

Monthly Servicer Report 12th Mortgage Trust	
Report Date: October 6, 2026	Collection Period: September 1 - 30, 2026
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. Signature of Servicer's authorized representative Name of Servicer's authorized representative Title of Servicer's authorized representative Phone Number of Servicer's authorized representative  Emilio Pimentel Corporate Finance Manager + 507-300-8500	

Part 1: General Information			
Number of Mortgage Loans at the close of the prior Collection Period:	1,568	Weighted average mortgage debt service to original family income ratio on current Group of Mortgages:	28.78%
Number of Mortgage Loans at the close of the current Collection Period:	1,563	Weighted average original months to maturity:	354
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	\$28,170,365.49	Weighted average currents months to maturity at the close of the Collection Period:	178
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	\$27,979,635.36	Weighted average interest rate on the Mortgages:	4.00%
Average original size of the Mortgage Loans:	\$27,745.94	Panama Reference Rate first day of Collection Period:	6.50%
Average current size of the Mortgage Loans:	\$17,901.24	Interest Rate Determination Date:	1-Sep-26
Weighted average original LTV:	90.81%	All monies received from Debtors:	\$319,196.16
Weighted average current LTV(1):	53.90%	Insurance premiums paid:	\$28,312.41
		Collection Fees paid:	\$13,516.19
		Property taxes, condominium fees and other:	\$919.32
Weighted average non- mortgages debt service to original family income ratio on the original Group of Mortgages	36.31%		
		Net proceeds from Debtors (2).	\$276,448.24
Weighted average non- mortgages debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	10.79%		
		Gross Principal Collected:	\$190,730.13
Weighted average mortgages debt service to original family income ratio on original Group of Mortgages:	24.64%		
		Gross Interest Collected:	\$85,718.11

(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 Mortgages Loans at the close of the previous Collection Period:	\$28,170,365.49
Less:	
Scheduled principal payments* programmed during the Collection Period:	\$207,556.46
Payments of principal collected during the Collection Period above (bellow) scheduled principal payments*	\$16,826.33-
Principal payments from repurchased Mortgages during the Collection Period:	\$0.00
Principal balance of loans registered with a Capital Loss:	\$0.00
Outstanding Principal Balance of all Mortgages Loans at the close of the Collection Period just ended:	\$27,979,635.36
Principal balance of loans wich became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	\$930,800.75
Principal balance of loans wich became Defaulted Mortgages during the Collection Period just ended:	\$0.00
Equals:	
Outstanding Principal Balance of all Mortgages Loans which are not Defaulted Mortgages at the close of the current Collection Period:	\$27,048,834.61
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Brean Capital.	

Part 3: Principal Reporting	
Principal payments collected during the Collection Period:	\$190,730.13
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:	\$190,730.13
Reimbursement of Servicer Advances for expenses during the Collection Period:	\$0.00
Principal remitted to Available Funds Account during the Collection Period:	\$190,730.13
Number of Mortgage Loans at the beginning of the Collection Period:	1,568
Number of Mortgage Loans repaid in full during Collection Period:	5
Principal from Mortgage Loans repaid in full during the Collection Period:	\$58,615.82
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:	53
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:	1,510

Part 4: Interest reporting

Ordinary interest payments collected during the Collection Period:	\$85,718.11
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:	\$85,718.11
Reimbursement of Servicer Advances during the Collection Period:*	\$0.00
Interest remitted to the Available Funds Account during the Collection Period:	\$85,718.11
*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:	\$616,284.55
Accounts receivables granted to Borrowers during this Collection Period:	\$0.00
Total accounts receivables granted to Borrowers:	\$616,284.55
Accounts receivables collected from Borrowers during this Collection Period:	\$501.48
Accounts receivables collected from Borrowers during previous Collection Periods:	\$484,762.85
Net balance owed to Banco La Hipotecaria:	\$131,020.22

