


**Monthly Servicer Report
10th Mortgage Trust**

Report Date: February 04, 2021	Collection Period: January 1 - 31, 2021
<p>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.</p>	
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:	2,137	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	33.27%
Number of Mortgage Loans at the close of the current Collection Period:	2,133	Weighted average original months to maturity:	320
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$38,710,526.74	Weighted average current months to maturity at the close of the Collection Period:	199
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$38,497,423.60	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:	\$18,114.43	Interest Rate Determination Date	01-ene-21
Weighted average original LTV:	86.67%	All monies received from Debtors:	\$488,048.65
Weighted average current LTV(1):	61.55%	Insurance premiums paid:	\$42,944.98
		Collection Fees paid:	\$17,902.02
		Property taxes, condominium fees and other:	\$2,393.68
Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.	11.34%		
		Net proceeds from Debtors(2):	\$424,807.97
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:	\$213,103.14
Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	25.50%		
		Gross Interest Collected:	\$211,704.83
<p>(1) 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.</p>			

Part 2: Principal balance reporting

Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:	\$38,710,526.74
<i>Less:</i>	
Scheduled principal payments* programmed during the Collection Period	\$253,278.08
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	-\$40,174.94
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:	\$38,497,423.60
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$436,351.47
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	\$35,683.64
<i>Equals:</i>	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$38,025,388.49
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Descap Securities.	

Part 3: Principal reporting

Principal payments collected during the Collection Period:	\$213,103.14
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:	\$213,103.14
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$213,103.14
Number of Mortgage Loans at the beginning of the Collection Period:	2,137
Number of Mortgage Loans repaid in full during the Collection Period:	4
Principal from Mortgage Loans repaid in full during the Collection Period:	\$81,906.04
Number of Mortgage Loans that become defaulted during the Collection Period:	2
Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncancelled:	25
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:	2,106

Part 4: Interest reporting

Ordinary interest payments collected during the Collection Period:	\$211,704.83
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:*	\$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:	\$0.00
Gross Interest collected during the Collection Period:	\$211,704.83
Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$211,704.83
*Please see the complete explanation of the COVID-19 Forbearance Program in the Annex 1 to this Servicer Report. As of the date of this transaction, accounts receivables resulting from this forbearance program are as follows:	
Accounts receivables from Borrowers during previous Collection Periods:	\$802,523.73
Accounts receivables granted to Borrowers during this Collection Period:	\$42,062.40
Total accounts receivables granted to Borrowers:	\$844,586.13
Accounts receivables collected from Borrowers during this Collection Period:	\$7,491.11
Accounts receivables collected from Borrowers during previous Collection Periods:	\$171,733.82
Net balance owed to Banco La Hipotecaria:	\$665,361.20

Part 5: Series A interest reserve account reporting

Balance of the Series A Interest Reserve account at the close of the previous Collection Period	\$203,638.07
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:	\$200,837.16
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$197,673.00
Excess (Deficiency) in the Series A Interest Reserve:	\$3,164.16
Funds from Series A Interest Reserve Account deposited in the Available Funds Account:	\$3,164.16
Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement:	\$197,673.00

Part 6: Fiscal credit reporting

Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period:	\$168,934.96
Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:	7
Fiscal Credit Accrued during Current Collection Period:	\$650.03
Fiscal Credit Accrued during current calendar year*:	\$650.03
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

	04/02/2021	January 1 - 31, 2021	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:	\$35,476,274	\$1,471,488	\$672,543	\$238,070	\$125,408	\$41,605	\$38,025,388.49
Number of Mortgage Loans at the close of the Collection Period just ended:	1,957	87	38	15	6	3	2,106
Delinquency Ratio	93.30%	3.87%	1.77%	0.63%	0.33%	0.11%	100.00%

*Includes only non-defaulted loans

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:	1,480,078.80	35,683.64	1,515,762.44
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	652,056.69	-35,342.19	687,398.88
Number of Defaulted Mortgage Loans:	77	2	79
Cut-off Date Principal Balance:			\$96,000,029.23
Default Trigger		0.0575	10.00%
Compliance test:			1.58%

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):	38,025,388.49
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	19,484,619.17
Credit Enhancement Trigger:	7.42%
Compliance Test ((B-C) /A)	19.31%

* 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
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

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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	460,338.30	99.00%	455,734.92
	65.36	99.00%	64.71
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	<u>460,403.66</u>		<u>455,799.62</u>
Remaining Fiscal Credit to be received corresponding to the above year	7,309.33		

