Monthly Servicer Report

10th Mortgage Trust

Report Date:	April 05, 2022	Collection Period:	March 1 - 31, 2022
I hereby certify to the best of my kno violated and is not in violation of any r			
Signature of Servicer's authorized repr	resentativ e		
Name of Servicer's authorized repres	entative	Emilio Pimentel	
Title of Servicer's authorized represen	tative	Corporate Finance Manager	
Phone number of Servicer's authorized	representativ e	+ 507-300-8500	

Part 1: General information

		family income ratio on current Group of Mortgages:	29.73%
Number of Mortgage Loans at the close of the current Collection Period:	2,048	Weighted average original months to maturity:	320
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$35,598,818.85	Weighted average current months to maturity at the close of the Collection Period:	185
Jnpaid Balance of the Group of Mortgages at he close of the current Collection Period:	\$35,403,023.49	Weighted average interest rate on the Mortgages:	6.61%
Av erage 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:	\$17,286.63	Interest Rate Determination Date	01-mar-22
Weighted average original LTV:	86.67%	All monies received from Debtors:	\$448,849.41
Weighted av erage current LTV(1):	59.27%	Insurance premiums paid: Collection Fees paid:	\$41,850.38 \$17,784.29
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.	11.34%	Property taxes, condominium fees and other:	\$2,081.77
		Net proceeds from Debtors(2):	\$387,132.97
Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	11.09%		
		Gross Principal Collected:	\$195,795.36
Neighted av erage mortgage debt service to original family income ratio on original Group of Mortgages:	25.50%		
Ŭ Ŭ		Gross Interest Collected:	\$191,337.61

Part 2: Principal balance reporting

Part 2. Principal balance reporting	
Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$35,598,818.8
Less:	
Scheduled principal payments* programmed during the Collection Period	\$248,770.73
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$52,975.3
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:	\$35,403,023.4
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$524,859.28
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$37,741.8
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$34,840,422.4
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the t the securitization by Descap Securities.	final cash flow model of

Part 3: Principal reporting

Principal payments collected during the Collection Period:	\$195,795.36
Liquidation Proceeds collected during the Collection Period that correspond to the Principal Balance of any Mortgage Loan held as an asset by the Trustee:	\$0.00
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:	\$195,795.36
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$195,795.36
Number of Mortgage Loans at the beginning of the Collection Period:	2,053
Number of Mortgage Loans repaid in full during the Collection Period:	5
Principal from Mortgage Loans repaid in full during the Collection Period:	\$71,316.11
Number of Mortgage Loans that become defaulted during the Collection Period:	3
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncancelled:	35
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:	2,010

Ordinary interest payments collected during the Collection Period:	\$191,337.61
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:*	\$13,076.86
Proceeds from the Series A Interest Reserve Account during the Collection Period:	\$0.00
Gross Interest collected during the Collection Period:	\$204,414.47
Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$204,414.47
*Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this this transaction, accounts receivables resulting from this forbearance program are as follows:	Servicer 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:	\$13,654.58
Accounts receivables collected from Borrowers during previous Collection Periods:	\$354,901.15
Net balance owed to Banco La Hipotecaria:	\$674,809.30
Part 5: Series A interest reserve account reporting	
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Part 4: Interest reporting

Balance of the Series A Interest Reserve account at the close of the previous Collection Period	\$162,637.90
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:	\$159,885.69
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$157,095.19
Excess (Deficiency) in the Series A Interest Reserve:	\$2,790.50
Funds from Series A Interest Reserve Account deposited in the Available Funds Account:	\$2,790.50
Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement:	\$157,095.19

Part 6: Fiscal credit reporting

Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the	\$157,287.53
Collection Period:	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>
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:	\$607.22
Fiscal Credit Accrued during current calendar year*:	\$1,771.12
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 proceeds.	