Part 5: Series A interest reserve account reporting

Face value of the Letter of Credit at the close of the previous Collection Period:	\$212,000.00
Face value of the Letter of Credit at the close of the Collection Period:	\$212,000.00
The Series A Interest Reserve at the close of the Collection Period:	\$510.39
The Series A Interest Payment on the previous Payment Date:	\$72,257.88
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	\$174,926.79
Excess (Deficiency) in the Series A Interest Reserve:	\$37,583.60

Part 6: Fiscal credit reporting

Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period:	\$15,448,480.07
Number of Mortgage Loans that are subject to the Preferential Interest Rate Regime at the close of the Collection Period:	787
Fiscal Credit Accrued during Current Collection Period:	\$64,261.99
Fiscal Credit Accrued during current calendar year*:	\$655,505.41
Fiscal Credit Proceeds received during the Collection Period**:	\$909.94
* 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

	Current	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 Collection Period*
Aggregate outstanding Principal Balance at the close of the Collection Period just ended:	\$24,624,339	\$1,460,405	\$627,074	\$164,212	\$43,590	\$129,215	\$27,048,835.00
Number of Mortgage Loans at the close of the Collection Period just ended:	1,371	83	36	11	3	6	1,510
Delinquency Ratio	91.04%	5.40%	2.32%	0.61%	0.16%	0.48%	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:	3,391,963.89	0.00	3,391,963.89
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	2,004,568.30	-4,947.44	1,999,620.86
Number of Defaulted Mortgage Loans:	161	0	161
Cut-off Date Principal Balance:			\$75,000,125.49
Default Trigger			10.00%
Compliance test:			4.52%

Part 9: Credit enhancement ratio reporting

Cut-off Date Principal Balance (A):	\$75,000,125.49
The Performing Principal Balance on the last Payment Calculation Date (B):	27,048,806.30
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	17,506,561.81
Credit Enhancement Trigger:	6.75%
Compliance Test ((B-C) / A)	12.72%
* 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
Bankruptcy of the Issuer Trust:		No

Part 11: Distribution reporting

Distribution Summary

	Original Principal Balance	Principal Balance at the end of the previous Accrual Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Accrual Period
Series A	\$68,250,000.00	\$17,695,806.30	4.9000%	\$72,257.88	\$189,244.49	\$261,502.37	\$17,506,561.81
Series B	\$6,000,000.00	\$6,000,000.00	7.2500%	\$0.00	\$0.00	\$0.00	\$6,000,000.00
Series C	\$750,000.00	\$750,000.00	10.5000%	\$0.00	\$0.00	\$0.00	\$750,000.00

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	341,958.34	0.00	36,250.00	378,208.34
Series C Interest Accrual Account	64,531.25	0.00	6,562.50	71,093.75

Interest distribution summary

	Principal Balance on the last Payment Calculation Date	Regular Series A, Series B and Series C Interest Payments	Series B and Serie C Accrued Interest Payment	Total Interest Distributed on each Series of Notes
Series A	\$17,695,806.30	\$72,257.88	N/A	\$72,257.88
Series B	\$6,000,000.00	\$0.00	0.00	\$0.00
Series C	\$750,000.00	\$0.00	0.00	\$0.00

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 ©	Balance at the close of this Accrual Period = A+B-C
Series A Required Principal	112,237.44	172,604.08	189,244.49	95,597.02

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	\$68,250,000.00	\$17,695,806.30		\$172,604.08	\$16,640.41	N/A	\$0.00	\$0.00	\$17,506,561.81	\$0.00
Series B	\$6,000,000.00	\$6,000,000.00		N/A	N/A	0	\$0.00	\$0.00	\$6,000,000.00	\$0.00
Series C	\$750,000.00	\$750,000.00		N/A	N/A	0	\$0.00	\$0.00	\$750,000.00	\$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

