

**Funds Application Report - 13th Mortgage Trust  
Septiembre 2021**

|   |                          |
|---|--------------------------|
| Payment Calculation Date  | September 1, 2021        |
| Interest Rate Series A  | 4.6500%                  |
| Interest Rate Series B  | 6.5000%                  |
| Interest Rate Series C  | 8.5000%                  |
| Beginning day, current Accrual Period   | July 22, 2021            |
| Ending day, current Accrual Period  | August 20, 2021          |
| <b>Payment Date</b>   | <b>September 8, 2021</b> |
| Number of days in Accrual Period  | 30                       |
| Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period prior to the Collection Period just ended (1). | 31,239,984.56            |
| Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended.                                    | 31,032,664.84            |
| Principal Balance of the Group of Mortgages which are not Defaulted Mortgages at the close of the last day of the Collection Period just ended          | 30,681,510.11            |
| Max Senior Fees and Expenses  | 53,802.20                |
| First day of the Collection Period just ended   | August 1, 2021           |
| Last day of the Collection Period just ended  | August 31, 2021          |
| Number of days in the Collection Period   | 31                       |
| Principal Balance of Series A at the beginning of the Accrual Period  | 25,446,348.33            |
| Principal Balance of Series B at the beginning of the Accrual Period  | 2,744,005.44             |
| Principal Balance of Series C at the beginning of the Accrual Period  | 900,000.00               |
| <b>Fees and Expenses</b>  |                          |
| Commission of the Trustee of the Collateral Trust:  | 3,362.64                 |
| Servicing Fee:  | 33,626.37                |
| Commission of the Payment Agent:  | 1,681.32                 |
| Local Supervision Fee SEC   | 0.00                     |
| Local Stock Exchange Fee:   | 0.00                     |
| Indemnifications of Collateral Trustee, Servicer and Payment Agent:   | 0.00                     |
| Tax on Commission of the Trustee of the Collateral Trust (ITBMS):   | 235.39                   |
| Tax on Commission of the Payment Agent (ITBMS):   | 117.69                   |
| <i>Total Fees and Expenses</i>  | <i>39,023.41</i>         |
| Series A Interest Reserve Account (at close of the Collection Period just ended)  | 485.91                   |
| Series A Allocation of the Letter of Credit   | 301,000.00               |
| Series A Interest Reserve Required Balance:   | 270,367.45               |
| Total Series A Interest Reserve Account more balance of Letter of Credit  | 301,485.91               |
| Series B Interest Reserve Account (at close of the Collection Period just ended)  | 548.12                   |
| Series B Allocation of the Letter of Credit   | 33,000.00                |
| Series B Interest Reserve Required Balance:   | 27,440.05                |
| Total Series B Interest Reserve Account more balance of Letter of Credit  | 33,548.12                |
| Amount to be used to make Serie B Interest Payment:   | 0.00                     |
| Available Funds Cutoff Balance (at close of Collection Period just ended)   | <b>400,199.35</b>        |
| Available Funds Cutoff Balance plus payments from Interest Reserve Accounts   | 735,233.38               |
| <i>Less</i>   |                          |
| Senior Fees and Expenses:   | 39,023.41                |
| Series A Interest Payment:  | 98,604.60                |
| Deposits to the Series A Interest Reserve Account (Series A Interest Reserve Deficiency Amount):  | 0.00                     |
| Series A Target Principal:  | 207,245.05               |
| Series B Interest Payment:  | 14,863.36                |
| Deposits to the Series B Interest Reserve Account (Series B Interest Reserve Deficiency Amount):  | 0.00                     |
| Series C Interest, as long as a Trigger Event is not in effect:   | 6,375.00                 |
| Series C Accrued Interest, as long as a Trigger Event is not in effect:   | 0.00                     |
| Series B Target Principal Payment, as long as a Trigger Event is not in effect:   | 34,087.93                |
| Series B Accrued Target Principal Payment, as long as a Trigger Event is not in effect:   | 0.00                     |
| Series A Additional Principal Payment:  | 0.00                     |
| Series B Additional Principal Payment:  | 0.00                     |
| Subordinated Fees and Expenses  | 0.00                     |
| Series C Principal Payment:   | 0.00                     |
| Issuer Trustee Incentive Fee:   | 0.00                     |