,753.43	Over 180 Days Over 180 Days	January 1-31,2022 January 1-31,2022	331-360 DAYS 331-360 DAYS	0.00	0.00	N/A N/A
2-P-0000 2-P-2107	\$16,585.61	Over 180 Days	February 1-28,2022	91-120 DAYS	0.00	0.00	N/A
2-P-2176	\$18,291.57	Over 180 Days	February 1-28,2022	61-90 DAYS	0.00	0.00	N/A
2-P-5087	\$14,988.90	Over 180 Days	February 1-28,2022	331-360 DAYS	0.00	0.00	N/A
2-P-7168 2-P-9113	\$15,371.45 \$12,741.63	Over 180 Days Over 180 Days	February 1-28,2022 February 1-28,2022	331-360 DAYS 331-360 DAYS	0.00	0.00	N/A N/A
6-P-3019/3020	\$13,787.94	Over 180 Days	February 1-28,2022	331-360 DAYS	0.00	0.00	N/A
6-P-4417/4418	\$13,929.72	Over 180 Days	February 1-28,2022	331-360 DAYS	0.00	0.00	N/A
2-P-3485	\$9,393.40	Over 180 Days	March 1-31,2022	61-90 DAYS	0.00	0.00	N/A
2-P-5388 2-P-5764	\$13,387.09 \$14,961.31	Over 180 Days Over 180 Days	March 1-31,2022 March 1-31,2022	331-360 DAYS 331-360 DAYS	0.00	0.00	N/A N/A
2-P-0095	\$0.93	Over 180 Days	April 1-31,2022	+ 361 DAYS	0.00	0.00	N/A
2-P-5152	\$13,789.94	Over 180 Days	April 1-30,2022	331-360 DAYS	0.00	0.00	N/A
2-P-7628	\$9,263.23	Over 180 Days	April 1-30,2022	121-150 DAYS	0.00	0.00	N/A
0.00755	\$16,994.58	Over 180 Days	April 1-30,2022	331-360 DAYS	0.00	0.00	N/A
2-P-8755 2-P-6951			May 1-31 2022	331-360 DAVS	0.00	0.00	N/A
2-P-8755 2-P-6951 2-P-8028	\$10,479.80 \$12,617.86	Over 180 Days Over 180 Days	May 1-31,2022 May 1-31,2022	331-360 DAYS 331-360 DAYS	0.00	0.00	N/A N/A
2-P-6951	\$10,479.80	Over 180 Days	May 1-31,2022 May 1-31,2022 May 1-31,2022 May 1-31,2022	331-360 DAYS 331-360 DAYS 331-360 DAYS 331-360 DAYS			

10th Mortgage Trust 2010			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	476,832.34		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	467,712.99		
Cash received by collection and sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; Sep. 1 - Sep. 30, 2017 Total cash received by collection and sale of Fiscal Credit corresponding to the above year	460,338.30 65.36 460,403.66	99.00% 99.00%	455,734.92 64.71 455,799.62
Remaining Fiscal Credit to be received corresponding to the above year	7,309.33		400,799.02
To the latter your country of the latter you	7,000.00		
2011			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	3,201,945.85		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	3,190,158.70		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; October 1 - December 31, 2011 Collection Period; February 1 - February 29, 2012 Collection Period; March 1 - March 31, 2012 Collection Period; Sep. 1 - Sep. 30, 2017 Total cash received by collection and sale of Fiscal Credit corresponding to the above year	759,310.44 1,631,151.86 766,616.54 584.59 3,157,663.43	Sale Price% 99.00% 99.00% 99.00% 99.00%	Cash Received 751,717.34 1,614,840.34 758,950.37 578.74 3,126,086.80
Remaining Fiscal Credit to be received corresponding to the above year	32,495.27		
2012			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,741,640.22		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	2,686,033.54		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; June 1 - June 30, 2012 Collection Period; December 1 - December 31, 2012 Collection Period; October 1 - December 31, 2012 Total cash received by collection and sale of Fiscal Credit corresponding to the above year	704,467.59 1,365,000.74 616,464.64 2,685,932.97	Sale Price% 99.00% 99.00% 99.00%	Cash Received 697,422.91 1,351,350.73 610,299.99 2,659,073.64
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year Collection Period; Sep. 1 - Sep. 30, 2017 *DGI is the the Panamanian Fiscal Authorities ( <i>Dirección General de Ingresos</i> )	395.22	99.00%	391.27
2013			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,279,845.22		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	2,271,968.62		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; October 1 - October 31, 2013 Collection Period; November 1 - November 30, 2013 Collection Period; January 1 - January 31, 2014 Collection Period; April 1 - April 30, 2014 Total cash received by collection and sale of Fiscal Credit corresponding to the above year	609,247.26 587,620.52 565,431.77 509,669.07 2,271,968.62	Sale Price% 99.00% 99.00% 99.00% 99.00%	Cash Received 603,154.78 581,744.31 559,777.45 504,572.38 2,249,248.92
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year Collection Period; Sep. 1 - Sep. 30, 2017 *DGI is the the Panamanian Fiscal Authorities ( <i>Dirección General de Ingresos</i> )	1,539.44	99.00%	1,524.05
2014			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,067,045.85		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	2,027,343.81		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; October 1 - October 31, 2015 Collection Period; August 1 - August 31, 2015 Collection Period; December 1 - December 31, 2015 Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,076,304.93 493,944.97 457,093.91 2,027,343.81	Sale Price% 99.00% 99.00% 99.00%	Cash Received 1,065,541.88 489,005.52 452,522.97 2,007,070.37
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year Collection Period; Sep. 1 - Sep. 30, 2017 *DGI is the the Panamanian Fiscal Authorities ( <i>Dirección General de Ingresos</i> )	24,223.66	99.00%	23,981.42