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
2-P-11410	\$23,448.49	Over 180 Days	January 1-31,2015	Loan Cancelled	\$24,140.01	\$0.00	\$0.00
2-P-10902	\$28,805.90	Over 180 Days	April 1-30,2015	Loan Cancelled	\$29,445.32	\$0.00	\$0.00
2-P-12552	\$27,567.12	Over 180 Days	May 1-31,2015	Loan Cancelled	\$31,770.15	\$0.00	\$0.00
6-P-4325/4326	\$16,512.34	Over 180 Days	May 1-31,2015	Loan Cancelled	\$16,560.08	\$0.00	\$0.00
2-P-708	\$30,624.49	Over 180 Days	June 1-30,2015	Loan Cancelled	\$35,211.39	\$0.00	\$0.00
6-P-11027/11028	\$37,016.16	Over 180 Days	July 1-31,2015	Loan Cancelled	\$63,866.02	\$0.00	\$0.00
2-P-12040	\$32,643.76	Over 180 Days	August 1-31,2015	Loan Cancelled	\$32,975.56	\$0.00	\$0.00
1-C-8116	\$41,502.62	Over 180 Days	March 1-31,2016	Loan Cancelled	\$42,248.50	\$0.00	\$0.00
1-P-2248	\$18,368.89	Over 180 Days	April 1-30,2016	CURRENT	N/A	N/A	N/A
6-P-9429/9430	\$49,794.28	Over 180 Days	April 1-30,2016	Loan Cancelled	\$98,736.66	\$0.00	\$0.00
2-P-9571	\$27,482.03	Over 180 Days	May 1-31,2016	Loan Cancelled	\$29,126.44	\$0.00	\$0.00
2-P-13454	\$27,252.60	Over 180 Days	July 1-31,2016	Loan Cancelled	\$27,252.60	\$0.00	\$0.00
2-P-10144	\$32,180.48	Over 180 Days	November 1-30,2016	Loan Cancelled	\$41,777.28	\$0.00	\$0.00
2-P-11711	\$34,020.50	Over 180 Days	November 1-30,2016	+ 361 DAYS	N/A	N/A	N/A
6-P-2303/2304	\$23,575.12	Over 180 Days	January 1-31,2017	CURRENT	N/A	N/A	N/A
6-P-9785/9786	\$23,316.66	Over 180 Days	March 1-31,2017	Loan Cancelled	\$23,632.55	\$0.00	\$0.00
2-P-9798	\$16,575.49	Over 180 Days	November 1-30,2017	Loan Cancelled	\$16,575.49	\$0.00	\$0.00
2-P-10195	\$20,346.10	Over 180 Days	January 1-31,2018	Loan Cancelled	\$20,594.38	\$0.00	\$0.00
2-P-10766	\$26,975.71	Over 180 Days	January 1-31,2018	Loan Cancelled	\$27,536.74	\$0.00	\$0.00
2-P-11473	\$21,295.64	Over 180 Days	January 1-31,2018	331-360 DAYS	N/A	N/A	N/A
2-P-12432	\$21,433.05	Over 180 Days	January 1-31,2018	Loan Cancelled	\$22,043.25	\$0.00	\$0.00
1-C-743	\$12,590.89	Over 180 Days	February 1-28,2018	31-60 DAYS	N/A	N/A	N/A
1-C-4309	\$13,864.05	Over 180 Days	February 1-28,2018	Loan Cancelled	\$15,192.73	\$0.00	\$0.00
2-P-9365	\$20,990.88	Over 180 Days	February 1-28,2018	+ 361 DAYS	N/A	N/A	N/A
2-P-11495	\$28,710.07	Over 180 Days	March 1-31,2018	Loan Cancelled	\$31,629.08	\$0.00	\$0.00
2-P-12186	\$33,079.30	Over 180 Days	March 1-31,2018	Loan Cancelled	\$34,379.76	\$0.00	\$0.00
2-P-3706	\$17,080.07	Over 180 Days	May 1-31,2018	Loan Cancelled	\$17,980.00	\$0.00	\$0.00
1-P-646	\$13,441.05	Over 180 Days	June 1-30,2018	Loan Cancelled	\$14,020.00	\$0.00	\$0.00
2-P-11266	\$24,264.11	Over 180 Days	July 1-31,2018	Loan Cancelled	\$24,745.51	\$0.00	\$0.00
2-P-10918	\$19,846.86	Over 180 Days	September 1-30,2017	CURRENT	N/A	N/A	N/A
