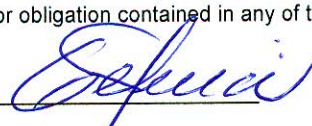


## Monthly Servicer Report

### 10th Mortgage Trust

|   |  |
|---|--|
| <b>Report Date: June 6, 2013</b>  | <b>Collection Period: May 1 - May 31, 2013</b>                                     |
| <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  | Giselle de Tejeira   |
| Title of Servicer's authorized representative   | VPE de Finanzas  |
| 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:  | 3,286           | Weighted average mortgage debt service to original family income ratio on current Group of Mortgages: | 27.02%         |
| Number of Mortgage Loans at the close of the current Collection Period:  | 3,267           | Weighted average original months to maturity:   | 320            |
| Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:  | \$81,075,542.73 | Weighted average current months to maturity at the close of the Collection Period:                    | 289            |
| Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:  | \$80,411,153.57 | Weighted average interest rate on the Mortgages:  | 3.32%          |
| Average original size of the Mortgage Loans:   | \$26,585.44     | Panama Reference Rate first day of Collection Period:   | 6.00%          |
| Average current size of the Mortgage Loans:  | \$24,613.15     | Interest Rate Determination Date  | 01-May-13      |
| Weighted average original LTV:   | 86.67%          | All monies received from Debtors:   | \$1,004,502.04 |
| Weighted average current LTV(1):   | 80.80%          | Insurance premiums paid:  | \$67,852.80    |
| Weighted average non- mortgage debt service to original family income ratio on the original Group of Mortgages.                                      | 11.44%          | Collection Fees paid:   | \$18,542.16    |
| Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period. | 11.41%          | Property taxes, condominium fees and other:   | \$10,204.02    |
|  |                 | Net proceeds from Debtors(2):   | \$907,903.06   |
|  |                 | Gross Principal Collected:  | \$664,389.16   |
| Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:   | 25.50%          | Gross Interest Collected:   | \$243,513.90   |

(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.



### Part 2: Principal balance reporting

|   |                 |
|---|-----------------|
| Outstanding Principal Balance of all Mortgage Loans at the close of the previous Collection Period:   | \$81,075,542.73 |
| <i>Less:</i>  |                 |
| Scheduled principal payments* programmed during the Collection Period   | \$546,479.69    |
| Payments of principal collected during the Collection Period above (below) scheduled principal payments*  | \$117,909.47    |
| 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:   | \$80,411,153.57 |
| Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:                                | \$105,723.21    |
| Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:  | \$0.00          |
| <i>Equals:</i>  |                 |
| Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:                                | \$80,305,430.36 |
| *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:   | \$664,389.16 |
| 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:  | \$664,389.16 |
| Reimbursement of Servicer Advances for expenses during the Collection Period:  | \$0.00       |
| Principal remitted to Available Funds Account during the Collection Period:  | \$664,389.16 |
| Number of Mortgage Loans at the beginning of the Collection Period:  | 3,286        |
| Number of Mortgage Loans repaid in full during the Collection Period:  | 19           |
| Principal from Mortgage Loans repaid in full during the Collection Period:   | \$446,151.87 |
| Number of Mortgage Loans that become defaulted during the Collection Period:   | 0            |
| Number of Mortgage Loans that become defaulted during previous Collection Periods that remain uncanceled:  | 4            |
| 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:  | 3,263        |



**Part 4: Interest reporting**

|  |              |
|--|--------------|
| Ordinary interest payments collected during the Collection Period:                           | \$243,513.90 |
| 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:                                       | \$243,513.90 |
| Reimbursement of Servicer Advances during the Collection Period:                             | \$0.00       |
| Interest remitted to the Available Funds Account during the Collection Period:               | \$243,513.90 |

**Part 5: Series A interest reserve account reporting**

|   |              |
|---|--------------|
| Balance of the Series A Interest Reserve account at the close of the previous Collection Period                         | \$708,076.96 |
| Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:               | \$0.00       |
| Balance of the Series A Interest Reserve Account at the close of the Collection Period:                                 | \$708,248.88 |
| The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:                          | \$701,338.14 |
| Excess (Deficiency) in the Series A Interest Reserve:   | \$6,910.74   |
| Funds from Series A Interest Reserve Account deposited in the Available Funds Account:                                  | \$6,910.74   |
| Balance of the Series A Interest Reserve Account after deposits/payments as per Section 5.2 of the Servicing Agreement: | \$701,338.14 |

