

April 8, 2026

Banco General, S. A.  
Trustees of the Guarantee Trust of the  
Twelfth Mortgage-Backed Securities Trust

Re: Officer Certificate and Summary of Activities

Dear Sirs:

In reference to Section 3.2 (e) (vi) of the Servicing Agreement, please find the Officer Certificate and Summary of Activities as required.

#### Capitalization and Shareholders of the Servicer

The agreement between Grupo ASSA, S.A. and all minority shareholders with Inversiones Cuscatlán Centroamérica, S.A. for the acquisition of 100% of the shares of its parent company, La Hipotecaria (Holding), Inc., was closed on September 11, 2025, as it was signed in Panama City on December 17, 2024. Inversiones Cuscatlán Centroamérica, S.A. is now the holder of 100% of the issued and outstanding shares of La Hipotecaria (Holding), Inc.. Banco La Hipotecaria, S.A. continues to be a wholly-owned subsidiary of La Hipotecaria (Holding), Inc. The Shareholders equity of La Hipotecaria (Holding), Inc. increased from \$93,778,043 as of the December 31, 2024 to \$97,935,533 as of the December 31, 2025, and La Hipotecaria (Holding) Inc. reported a net profit of \$5,054,120 for the fiscal year 2025.

#### Macro-Economic Conditions

During the fiscal year 2025 there were no negative changes in Macro-Economic Conditions in Panama, which could be considered to have negatively impacted the Servicer's ability to carry out its obligations under the Servicing Agreement.

#### Management, Personnel and Technology

There were no significant turnovers in the management team of key personnel of the Servicer during 2024. The loan-collections staff has continued to grow at a rhythm commensurate with increase in the loan portfolio serviced.

There have been no major modifications in the technology used to the service mortgage loans. Nevertheless, we continue to improve the servicing platform with which the Servicer is able to carry out its servicing functions.

#### Certification

To the best of my knowledge there occurred no events during the fiscal year 2025 which could have materially affected the Servicer's ability to perform its functions and the Servicer has fulfilled all its obligations under the Servicing Agreement dated July 17, 2014, in all material respects throughout fiscal year 2025. Should you require any additional information, please do not hesitate to contact me.

Regards,



John Rauschkolb  
Chief Executive Officer  
Banco La Hipotecaria, S. A.