6-P-1297/1298	\$25,923.85	Over 180 Days	September 1-30,2018	Loan Cancelled	\$25,714.57	\$209.28	\$0.00
6-P-4385/4386	\$21,921.11	Over 180 Days	January 1-31,2019	Loan Cancelled	\$17,375.74	\$4,545.37	\$0.00
2-P-5517	\$18,158.43	Over 180 Days	February 1-29,2019	Loan Cancelled	\$18,671.66	\$0.00	\$0.00
2-P-9834	\$18,209.53	Over 180 Days	March 1-31,2019	CURRENT	N/A	N/A	N/A
2-P-10649	\$34,442.15	Over 180 Days	March 1-31,2019	Loan Cancelled	\$41,189.36	\$0.00	\$0.00
2-P-10374	\$18,405.93	Over 180 Days	September 1-30,2019	Loan Cancelled	\$19,025.18	\$0.00	\$0.00
2-P-13404	\$24,773.34	Over 180 Days	September 1-30,2019	1-30 DAYS	N/A	N/A	N/A
6-P-10541/10542	\$19,381.65	Over 180 Days	January 1-31,2019	Loan Cancelled	\$23,736.21	\$0.00	\$0.00
1-P-815	\$9,984.10	Over 180 Days	February 1-28,2020	Loan Cancelled	\$12,033.90	\$0.00	\$0.00
2-P-11470	\$29,257.85	Over 180 Days	April 1-30,2020	Loan Cancelled	\$29,743.07	\$0.00	\$0.00
2-P-12359	\$37,363.47	Over 180 Days	April 1-30,2020	Loan Cancelled	\$40,050.44	\$0.00	\$0.00
6-P-10883/10884	\$32,829.69	Over 180 Days	May 1-31,2020	Loan Cancelled	\$35,047.36	\$0.00	\$0.00
2-P-12853	\$19,627.22	Over 180 Days	July 1-31,2020	CURRENT	N/A	N/A	N/A
2-P-7445	\$22,649.06	Over 180 Days	August 1-31,2020	Loan Cancelled	\$24,131.27	\$0.00	\$0.00
2-P-9566	\$19,384.16	Over 180 Days	August 1-31,2020	CURRENT	N/A	N/A	N/A
2-P-10203	\$18,770.41	Over 180 Days	August 1-31,2020	+ 361 DAYS	N/A	N/A	N/A
2-P-11202	\$23,074.85	Over 180 Days	September 1-30,2020	Loan Cancelled	\$23,265.34	\$0.00	\$0.00
2-P-12325	\$47,276.50	Over 180 Days	October 1-31,2020	Loan Cancelled	\$39,894.55	\$0.00	\$0.00
2-P-11829	\$22,420.70	Over 180 Days	December 1-31,2020	CURRENT	N/A	N/A	N/A
2-P-11036	\$18,623.81	Over 180 Days	January 1-31,2021	1-30 DAYS	N/A	N/A	N/A
2-P-12453	\$23,405.60	Over 180 Days	January 1-31,2021	+ 361 DAYS	N/A	N/A	N/A
2-P-10806	\$16,054.51	Over 180 Days	April 1-30,2021	+ 361 DAYS	N/A	N/A	N/A
1-C-8089	\$5,718.00	Over 180 Days	January 1-31,2021	Loan Cancelled	\$6,081.73	\$0.00	\$0.00
2-P-10273	\$15,401.67	Over 180 Days	June 1-30,2021	CURRENT	N/A	N/A	N/A
2-P-6545	\$12,853.44	Over 180 Days	July 1-31,2021	CURRENT	N/A	N/A	N/A
2-P-12902	\$18,831.85	Over 180 Days	July 1-31,2021	CURRENT	N/A	N/A	N/A
6-P-10161/10162	\$16,027.03	Over 180 Days	August 1-31,2021	+ 361 DAYS	N/A	N/A	N/A
2-P-10635	\$32,141.31	Over 180 Days	October 1-31,2021	+ 361 DAYS	N/A	N/A	N/A
2-P-7153	\$20,368.68	Over 180 Days	November 1-30,2021	31-60 DAYS	N/A	N/A	N/A
2-P-4084	\$9,810.24	Over 180 Days	December 1-31,2021	1-30 DAYS	N/A	N/A	N/A
2-P-11612	\$18,198.21	Over 180 Days	December 1-31,2021	+ 361 DAYS	N/A	N/A	N/A
2-P-12096	\$21,859.78	Over 180 Days	December 1-31,2021	91-120 DAYS	N/A	N/A	N/A
1-C-8335	\$17,209.22	Over 180 Days	January 1-31,2022	+ 361 DAYS	N/A	N/A	N/A