**Part 6: Fiscal credit reporting**

|   |                 |
|---|-----------------|
| Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period: | \$62,928,806.23 |
| Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:   | 2,532           |
| Fiscal Credit Accrued during Current Collection Period:   | \$200,202.38    |
| Fiscal Credit Accrued during current calendar year*:  | \$993,887.98    |
| 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**

|   | Less than 30 days delinquent | 31-60 days delinquent | 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: | \$77,635,200                 | \$2,192,748           | \$364,229             | \$96,358               | \$0                     | \$16,896                | \$80,305,430  |
| Number of Mortgage Loans at the close of the Collection Period just ended:                | 3,152                        | 88                    | 17                    | 5                      | 0                       | 1                       | 3,263   |
| Delinquency Ratio   | 96.67%                       | 2.73%                 | 0.45%                 | 0.12%                  | 0.00%                   | 0.02%                   | 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:   | 0.00  | 0.00   | 0.00  |
| Mortgage Loans that once reached more than 180 days delinquent: | 301,228.48  | 0.00   | 301,228.48  |
| Aggregate Outstanding Balances of Defaulted Mortgage Loans:     | 301,228.48  | 0.00   | 301,228.48  |
| Number of Defaulted Mortgage Loans:                             | 12  | 0  | 12  |
| Cut-off Date Principal Balance:                                 |   |  | \$96,000,029.23                                       |
| Default Trigger   |   |  | 10.00%  |
| Compliance test:  |   |  | 0.31%   |

**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):                         | 80,305,430.36   |
| The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):* | 70,133,813.97   |
| Credit Enhancement Trigger:  | 7.42%           |
| Compliance Test ((B-C) /A)   | 10.60%          |

\* 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                          |



**Part 11: Distribution reporting**

| Distribution Summary |                            |  |               |                      |                       |                   |   |
|----------------------|----------------------------|--|---------------|----------------------|-----------------------|-------------------|---|
|                      | Original Principal Balance | Principal Balance at the end of the previous Accrual | Interest Rate | Interest Distributed | Principal Distributed | Total Distributed | Principal Balance at the end of this Accrual Period |
| Series A             | \$86,400,000.00            | \$70,133,813.97                                      | 3.6325%       | \$212,300.90         | \$597,950.24          | \$810,251.14      | \$69,535,863.73                                     |
| Series B             | \$9,600,000.00             | \$9,600,000.00                                       | 8.2500%       | \$46,075.27          | \$0.00                | \$46,075.27       | \$9,600,000.00                                      |

**Interest accumulation**

|                                   | Balance at the close of the Previous Accrual Period A | Credits to this account Accruals B | Debits from this account during the Collection Period Payments C | Balance at the close of this Accrual Period = A+B-C |
|-----------------------------------|---|------------------------------------|--|---|
| Series B Interest Accrual Account | 19,888.94   | 66,000.00                          | 46,075.27  | 39,813.67   |

**Interest distribution summary**

|          | Principal Balance on the last Payment Calculation Date | Regular Series A and Series B Interest Payments | Series B Accrued Interest Payment | Total Interest Distributed on each Series of Notes |
|----------|--|---|-----------------------------------|--|
| Series A | \$70,133,813.97  | \$212,300.90                                    | N/A                               | \$212,300.90                                       |
| Series B | \$9,600,000.00   | \$46,075.27                                     | 0.00                              | \$46,075.27  |

**Series A required principal accumulation**

|                             | Balance at the close of the Previous Accrual Period A | Credits to this account Accruals B | Debits from this account during the Collection Period payments C | Balance at the close of this Accrual Period = A+B-C |
|-----------------------------|---|------------------------------------|--|---|
| Series A Required Principal | 0.00  | 597,950.24                         | 597,950.24   | 0.00  |

**Principal distribution summary**

|          | Original Principal Balance | Principal Balance at the end of the previous Accrual Period | Series A Required Principal Payment during the Accrual Period | Series A Additional Principal Payment during the Accrual Period | Series B Principal Payment during the Accrual Period | Realized losses during the Accrual Period | Recoveries during the Accrual Period | Principal Balance at the end of the Accrual Period | Cumulative Realized Losses** |
|----------|----------------------------|---|---|---|--|---|--------------------------------------|--|------------------------------|
| Series A | \$83,268,060.68            | \$70,133,813.97   | \$597,950.24  | \$0.00  | N/A  | \$0.00                                    | \$0.00                               | \$69,535,863.73                                    | \$0.00                       |
| Series B | \$9,600,000.00             | \$9,600,000.00  | N/A   | N/A   | \$0.00   | \$0.00                                    | \$0.00                               | \$9,600,000.00                                     | \$0.00                       |

\*Assumes that the amount calculated on the respective Payment Calculation Date is paid on the respective Payment Date

\*\* See Table below Cumulative Realized Losses.