Part 7: Delinquency ratio reporting

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	Current	31-60 days delinquent	61-90 days delinquent	91-120 days delinquent	121-150 days delinquent	151-180 days delinquent	Outstanding Principal Balanc at the close of the previous Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$31,650,789	\$1,303,068	\$1,141,885	\$335,424	\$257,074	\$152,181	\$34,840,422.41
Number of Mortgage Loans at the close of the Collection Period just ended:	1,816	83	65	24	12	10	2,010
Delinquency Ratio	90.85%	3.74%	3.28%	0.96%	0.74%	0.44%	100.00%
Delinquency Ratio *Includes only non-defaulted loans	90.85%	3.74%	3.28%	0.96%	0.74%	0.44%	

Part 8: Cumulative default ratio reporting

	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:	1,882,782.05	37,741.80	1,920,523.85		
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	898,249.60	5,006.38	903,255.98		
Number of Defaulted Mortgage Loans:	101	3	104		
Cut-off Date Principal Balance:			\$96,000,029.23		
Default Trigger			10.00%		
Compliance test:			2.00%		

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):	34,840,422.41
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	15,465,689.86
Credit Enhancement Trigger:	7.42%
Compliance Test ((B-C) /A)	20.18%
* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be n	nade 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
Breach of a covenant:		No
Bankruptcy of the Issuer Trust.		No
Capital Ratio of LH Holding: (trigger 5%)		No
Maturity Gap of LH Holding: (trigger 30%)		No
Open 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 year: (trigger 10%)		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 year immediately preceding the Closing Date: (trigger 10%)		No
LH ceases to be a subsidiary of Grupo ASSA, S. A.		No
Grupo ASSA, S. A. willfully ceases to provide guarantees that it has granted in relation to the financial obligations of the Affiliates of LH Holding.		No
John D. Rauschkolb ceases to be Chief Executive Officer		No
ASSA 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

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						Distributio	on Sumab	ory								
	Oriç	inal Principal Balance	Principal B the end previous Peri	of the Accrual	h	Interest Rate	Intere	est Distril	buted	Princip Distribu		Total D	istributed	Princi	rincipal Balance at the end of Accrual Period	
Series	A	\$86,400,000.00	\$15,709,	518.51		3.3825%	\$	646,564.9	91	\$243,82	8.65	\$290	,393.56	\$15,465,689.86		6
Series	B	\$9,600,000.00	\$9,600,0	00.00		8.0000%	\$	691,733.3	33	\$0.00)	\$91,	733.33	\$9,600,000.00)
						Interest ac		lian								
								lion				Dehits fr	om this aco	nunt		
					Accrual Period Creater A			Credits to	Credits to this account Accruals B			during the Collection Period Payments C		Balance at the close of this Accrual Period = A+B-C		
Series B In	terest Accrual	Account			27,733.33				64,000.00		91,733.33			0.00		
-					r	Interest distrib	bution su	umabry								
	Prin	Principal Balance on the last Payment Calculation Date			Regu	Regular Series A and Series B Interest Payments			Series B Accrued Interest Payment		Total Interest Distributed on each Serie		of Notes			
Series	Series A \$15,709,518.51				\$46,564.91			N/A		\$46,564.91						
Series	; B	\$9,600,000	0.00		\$91,733.33		3	0.00		\$91,733.33						
					Se	eries A required p	rincipal a	accumula	ation							
				Balan		e close of the Previ rual Period A	ious	Cre	edits to thi Accual	s account Is B		during	om this acc the Collect Period yments C		Balance at the cl Accrual Pe = A+B-0	riod
Series A R	Series A Required Principal				0.00			127,399.38		127,399.38		0.00				
						Principal distri	ibution s	umabry								
Г					Т			,				T				
	Original Princ Balance	ipal Principal Balance end of the prev Accrual Perio	ious Prin	ies A Req ncipal Pay ing the Ac Period	ment	Series A Addition Payment during the			Payment	es B Principal hent during the crual Period Recoveries the Accrual Period Accrual Period		he	Principal Balance at the end of the Accrual Period	Cumulativ e Realized Losses**		
Series A	\$86,400,000	.00 \$15,709,518.	51 5	6127,399.3	38	\$116,42	29.27			J/A	\$0	0.00	\$0.00		\$15,465,689.86	\$0.00
Series B	\$9,600,000.	\$9,600,000.0	00	N/A		N/A	A		\$0	0.00	\$0	0.00	\$0.00		\$9,600,000.00	\$0.00
								_								
		t calculated on the resp	ective Payme	ent Calcula	ation Dat	te is paid on the re	spective	Payment	t Date							
See 1ab	ie below Cum	lative Realized Losses.														