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
1-P-167	\$3,623.83	Over 180 Days	January 1-31,2022	Loan Cancelled	\$3,623.83	\$0.00	\$0.00
2-P-10618	\$17,175.44	Over 180 Days	January 1-31,2022	31-60 DAYS	N/A	N/A	N/A
6-P-4877/4878	\$18,360.93	Over 180 Days	January 1-31,2022	CURRENT	N/A	N/A	N/A
2-P-11015	\$18,793.50	Over 180 Days	February 1-28,2022	CURRENT	N/A	N/A	N/A
2-P-11692	\$41,017.28	Over 180 Days	February 1-28,2022	CURRENT	N/A	N/A	N/A
2-P-11960	\$22,824.50	Over 180 Days	February 1-28,2022	Loan Cancelled	\$23,164.03	\$0.00	\$0.00
6-P-8881/8882	\$15,126.51	Over 180 Days	March 1-31,2022	+ 361 DAYS	N/A	N/A	N/A
1-P-1158	\$11,648.09	Over 180 Days	April 1-30,2022	Loan Cancelled	\$11,823.11	\$0.00	\$0.00
1-P-3703	\$16,072.61	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-5521	\$8,607.32	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-9511	\$646.61	Over 180 Days	April 1-30,2022	N/A	N/A	N/A	N/A
2-P-9794	\$15,917.60	Over 180 Days	April 1-30,2022	CURRENT	N/A	N/A	N/A
2-P-10275	\$18,608.22	Over 180 Days	April 1-30,2022	61-90 DAYS	N/A	N/A	N/A
2-P-10286	\$17,573.89	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-10416	\$18,419.80	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-10422	\$17,556.31	Over 180 Days	April 1-30,2022	Loan Cancelled	\$18,595.85	\$0.00	\$0.00
2-P-10728	\$21,462.00	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-11067	\$19,040.99	Over 180 Days	April 1-30,2022	CURRENT	N/A	N/A	N/A
2-P-11223	\$22,972.56	Over 180 Days	April 1-30,2022	CURRENT	N/A	N/A	N/A
2-P-11723	\$23,017.43	Over 180 Days	April 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-12541	\$25,902.74	Over 180 Days	April 1-30,2022	1-30 DAYS	N/A	N/A	N/A
2-P-13125	\$26,146.22	Over 180 Days	April 1-30,2022	61-90 DAYS	N/A	N/A	N/A
2-P-13169	\$40,854.81	Over 180 Days	April 1-30,2022	61-90 DAYS	N/A	N/A	N/A
2-P-10171	\$20,129.07	Over 180 Days	May 1-31,2022	CURRENT	N/A	N/A	N/A
2-P-10431	\$15,615.25	Over 180 Days	May 1-31,2022	331-360 DAYS	N/A	N/A	N/A
2-P-10468	\$16,223.27	Over 180 Days	May 1-31,2022	CURRENT	N/A	N/A	N/A
2-P-10484	\$19,195.66	Over 180 Days	May 1-31,2022	121-150 DAYS	N/A	N/A	N/A
2-P-10630	\$18,324.95	Over 180 Days	May 1-31,2022	31-60 DAYS	N/A	N/A	N/A
2-P-11371	\$19,233.31	Over 180 Days	June 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-12816	\$18,682.26	Over 180 Days	June 1-30,2022	151-180 DAYS	N/A	N/A	N/A
2-P-13561	\$25,578.53	Over 180 Days	June 1-30,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-10173	\$17,689.01	Over 180 Days	July 1-31,2022	CURRENT	N/A	N/A	N/A