**Deemed defaults - Status and recoveries**

| Loan Number  | Defaulted Principal Balance | Type of Deemed Default | Collection Period of Default | Current Status | Principal Recovered | Net Loss Capital | Net Loss Interest |
|--------------|-----------------------------|------------------------|------------------------------|----------------|---------------------|------------------|-------------------|
| 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             | Current        | N/A                 | N/A              | N/A               |
| 02-P-0381    | \$23,503.63                 | Over 180 Days          | October 1-31,2011            | Loan Cancelled | \$24,363.28         | 0.00             | \$0.00            |
| 04-C-0562    | \$15,831.44                 | Over 180 Days          | October 1-31,2011            | 1-30 Days      | N/A                 | N/A              | 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               | Current        | N/A                 | N/A              | N/A               |
| 06-P-0749    | \$28,878.13                 | Over 180 Days          | July 1-31,2012               | Over 360 Days  | N/A                 | N/A              | N/A               |
| 06-P-0750    | \$8,501.57                  | Over 180 Days          | July 1-31,2012               | Over 360 Days  | N/A                 | N/A              | N/A               |
| 02-P-6620    | \$22,384.10                 | Over 180 Days          | September 1-30,2012          | Over 360 Days  | N/A                 | N/A              | N/A               |
| 02-P-5378    | \$21,862.76                 | Over 180 Days          | December 1-31,2012           | Over 360 Days  | N/A                 | N/A              | N/A               |
| 04-C-0629    | \$31,500.00                 | Over 180 Days          | February 1-28,2013           | 181-360 Days   | N/A                 | N/A              | N/A               |
| 04-C-0630    | \$31,500.00                 | Over 180 Days          | February 1-28,2013           | 181-360 Days   | N/A                 | N/A              | N/A               |
| <b>Total</b> | <b>\$301,228.48</b>         |                        |                              |                | <b>\$73,019.32</b>  | <b>\$0.00</b>    | <b>\$0.00</b>     |

# La Hipotecaria Trust Pool Breakdown By Loan Type (Preferential vs. Non-Preferential)

As of 05/31/2013 Data Cut

|  | Count       | Percent of Total       |                 | Percent of Total Current Balance | Wtd Avg Original Term | Wtd Avg Remaining Term | Wtd Avg Borrower Rate | Wtd Avg Subsidy Expiration Period |
|--|-------------|------------------------|-----------------|----------------------------------|-----------------------|------------------------|-----------------------|-----------------------------------|
|  |             | Original Balance       | Current Balance |                                  |                       |                        |                       |                                   |
| Non-Preferential Rate Loans (part of double entry) | 804         | \$9,554,177.08         | 10.23%          | \$8,383,194.34                   | 353                   | 280                    | 6.90                  |                                   |
| Non-Preferential Rate Loans (single entry)         | 396         | \$10,245,658.68        | 10.97%          | \$9,099,153.00                   | 342                   | 274                    | 7.21                  |                                   |
| <b>Non-Preferential Rate Loans</b>                 |             | <b>\$19,799,835.76</b> | <b>21.20%</b>   | <b>\$17,482,347.34</b>           | <b>347</b>            | <b>277</b>             | <b>7.06</b>           |                                   |
| Preferential Rate Loans (part of double entry)     | 131         | \$2,936,463.46         | 3.14%           | \$2,521,533.87                   | 359                   | 289                    | 2.67                  | 45                                |
| Preferential Rate Loans (single entry)             | 2401        | \$70,664,356.48        | 75.66%          | \$60,407,272.36                  | 359                   | 294                    | 2.27                  | 86                                |
| <b>Preferential Rate Loans</b>                     |             | <b>\$73,600,819.94</b> | <b>78.80%</b>   | <b>\$62,928,806.23</b>           | <b>359</b>            | <b>294</b>             | <b>2.29</b>           | <b>85</b>                         |
| <b>Total Pool*</b>                                 | <b>3265</b> | <b>\$93,400,655.70</b> |                 | <b>\$80,411,153.57</b>           | <b>357</b>            | <b>290</b>             | <b>3.32</b>           | <b>85</b>                         |

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



## 10th Mortgage Trust

## 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       | 460,338.30 | Sale Price%<br>99.00% | Cash Received<br>455,734.92 |
| Total cash received by collection and sale of Fiscal Credit corresponding to the above year | 460,338.30 |                       | 455,734.92                  |
| Remaining Fiscal Credit to be received corresponding to the above year                      | 7,374.69   |                       |                             |

## 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    |
| Total cash received by collection and sale of Fiscal Credit corresponding to the above year | 3,157,078.84 |             | 3,125,508.05  |
| Remaining Fiscal Credit to be received corresponding to the above year                      | 33,079.86    |             |               |

## 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 | 2,685,932.97 |             | 697,422.91    |
| Remaining Fiscal Credit to be received corresponding to the above year                      | 55,707.25    |             |               |

## 2013

|   |              |             |               |
|---|--------------|-------------|---------------|
| Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)  | 993,887.98   |             |               |
| Fiscal Credit calculation at the end of the above year as per DGI* (real)                   |              |             |               |
| Cash received by collection and Sale of Fiscal Credit corresponding to the above year       |              | Sale Price% | Cash Received |
| 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                      | 1,049,595.23 |             |               |

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