1	Default: d D:		eemed defaults - Status and		Duta at		N1-1-1
Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Los Interes
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	\$50,536.39	Over 180 Days	August 1-31,2011	Loan Cancelled	\$50,536.39	0.00	N/A
02-P-0381 04-C-0562	\$23,503.63 \$15,831.44	Over 180 Days Over 180 Days	October 1-31,2011 October 1-31,2011	Loan Cancelled Loan Cancelled	\$24,363.28 \$19,770.84	0.00 0.00	\$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	\$37,379.70	Over 180 Days	July 1-31,2012	Loan Cancelled	\$54,409.66	0.00	N/A
02-P-6620	\$22,384.10	Over 180 Days	September 1-30,2012	Loan Cancelled	\$28,749.79	0.00	N/A
02-P-5378 04-C-0629/0630	\$21,862.76 \$31,500.00	Over 180 Days Over 180 Days	December 1-31,2012	Loan Cancelled	\$37,253.62 \$46,495.89	0.00 0.00	\$0.00 N/A
02-P-5131	\$16,895.90	Over 180 Days	February 1-28,2013 June 1-30,2013	Loan Cancelled Loan Cancelled	\$26,947.37	0.00	N/A
02-P-4765	\$12,106.30	Over 180 Days	August 1-31,2013	Current	\$0.00	\$0.00	N/A
01-P-3593	\$13,723.06	Over 180 Days	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 02-P-6492	\$5.14 \$23,869.53	Over 180 Days	February 1-28,2014	Loan Cancelled Current	\$215.46	0.00	N/A
02-P-6674	\$16,898.99	Over 180 Days Over 180 Days	June 1-30,2014 July 1-31,2014	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	\$25,560.11	Over 180 Days	September 1-30,2014	Loan Cancelled	\$38,937.06	0.00	N/A
04-C-2623/2624 02-P-3900	\$13,739.84 \$10,839.45	Over 180 Days Over 180 Days	October 1-31,2014 November 1-30,2014	Loan Cancelled 91-120 DAYS	\$24,367.61 \$0.00	0.00 \$0.00	N/A N/A
01-C-1081	\$16,593.18	Over 180 Days	February 1-28,2015	331-360 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	\$15,262.37	Over 180 Days	June 1-30,2015	Loan Cancelled	\$15,262.37	0.00	N/A
02-P-6669	\$24,609.23	Over 180 Days	July 1-31,2015	Loan Cancelled	\$34,254.58	0.00	N/A
01-P-3186	\$17,062.96	Over 180 Days	September 1-30,2015	61-90 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 \$29,755.51	0.00	N/A N/A
02-P-7465 06-P-1723/1724	\$21,177.50 \$19,287.20	Over 180 Days Over 180 Days	December 1-31,2015 December 1-31,2015	Loan Cancelled Loan Cancelled	\$29,755.51 \$30,595.03	0.00 0.00	N/A
06-P-4731/4732	\$17,827.65	Over 180 Days	December 1-31,2015	Over 360 Days	\$0.00	\$0.00	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	\$14,596.44	Over 180 Days	July 1-31,2016	Loan Cancelled	\$24,482.63	0.00	N/A
06-P-4491/4492 02-P-4991	\$16,496.27 \$15,367.88	Over 180 Days Over 180 Days	March 1-31,2017 July 1-31,2017	Loan Cancelled Loan Cancelled	\$27,000.00 \$18,469.53	0.00 0.00	N/A N/A
02-P-9434	\$23,162.39	Over 180 Days	July 1-31,2017	331-360 Days	\$18,469.55	\$0.00	N/A
01-C-8060	\$25,723.08	Over 180 Days	October 1-31,2017	Over 360 Days	\$0.00	\$0.00	N/A
02-P-1448	\$11,455.41	Over 180 Days	October 1-31,2017	Loan Cancelled	\$18,038.44	0.00	N/A
02-P-4787	\$15,025.41	Over 180 Days	October 1-31,2017	Current	\$0.00	\$0.00	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	Over 360 Days	\$0.00	\$0.00	N/A
02-P-3321 02-P-4219	\$17,827.07 \$13,519.03	Over 180 Days Over 180 Days	March 1-31,2018 April 1-30,2018	Current Current	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-4456	\$16,206.01	Over 180 Days	April 1-30,2018	Loan Cancelled	\$29,972.71	\$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	\$19,786.21	Over 180 Days	May 1-31,2019	Loan Cancelled	\$23,558.88	\$0.00	N/A
06-P-3757/3758	\$31,547.79	Over 180 Days	Jun 1-30,2019	Over 360 Days	\$0.00	\$0.00	N/A
02-P-8944	\$17,933.67	Over 180 Days	Jul 1-31,2019	Loan Cancelled	\$19,613.23	0.00	N/A