2-P-10389	\$18,452.34	Over 180 Days	July 1-31,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-12828	\$22,852.25	Over 180 Days	July 1-31,2022	121-150 DAYS	N/A	N/A	N/A
2-P-542	\$18,949.35	Over 180 Days	August 1-31,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-11891	\$20,488.58	Over 180 Days	August 1-31,2022	331-360 DAYS	N/A	N/A	N/A
2-P-11862	\$17,369.35	Over 180 Days	September 1-30,2022	Loan Cancelled	\$17,550.25	\$0.00	\$0.00
6-P-9703/9704	\$16,565.73	Over 180 Days	October 1-31,2022	Loan Cancelled	\$19,811.53	\$0.00	\$0.00
1-P-3418	\$7,569.63	Over 180 Days	December 1-31,2022	61-90 DAYS	N/A	N/A	N/A
2-P-8650	\$16,881.54	Over 180 Days	December 1-31,2022	31-60 DAYS	N/A	N/A	N/A
2-P-10503	\$18,235.08	Over 180 Days	December 1-31,2022	331-360 DAYS	N/A	N/A	N/A
2-P-10640	\$18,839.31	Over 180 Days	December 1-31,2022	+ 361 DAYS	N/A	N/A	N/A
2-P-11508	\$18,268.14	Over 180 Days	December 1-31,2022	CURRENT	N/A	N/A	N/A
2-P-11915	\$25,642.20	Over 180 Days	December 1-31,2022	31-60 DAYS	N/A	N/A	N/A
6-P-3971	\$3,938.25	Over 180 Days	December 1-31,2022	1-30 DAYS	N/A	N/A	N/A
1-C-8303	\$11,364.29	Over 180 Days	January 1-31,2023	+ 361 DAYS	N/A	N/A	N/A
2-P-10888	\$16,514.74	Over 180 Days	January 1-31,2023	+ 361 DAYS	N/A	N/A	N/A
6-P-11013/11014	\$35,283.77	Over 180 Days	January 1-31,2023	+ 361 DAYS	N/A	N/A	N/A
1-C-970	\$14,406.30	Over 180 Days	March 1-31,2023	CURRENT	N/A	N/A	N/A
6-P-2561/2562	\$14,063.23	Over 180 Days	March 1-31,2023	61-90 DAYS	N/A	N/A	N/A
2-P-12419	\$20,912.94	Over 180 Days	April 1-30,2023	Loan Cancelled	\$21,011.15	\$0.00	\$0.00
2-P-13043	\$29,707.96	Over 180 Days	April 1-30,2023	151-180 DAYS	N/A	N/A	N/A
2-P-10120	\$27,781.38	Over 180 Days	May 1-31,2023	31-60 DAYS	N/A	N/A	N/A
2-P-10339	\$28,752.79	Over 180 Days	July 1-31,2023	91-120 DAYS	N/A	N/A	N/A
2-P-11026	\$44,440.72	Over 180 Days	July 1-31,2023	CURRENT	N/A	N/A	N/A
1-P-630	\$5,011.43	Over 180 Days	August 1-31,2023		N/A	N/A	N/A
2-P-9624	\$27,454.69	Over 180 Days	August 1-31,2023	+ 361 DAYS	N/A	N/A	N/A
2-P-10758	\$16,094.92	Over 180 Days	September 1-30,2023	31-60 DAYS	N/A	N/A	N/A
1-C-8326	\$19,791.39	Over 180 Days	October 1-31,2023	121-150 DAYS	N/A	N/A	N/A
2-P-13182	\$26,058.01	Over 180 Days	November 1-30,2023	CURRENT	N/A	N/A	N/A
2-P-12076	\$18,782.28	Over 180 Days	December 1-31,2023	CURRENT	N/A	N/A	N/A
2-P-9642	\$30,333.09	Over 180 Days	January 1-31,2024	+ 361 DAYS	N/A	N/A	N/A
2-P-10913	\$22,908.16	Over 180 Days	January 1-31,2024	+ 361 DAYS	N/A	N/A	N/A