10th Mortgage Trust

10th Mortgage Trust 2015			
	1 746 200 52		
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)  Fiscal Credit calculation at the end of the above year as per DGI* (real)	1,746,308.52 1,699,414.73		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year	1,000,414.70	Sale Price%	Cash Received
Collection Period; December 1 - December 31, 2015	362,659.47	98.50%	357,219.58
Collection Period; December 1 - December 31, 2015 Collection Period; June 1 - June 30, 2016	431,608.18 86,282.28	98.50% 99.00%	425,134.06 85,419.46
Collection Period; June 1 - June 30, 2016	415,552.03	98.75%	410,357.63
Collection Period; December 1 - December 31, 2016  Total cash received by collection and sale of Fiscal Credit corresponding to the above year	403,312.77 1,699,414.73	99.00%	399,279.64 1,677,410.36
Remaining Fiscal Credit to be received corresponding to the above year	0.00		,,,
Additional Fiscal Credit received corresponding to the above year			
Collection Period; Sep. 1 - Sep. 30, 2017 *DGI is the the Panamanian Fiscal Authorities ( <i>Dirección General de Ingresos</i> )	44,062.73	99.00%	43,622.10
2016			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,422,575.48		
Fiscal Credit calculation for the year 2016 that was presented to the DGI* (real)	1,380,185.93		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; March 1 - March 31, 2017 Collection Period; June 1 - June 30, 2017	366,219.10 1,013,966.83	99.00% 99.00%	362,556.91 1,003,827.16
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,380,185.93	33.0076_	1,366,384.07
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year			
Collection Period; Sep. 1 - Sep. 30, 2017	296,020.96	99.00%	293,060.75
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			
2017			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,002,403.00		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	981,728.04		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year	000 500 00	Sale Price%	Cash Received
Collection Period; September 1 - September 30, 2017 Collection Period; June 1 - June 30, 2018	296,536.09 685,191.95	99.00% 99.00%	293,570.73 678,340.03
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	981,728.04	_	971,910.76
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year			
Collection Period; June 1 - June 30, 2018	30,330.01	99.00%	30,026.71
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			
2018			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	457,775.75		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	503,449.09		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; September 1- 30, 2018 Collection Period; March 1- 31, 2019	164,298.08 138,271.91	99.00% 99.00%	162,655.10 136,889.19
Collection Period; December 1- 31, 2019	200,879.10	99.00%	198,870.31
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	503,449.09		498,414.60
Remaining Fiscal Credit to be received corresponding to the above year  *DGI is the the Panamanian Fiscal Authorities ( <i>Dirección General de Ingresos</i> )	0.00		
DGI is the the Pahamahan Fiscal Authorities ( <i>Direction General de Ingresos</i> )  2019			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	106,284.02		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	108,463.14		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; December 1- 31, 2019	68,460.64	99.00%	67,776.03
Collection Period; March 1- 31, 2021  Total cash received by collection and sale of Fiscal Credit corresponding to the above year	40,002.50 108,463.14	99.00%_	39,602.48 107,378.51
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			