06-P-2991/2992 02-P-5256	\$21,665.28 \$17,597.10	Over 180 Days	Aug 1-31,2019 Sep 1-30,2019	Loan Cancelled	\$19,925.12	\$1,740.16	N/A N/A
01-C-0548	\$18,570.78	Over 180 Days Over 180 Days	Oct 1-31,2019	Over 360 Days Loan Cancelled	\$0.00 \$19,165.00	\$0.00 0.00	N/A
02-P-4137	\$21,267.76	Over 180 Days	Oct 1-31,2019	Loan Cancelled	\$23,612.05	0.00	N/A
02-P-4404	\$13,494.14	Over 180 Days	Oct 1-31,2019	Over 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	\$14,442.30	Over 180 Days	Dec 1-31,2019	Loan Cancelled	\$16,965.00	0.00	N/A
02-P-5954 02-P-8578	\$14,564.04 \$18,040.32	Over 180 Days Over 180 Days	Jan 1-31,2020 Jan 1-31,2020	Over 360 Days Loan Cancelled	\$0.00 \$19,729.09	\$0.00 0.00	N/A 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	\$20,776.42	Over 180 Days	Apr 1-30,2020	Over 360 Days	\$0.00	\$0.00	N/A
06-P-2401/2402	\$19,569.34	Over 180 Days	May 1-31,2020	Loan Cancelled	\$13,924.67	\$5,644.67	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 02-P-7971	\$13,794.23 \$9,577.27	Over 180 Days	August 1-31,2020	91-120 DAYS Current	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-/9/1 01-C-4244	\$9,577.27 \$12,405.75	Over 180 Days Over 180 Days	August 1-31,2020 September 1-30,2020	31-60 DAYS	\$0.00	\$0.00	N/A
02-P-1959	\$11,816.62	Over 180 Days	September 1-30,2020	Current	\$0.00	\$0.00	N/A
02-P-4216	\$12,196.62	Over 180 Days	September 1-30,2020	Over 360 Days	\$0.00	\$0.00	N/A
02-P-5795	\$12,931.76	Over 180 Days	September 1-30,2020	Over 360 Days	\$0.00	\$0.00	N/A
01-P-3405 02-P-2815	\$11,466.22	Over 180 Days	October 1-31,2020	Current	\$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 + 361 DAYS	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-5794	\$26,742.61	Over 180 Days	December 1-31,2020	151-180 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	\$24,017.99	Over 180 Days	January 1-31,2021	61-90 DAYS	\$0.00	\$0.00	N/A
02-P-8251	\$16,972.20	Over 180 Days	February 1-28,2021	+ 361 DAYS	\$0.00	\$0.00	N/A
04-P-0851	\$12,035.41	Over 180 Days	February 1-28,2021	+ 361 DAYS	\$0.00	\$0.00	N/A
02-P-6569 06-P-2401/2402	\$14,132.97 \$47,212.22	Over 180 Days Over 180 Days	March 1-31,2021 June 1-30,2021	+ 361 DAYS 121-150 DAYS	\$0.00 \$0.00	\$0.00 \$0.00	N/A N/A
02-P-5654	\$13,858.58	Over 180 Days	October 1-31,2021	151-180 DAYS	\$0.00	\$0.00	N/A
2-P-4180	\$ 14,274.65	Over 180 Days	November 1-30,2021	331-360 DAYS	0.00	0.00	N/A
2-P-4693	\$ 17,067.38	Over 180 Days	November 1-30,2021	331-360 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	\$ 12,847.40	Over 180 Days	November 1-30,2021	331-360 DAYS	0.00	0.00	N/A
2-P-4287	\$ 9,897.66 \$10,662.79	Over 180 Days	December 1-31,2021	61-90 DAYS 331-360 DAYS	0.00	0.00	N/A N/A
6-P-2351/2352 2-P-2852	\$ 20,556.71	Over 180 Days Over 180 Days	December 1-31,2021 January 1-31,2022	331-360 DAYS 331-360 DAYS	\$0.00 0.00	\$0.00 0.00	N/A 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	\$ 16,210.58	Over 180 Days	January 1-31,2022	331-360 DAYS	0.00	0.00	N/A
2-P-8858	\$ 17,753.43	Over 180 Days	January 1-31,2022	331-360 DAYS	0.00	0.00	N/A
2-P-2107	\$16,585.61	Over 180 Days	February 1-28,2022	331-360 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	\$15,371.45	Over 180 Days	February 1-28,2022	331-360 DAYS	0.00	0.00	N/A
2-P-9113 6-P-3019/3020	\$12,741.63 \$13,787.94	Over 180 Days Over 180 Days	February 1-28,2022 February 1-28,2022	331-360 DAYS 331-360 DAYS	0.00	0.00 0.00	N/A N/A
6-P-3019/3020 6-P-4417/4418	\$13,929.72	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
2-P-3485	\$9,393.40	Over 180 Days	March 1-31,2022	Over 180 Days	0.00	0.00	N/A
			March 1-31,2022	Over 180 Days	0.00	0.00	N/A
2-P-5388 2-P-5764	\$13,387.09	Over 180 Days	Waron 1-01,2022	over ree baje		0.00	

