



Migration Analysis for La Hipotecaria S.A. de C.V El Salvador

Trust XIII
January 2021

An analysis of historical loan payment data was used to compile a migration analysis of delinquency by annual vintage. Delinquencies for each vintage were grouped into the following buckets; Current, 1-30, 31-60, 61-90, 91-120, 121-150, 151-180, and 180+. Results are provided in graphical and tabular form. The cutoff date is 1/31/2021.

Trust XIII - La Hipotecaria El Salvador Migration Analysis (All Vintages)

Delinquency Status (\$ of Current Balance)

Data Cutoff: 1/31/2021

Current Portfolio Balance	-	-	-	-	-	43,865,810.58	41,322,511.29	38,236,847.60	34,879,971.03	32,680,242.06
						Jan-17	Jan-18	Jan-19	Jan-20	Jan-21
Current						42,905,161.59	39,276,873.37	35,902,783.12	31,911,387.23	29,379,272.56
1-30 Days						573,434.73	1,240,285.87	943,584.52	1,054,870.88	1,370,213.64
31-60 Days						272,810.43	251,271.70	601,484.08	843,665.18	718,603.22
61-90 Days						100,726.51	384,261.05	265,471.53	590,155.53	518,978.01
91-120 Days						13,677.32	39,788.31	103,167.70	57,213.54	140,365.80
121-150 Days						-	30,213.23	139,410.95	147,416.99	135,092.96
151-180 Days						-	39,398.66	62,730.66	32,220.04	10,842.39
181+ Days						-	60,419.10	218,215.04	243,041.64	406,873.48

Delinquency Status (% of Current Balance)

Current Portfolio Balance	-	-	-	-	-	43,865,810.58	41,322,511.29	38,236,847.60	34,879,971.03	32,680,242.06
						Jan-17	Jan-18	Jan-19	Jan-20	Jan-21
Current						97.81%	95.05%	93.90%	91.49%	89.90%
1-30 Days						1.31%	3.00%	2.47%	3.02%	4.19%
31-60 Days						0.62%	0.61%	1.57%	2.42%	2.20%
61-90 Days						0.23%	0.93%	0.69%	1.69%	1.59%
91-120 Days						0.03%	0.10%	0.27%	0.16%	0.43%
121-150 Days						0.00%	0.07%	0.36%	0.42%	0.41%
151-180 Days						0.00%	0.10%	0.16%	0.09%	0.03%
181+ Days						0.00%	0.15%	0.57%	0.70%	1.25%
Current - 90 Days						99.97%	99.59%	98.63%	98.62%	97.88%
91-180 Days						0.03%	0.26%	0.80%	0.68%	0.88%

