

Payment Calculation Date	04-Feb-13
Interest Rate Determination Date:	1-Jan-13
Reference Rate on the Interest Rate Determination Date:	6.00%
Interest Rate Series A	3.6325%
Interest Rate Series B	8.2500%
I/O Note Interest Rate	3.3900%
Beginning day, current Accrual Period	04-Ene-13
Ending day, current Accrual Period	02-Feb-13
Payment Date	08-Feb-13
Number of days in Accrual Period	30
Last day of the Collection Period prior to the Collection Period just ended.	31-Dic-12
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).	83,463,933.20
Principal Balance of the Group of Mortgages at the <i>close</i> of the last day of the Collection Period just ended.	82,977,130.18
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	82,895,503.62
(1) multiplied by 0.75% divided by 360 and multiplied by the number of days in the Collection Period.	53,903.79
First day of the Collection Period just ended	01-Ene-13
Last day of the Collection Period just ended	31-Ene-13
Number of days in the Collection Period	31
Principal Balance of Series A at the beginning of the Accrual Period	72,717,722.29
Principal Balance of Series B at the beginning of the Accrual Period	9,600,000.00
Fees and Expenses	
Commission of the Trustee of the Collateral Trust:	8,983.97
Servicing Fee:	32,342.27
Commission of the Payment Agent:	4,491.98
Local Supervisión Fee SEC	0.00
Indemnifications of Collateral Trustee, Servicer and Payment Agent	0.00
Tax on Commission of the Trustee of the Collateral Trust (ITBMS):	628.88
Tax on Servicing Fee (ITBMS):	2,263.96
Tax on Commission of the Payment Agent (ITBMS):	314.44
Monthly Advance of Income tax (AMIR)	0.00
Total Fees and Expenses	49,025.50
Series A Interest Reserve Account (at close of the Collection Period just ended)	742,168.77
Series A Interest Reserve Required Balance:	727,177.22
Excess to be deposited in the Available Funds Account:	14,991.55
Available Funds Cutoff Balance (at close of Collection Period just ended)	731,502.85
Available Funds Cutoff Balance plus excess from Interest Reserve Account	746,494.40
<i>Less</i>	
Senior Fees and Expenses:	49,025.50
Series A and I/O Notes Interest Payment:	231,535.25
Series A Interest Payment	220,122.61
I/O Notes Interest Payment	11,412.64
Deposits to the Series A Interest Reserve Account:	0.00
Series A Target Principal:	438,122.72
Series B Interest, as long as a Trigger Event is not in effect:	27,810.93
Series B Accrued Interest, as long as a Trigger Event is not in effect:	0.00
Series A Additional Principal:	0.00
Series B Principal Payment:	0.00
Subordinated Fees and Expenses	0.00
Issuer Trustee Incentive Fee:	0.00