Annex 1

10th Mortgage Trust 2010			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	476,832.3		
Fiscal Credit calculation at the end of the above year as per DGI* (I	467,712.9		
Cash received by collection and sale of Fiscal Credit corresponding to the above	460,338.3	Sale Price% 99.00%	Cash Received 455,734.9
Collection Period; Sep. 1 - Sep. 30, 20 Total cash received by collection and sale of Fiscal Credit corresponding to the above	65.3€ 460,403.6	99.00%	64.71 455,799.6
Remaining Fiscal Credit to be received corresponding to the above y	7,309.3		
2011			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	3,201,945.8		
Fiscal Credit calculation at the end of the above year as per DGI* (I	3,190,158.7		
Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; October 1 - December 31, 2(Collection Period; February 1 - February 29, 2(Collection Period; March 1 - March 31, 20 Collection Period; Sep. 1 - Sep. 30, 2(Total cash received by collection and sale of Fiscal Credit corresponding to the above	759,310.4 1,631,151.8 766,616.5 584.5 3,157,663.4	Sale Price% 99.00% 99.00% 99.00% 99.00%	Cash Received 751,717.3 1,614,840.3 758,950.3 578.74 3,126,086.8
Remaining Fiscal Credit to be received corresponding to the above y	32,495.2		
2012			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	2,741,640.2		
Fiscal Credit calculation at the end of the above year as per DGI* ($\boldsymbol{\iota}$	2,686,033.5		
Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; June 1 - June 30, 2(Collection Period; December 1 - December 31, 2(Collection Period; October 1 - December 31, 2(Total cash received by collection and sale of Fiscal Credit corresponding to the above	704,467.5 1,365,000.7 616,464.6 2,685,932.9	Sale Price% 99.00% 99.00% 99.00%	Cash Receiver 697,422.9 1,351,350.7 610,299.9 2,659,073.6
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
Additional Fiscal Credit received corresponding to the above y Collection Period; Sep. 1 - Sep. 30, 2(*DGI is the the Panamanian Fiscal Authoritii(<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 (esti	2,279,845.2		
Fiscal Credit calculation at the end of the above year as per DGI* (I	2,271,968.6		
Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; October 1 - October 31, 2(Collection Period; November 1 - November 30, 2 Collection Period; January 1 - January 31, 2 Collection Period; April 1 - April 30, 20 Total cash received by collection and sale of Fiscal Credit corresponding to the above	609,247.2 587,620.5 565,431.7 509,669.0 2,271,968.6	Sale Price% 99.00% 99.00% 99.00% 99.00%	Cash Receiver 603,154.7 581,744.3 559,777.4 504,572.3 2,249,248.9
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
Additional Fiscal Credit received corresponding to the above y Collection Period; Sep. 1 - Sep. 30, 20 *DGI is the the Panamanian Fiscal Authoriti(<i>Dirección General de Ingresos</i>	1,539.44	99.00%	1,524.0!
2014			
 Fiscal Credit accrued during the above year as reported and accumulated monthly (esti Fiscal Credit calculation at the end of the above year as per DGI* (r Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; October 1 - October 31, 2(Collection Period; December 1 - August 31, 20 Collection Period; December 1 - December 31, 2(2,067,045.8 2,027,343.8 1,076,304.9 493,944.9 457,093.9	Sale Price% 99.00% 99.00% 99.00%	Cash Received 1,065,541.8 489,005.5 452,522.9
Total cash received by collection and sale of Fiscal Credit corresponding to the above	2,027,343.8		2,007,070.3
Remaining Fiscal Credit to be received corresponding to the above y Additional Fiscal Credit received corresponding to the above y Collection Period; Sep. 1 - Sep. 30, 2(*DGI is the the Panamanian Fiscal Authoriti <i>(Dirección General de Ingresos</i>	0.00	99.00%	23,981.4;

*DGI is the the Panamanian Fiscal Authoriti(Dirección General de Ingresos

10th Mortgage Trust