10th Mortgage Trust

10th Mortgage Trust 2020			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	24,592.31		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	20,794.51		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period; March 1- 31, 2021  Total cash received by collection and sale of Fiscal Credit corresponding to the above year	12,747.96 12,747.96	Sale Price% 99.00%	Cash Received 12,620.48 12,620.48
	,		12,020.46
Remaining Fiscal Credit to be received corresponding to the above year	8,046.55		
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			
2021			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	7,442.24		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	6,261.58		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period:	0.00	Sale Price% 99.00%	Cash Received 0.00
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00	33.0076	0.00
Remaining Fiscal Credit to be received corresponding to the above year	6,261.58		
*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)			
2022			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	3,533.73		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)			
Cash received by collection and Sale of Fiscal Credit corresponding to the above year Collection Period:	0.00	Sale Price% 99.00%	Cash Received
Collection Period:  Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00	99.00%	0.00
Remaining Fiscal Credit to be received corresponding to the above year	3,533.73		

\*DGI is the the Panamanian Fiscal Authorities (Dirección General de Ingresos)

#### Annex 2

#### COVID – 19 Payment Forbearance Program

As a result of the COVID-19 crisis, the government of Panama has requested financial institutions to grant payment forbearance on all consumer loan debt payments, including mortgage loan payments, through June 30, 2020. To accommodate this request, local baking regulators have issued new guidelines permitting financial institutions to grant such forbearance without triggering reserve requirements that would normally be required when granting such forbearance to clients.

Banco La Hipotecaria, S.A. ("LH") has complied with the government's request to grant forbearance on all mortgage loans it services for clients, whether such client is a borrower of a mortgage loan is held as asset of LH, or a borrower, ("Borrower") of a mortgage loan owned indirectly by and securing any securitization transaction, such as this transaction.

Payment forbearance, ("COVID-19 Forbearance") is being granted under the following conditions: 1) COVID-19 Forbearance will only be granted to borrowers (including Borrowers) that were not delinquent on their mortgage payments for more than 90 days as of February 29, 2020; 2) The amount of COVID-19 Forbearance will be determined automatically by calculating the partial or complete mortgage payments not received by the borrower during the months of March, April, May or June of 2020 (the "Forbearance Period) as determined immediately prior to the close of each of the respective calendar months during the Forbearance Period; 3) COVID-19 Forbearance will be advanced individually to each borrower and allocated by LH's servicing system according to the borrower's individual priority of payments (first to collection fees, then insurances, then interest\* then principal\*). 4) The amount of COVID-19 Forbearance applied individually to each borrower will be registered as an "accounts receivable" from the individual borrower, (or in the case of Borrowers, as an "accounts receivable" from the respective trust, to be collected from the individual Borrower of that trust and not directly from the trust); 5) The eventual pace of the collection of accounts receivables from individual borrowers will be determined at a future date by LH. It is contemplated that such collections will involve an increase of the borrower's monthly mortgage payment over particular period of time that will amortize the accounts receivable, with or without the charge of interest, and applying such increase first to the amortization of accounts receivables before applying the remaining (and unaltered) monthly payment to the borrower's individual account.

\*In regard to Borrowers that are debtors of individual securitization transactions, the amounts corresponding to interest and principal as allocated by LH's servicing system will be <u>advanced in cash</u> by LH as Servicer and deposited into Available Funds as per its normal obligations under the Servicing Agreement and collected individually from the Borrower, mentioned in point 5 above.

# La Hipotecaria Trust Pool Breakdown By Loan Type (Preferential vs. Non-Preferential)

# As of 06/30/2022 Data Cut

	Count	Original Balance	Percent of Total Original Balance	Current Balance	Percent of Total Current Balance	Wtd Avg Original Term	Wtd Avg Remaining Term	Wtd Avg Borrower Rate	Wtd Avg Subsidy Expiration Period
Non-Preferential Rate Loans (part of double entry)	493	\$6,514,215.97	11.50%	\$4,101,795.73	11.81%	355	174	6.34	
Non-Preferential Rate Loans (single entry)	1765	\$49,885,305.90	88.03%	\$30,489,628.20	87.75%	358	183	6.11	
Non-Preferential Rate Loans		\$56,399,521.87	99.53%	\$34,591,423.93	99.55%	358	182	6.14	
Preferential Rate Loans (part of double entry)	0	\$0.00	0.00%	\$0.00	0.00%	0	0	0.00	0
Preferential Rate Loans (single entry)	8	\$268,368.00	0.47%	\$154,624.16	0.45%	360	191	1.96	151
Preferential Rate Loans		\$268,368.00	0.47%	\$154,624.16	0.45%	360	191	1.96	151
Total Pool*	2020	\$56,667,889.87		\$34.746.048.09		358	182	6.12	151

<sup>\*</sup>Note: the overall mortgage count does not include both parts of double entry loans as together they make up a single mortgage