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		Sale Price%	Cash Received
Collection Period; October 1 - December 31, 2011	759,310.44	99.00%	751,717.34
Collection Period; February 1 - February 29, 2012	1,631,151.86	99.00%	1,614,840.34
Collection Period; March 1 - March 31, 2012	766,616.54	99.00%	758,950.37
Collection Period; Sep. 1 - Sep. 30, 2017	584.59	99.00%	578.74
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	<u>3,157,663.43</u>		<u>3,126,086.80</u>
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		Sale Price%	Cash Received
Collection Period; June 1 - June 30, 2012	704,467.59	99.00%	697,422.91
Collection Period; December 1 - December 31, 2012	1,365,000.74	99.00%	1,351,350.73
Collection Period; October 1 - December 31, 2012	616,464.64	99.00%	610,299.99
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	<u>2,685,932.97</u>		<u>2,659,073.64</u>
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	395.22	99.00%	391.27

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

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		Sale Price%	Cash Received
Collection Period; October 1 - October 31, 2013	609,247.26	99.00%	603,154.78
Collection Period; November 1 - November 30, 2013	587,620.52	99.00%	581,744.31
Collection Period; January 1 - January 31, 2014	565,431.77	99.00%	559,777.45
Collection Period; April 1 - April 30, 2014	509,669.07	99.00%	504,572.38
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	<u>2,271,968.62</u>		<u>2,249,248.92</u>
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	1,539.44	99.00%	1,524.05

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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		Sale Price%	Cash Received
Collection Period; October 1 - October 31, 2014	1,076,304.93	99.00%	1,065,541.88
Collection Period; August 1 - August 31, 2015	493,944.97	99.00%	489,005.52
Collection Period; December 1 - December 31, 2015	457,093.91	99.00%	452,522.97
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	<u>2,027,343.81</u>		<u>2,007,070.37</u>
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
Additional Fiscal Credit received corresponding to the above year			

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Collection Period; Sep. 1 - Sep. 30, 2017	24,223.66	99.00%	23,981.42
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2015

Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,746,308.52		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	1,699,414.73		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		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	431,608.18	98.50%	425,134.06
Collection Period; June 1 - June 30, 2016	86,282.28	99.00%	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	403,312.77	99.00%	399,279.64
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,699,414.73		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	44,062.73	99.00%	43,622.10

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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	366,219.10	99.00%	362,556.91
Collection Period; June 1 - June 30, 2017	1,013,966.83	99.00%	1,003,827.16
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,380,185.93		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

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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		Sale Price%	Cash Received
Collection Period; September 1 - September 30, 2017	296,536.09	99.00%	293,570.73
Collection Period; June 1 - June 30, 2018	685,191.95	99.00%	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

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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	164,298.08	99.00%	162,655.10
Collection Period; March 1 - 31, 2019	138,271.91	99.00%	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	0.00		

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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

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Collection Period; December 1- 31, 2019	<u>68,460.72</u>	99.00%	<u>67,776.11</u>
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	68,460.72		67,776.11
Remaining Fiscal Credit to be received corresponding to the above year	40,002.42		

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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)			
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period:	<u>0.00</u>	99.00%	<u>0.00</u>
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00		0.00
Remaining Fiscal Credit to be received corresponding to the above year	24,592.31		

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2021

Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	650.03		
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		Sale Price%	Cash Received
Collection Period:	<u>0.00</u>	99.00%	<u>0.00</u>
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	0.00		0.00
Remaining Fiscal Credit to be received corresponding to the above year	650.03		

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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 banking 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 advanced in cash 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 01/31/2021 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)	523	\$6,847,396.76	11.47%	\$4,581,005.70	11.90%	355	190	6.83	
Non-Preferential Rate Loans (single entry)	1857	\$52,603,607.70	88.08%	\$33,747,482.94	87.66%	358	200	6.63	
Non-Preferential Rate Loans		\$59,451,004.46	99.55%	\$38,328,488.64	99.56%	358	199	6.65	
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	0.45%	\$168,934.96	0.44%	360	208	1.97	151
Preferential Rate Loans		\$268,368.00	0.45%	\$168,934.96	0.44%	360	208	1.97	151
Total Pool*	2127	\$59,719,372.46		\$38,497,423.60		358	199	6.63	151

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