2015			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	1,746,308.5		
Fiscal Credit calculation at the end of the above year as per DGI* (I	1,699,414.7		
Cash received by collection and Sale of Fiscal Credit corresponding to the above		Sale Price%	Cash Received
Collection Period; December 1 - December 31, 2(362,659.4	98.50%	357,219
Collection Period; December 1 - December 31, 2(Collection Period; June 1 - June 30, 2(431,608.1 86,282.2	98.50% 99.00%	425,134 85,419
Collection Period; June 1 - June 30, 20	415,552.0	98.75%	410,357
Collection Period; December 1 - December 31, 2(403,312.7	99.00%	399,279
Total cash received by collection and sale of Fiscal Credit corresponding to the above	1,699,414.7		1,677,410
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
Additional Fiscal Credit received corresponding to the above y			
Collection Period; Sep. 1 - Sep. 30, 20 *DGI is the the Panamanian Fiscal Authoriti«(Dirección General de Ingresos	44,062.7	99.00%	43,622
·			
2016	1 400 575 4		
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	1,422,575.4		
Fiscal Credit calculation for the year 2016 that was presented to the DGI* (1,380,185.9		
Cash received by collection and Sale of Fiscal Credit corresponding to the above		Sale Price%	Cash Received
Collection Period; March 1 - March 31, 20 Collection Period; June 1 - June 30, 20	366,219.1 1,013,966.8	99.00% 99.00%	362,556 1,003,827
Total cash received by collection and sale of Fiscal Credit corresponding to the above	1,380,185.9	33.00 A	1,366,384
Remaining Fiscal Credit to be received corresponding to the above v	0.00		
	0.00		
Additional Fiscal Credit received corresponding to the above y Collection Period; Sep. 1 - Sep. 30, 20	296,020.9	99.00%	293,060.
*DGI is the the Panamanian Fiscal Authoriti«(Dirección General de Ingresos			
2017			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	1,002,403.0		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (981,728.0		
		0 L D . W	0 I D ·
Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; September 1 - September 30, 2	296,536.0	Sale Price% 99.00%	Cash Received 293,570
Collection Period; June 1 - June 30, 20	685,191.9	99.00%	678,340
Total cash received by collection and sale of Fiscal Credit corresponding to the above	981,728.0		971,910
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
Additional Fiscal Credit received corresponding to the above y			
Collection Period; June 1 - June 30, 20	30,330.0	99.00%	30,026.
*DGI is the the Panamanian Fiscal Authoriti«(Dirección General de Ingresos			
2018			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	457,775.7		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (503,449.0		
Cash received by collection and Sale of Fiscal Credit corresponding to the above		Sale Price%	Cash Received
Collection Period; September 1- 30, 20	164,298.0	99.00%	162,655
Collection Period; March 1- 31, 20	138,271.9	99.00%	136,889
Collection Period; December 1- 31, 20 Total cash received by collection and sale of Fiscal Credit corresponding to the above	200,879.1	99.00%	<u>198,870</u> 498,414
			430,414
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
*DGI is the the Panamanian Fiscal Authoriti«(Dirección General de Ingresos			
2019			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	106,284.0		
Fiscal Credit calculation for the year 2017 that was presented to the DGI * (108,463.1		
Cash received by collection and Sale of Fiscal Credit corresponding to the above	00.100 -	Sale Price%	Cash Received
Collection Period; December 1- 31, 20 Collection Period; March 1- 31, 20:	68,460.6 40,002.5	99.00% 99.00%	67,776. 39,602.
Total cash received by collection and sale of Fiscal Credit corresponding to the above	108,463.1	00.00 //	107,378
Remaining Fiscal Credit to be received corresponding to the above y	0.00		
*DCI is the the Panamanian Fiscal Authoriti/Dirección General de Ingresos			