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
2-P-12199	\$29,141.63	Over 180 Days	January 1-31,2024	Loan Cancelled	\$28,312.87	\$0.00	\$0.00
1-C-683	\$13,265.81	Over 180 Days	February 1-28,2024	CURRENT	N/A	N/A	N/A
2-P-10980	\$16,786.42	Over 180 Days	February 1-28,2024	61-90 DAYS	N/A	N/A	N/A
2-P-11793	\$21,919.67	Over 180 Days	February 1-28,2024	CURRENT	N/A	N/A	N/A
6-P-9009/9010	\$21,565.07	Over 180 Days	February 1-28,2024	CURRENT	N/A	N/A	N/A
2-P-2905	\$27,612.90	Over 180 Days	March 1-31,2024	CURRENT	N/A	N/A	N/A
2-P-10474	\$30,058.03	Over 180 Days	March 1-31,2024	+ 361 DAYS	N/A	N/A	N/A
2-P-7526	\$8,433.20	Over 180 Days	April 1-30,2024	61-90 DAYS	N/A	N/A	N/A
1-P-1918	\$14,434.45	Over 180 Days	June 1-30,2024	CURRENT	N/A	N/A	N/A
1-P-2080	\$8,668.79	Over 180 Days	July 1-31,2024	61-90 DAYS	N/A	N/A	N/A
2-P-12753	\$17,466.23	Over 180 Days	August 1-31,2024	CURRENT	N/A	N/A	N/A
2-P-12413	\$25,578.16	Over 180 Days	September 1-30,2024	31-60 DAYS	N/A	N/A	N/A
2-P-12044	\$31,925.87	Over 180 Days	October 1-31,2024	1-30 DAYS	N/A	N/A	N/A
2-P-11281	\$25,996.53	Over 180 Days	December 1-31,2024	31-60 DAYS	N/A	N/A	N/A
2-P-13320	\$19,246.67	Over 180 Days	December 1-31,2024	+ 361 DAYS	N/A	N/A	N/A
2-P-9234	\$15,467.57	Over 180 Days	January 1-31,2025	331-360 DAYS	N/A	N/A	N/A
2-P-10381	\$42,646.46	Over 180 Days	January 1-31,2025	331-360 DAYS	N/A	N/A	N/A
2-P-12039	\$22,535.23	Over 180 Days	March 1-31,2025	+ 361 DAYS	N/A	N/A	N/A
2-P-10685	\$13,648.93	Over 180 Days	May 1-31,2025	CURRENT	N/A	N/A	N/A
1-C-978	\$14,270.75	Over 180 Days	June 1-30,2025	331-360 DAYS	N/A	N/A	N/A
2-P-12085	\$14,807.21	Over 180 Days	June 1-30,2025		N/A	N/A	N/A
2-P-12252	\$26,685.98	Over 180 Days	June 1-30,2025	+ 361 DAYS	N/A	N/A	N/A
2-P-13295	\$21,240.32	Over 180 Days	June 1-30,2025	+ 361 DAYS	N/A	N/A	N/A
1-P-2393	\$9,544.19	Over 180 Days	November 1-30,2025	331-360 DAYS	N/A	N/A	N/A
6-P-10401/10402	\$18,066.12	Over 180 Days	November 1-30,2025	+ 361 DAYS	N/A	N/A	N/A
6-P-10405	\$193.85	Over 180 Days	March 1-31,2026	Loan Cancelled	\$331.34	\$0.00	\$0.00
2-P-9501	\$19,568.95	Over 180 Days	April 1-30,2026	331-360 DAYS	N/A	N/A	N/A
2-P-13006	\$28,421.66	Over 180 Days	May 1-31,2026	331-360 DAYS	N/A	N/A	N/A
6-P-5297/5298	\$16,465.06	Over 180 Days	May 1-31,2026	331-360 DAYS	N/A	N/A	N/A
2-P-9731	\$13,980.49	Over 180 Days	June 1-30,2026	331-360 DAYS	N/A	N/A	N/A
2-P-10809	\$16,493.53	Over 180 Days	June 1-30,2026	151-180 DAYS	N/A	N/A	N/A
1-P-1993	\$234.93	Over 180 Days	July 1-31,2026		N/A	N/A	N/A
2-P-10356	\$27,752.59	Over 180 Days	July 1-31,2026	331-360 DAYS	N/A	N/A	N/A
2-P-11469	\$27,932.55	Over 180 Days	August 1-31,2026	331-360 DAYS	N/A	N/A	N/A
6-P-2021/2022	\$9,191.69	Over 180 Days	August 1-31,2026	331-360 DAYS	N/A	N/A	N/A
	\$3,391,963.89				\$1,221,623.84	\$4,754.65	\$0.00