*DGI is the the Panamanian Fiscal Authoritie(Dirección General de Ingresos

Annex 1

10th Mortgage Trust 2024			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	24,592.3		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (20,794.5		
Cash received by collection and Sale of Fiscal Credit corresponding to the above Collection Period; March 1- 31, 20;	12.747.9	Sale Price% 99.00%	Cash Received 12,620.4
Total cash received by collection and sale of Fiscal Credit corresponding to the above	12,747.9	00.00 A	12,620.4
Remaining Fiscal Credit to be received corresponding to the above y	8,046.5		
*DGI is the the Panamanian Fiscal Authoritie (Dirección General de Ingresos			
2021			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	7,442.24		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (
Cash received by collection and Sale of Fiscal Credit corresponding to the above		Sale Price%	Cash Received
Collection Perioc Total cash received by collection and sale of Fiscal Credit corresponding to the above	0.0C 0.0C	99.00%	0.00
Remaining Fiscal Credit to be received corresponding to the above y	7,442.24		
*DGI is the the Panamanian Fiscal Authoritii(Dirección General de Ingresos			
2022			
Fiscal Credit accrued during the above year as reported and accumulated monthly (esti	1,771.1:		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (
Cash received by collection and Sale of Fiscal Credit corresponding to the above		Sale Price%	Cash Received
Collection Perioc Total cash received by collection and sale of Fiscal Credit corresponding to the above	0.0C 0.0C	99.00%	0.00
Remaining Fiscal Credit to be received corresponding to the above y	1,771.1:		

*DGI is the the Panamanian Fiscal Authoriti(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 delinguent 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</u> <u>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 03/31/2022 Data Cut

	Count	l 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)	500	\$6,572,509.66	11.47%	\$4,185,028.13	11.82%	355	177	6.35	
Non-Preferential Rate Loans (single entry)	1784	\$50,476,553.06	88.06%	\$31,060,707.83	87.73%	358	186	6.12	
Non-Preferential Rate Loans		\$57,049,062.72	99.53%	\$35,245,735.96	99.56%	358	185	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%	\$157,287.53	0.44%	360	194	1.96	151
Preferential Rate Loans		\$268,368.00	0.47%	\$157,287.53	0.44%	360	194	1.96	151
Total Pool*	2042	\$57,317,430.72		\$35,403,023.49		358	185	6.12	151

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