12th Mortgage Trust

2014			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,031,103.65		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	1,093,062.15		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; August 1 - August 31, 2015	566,787.32	99.00%	561,119.45
Collection Period; December 1 - December 31, 2015	526,274.83	99.00%	521,012.08
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,093,062.15		561,119.45
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	95,660.60	99.00%	94,704.00
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2015			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	2,192,237.73		
Fiscal Credit calculation at the end of the above year as per DGI* (real)	1,979,116.86		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; May 1 - May 31, 2016	992,374.96	98.75%	979,970.27
Collection Period; June 1 - June 30, 2016	512,677.43	98.75%	506,268.96
Collection Period; January 1 - January 31, 2017	474,064.47	99.00%	469,323.83
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,979,116.86		1,955,563.06
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	212,592.66	99.00%	210,466.74
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2016			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,870,224.65		
Fiscal Credit calculation for the year 2016 that was presented to the DGI* (real)	1,814,725.99		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; January 1 - January 31, 2017	347,445.38	99.00%	343,970.93
Collection Period; March 1 - March 31, 2017	87,493.98	99.00%	86,619.04
Collection Period; June 1 - June 30, 2018	1,379,444.79	99.00%	1,365,650.34
Collection Period; September 1 - 30, 2018	341.84	99.00%	338.42
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,814,725.99		1,452,607.80
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2017			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,688,592.49		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,692,679.80		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; March 1 - March 31, 2018	439,853.20	99.00%	435,454.67
Collection Period; June 1 - June 30, 2018	1,251,914.56	99.00%	1,239,395.41
Collection Period; September 1 - 30, 2018	912.04	99.00%	902.92
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,692,679.80		1,239,395.41
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2018			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,593,537.60		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,597,248.59		1,598,502.47
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; September 1 - 30, 2018	400,417.70	99.00%	396,413.52
Collection Period; March 1 - 31, 2019	409,315.75	99.00%	405,222.59
Collection Period; December 1 - 31, 2019	787,515.14	99.00%	779,639.99
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,597,248.59		801,636.12
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			

2019			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,482,765.96		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,487,609.12		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; December 1 - 31, 2019	754,830.06	99.00%	747,281.76
Collection Period; March 1 - 31, 2021	368,322.06	99.00%	364,638.84
Collection Period; July 1 - 31, 2021	364,457.00	99.00%	360,812.43
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,487,609.12		1,472,733.03
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2020			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,389,660.54		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,378,419.05		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; March 1 - 31, 2021	354,472.98	99.00%	350,928.25
Collection Period; July 1 - 31, 2021	688,345.96	99.00%	681,462.50
Collection Period; December 1 - 31, 2023	335,221.81	98.00%	328,517.37
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,378,040.75		1,032,909.75
Remaining Fiscal Credit to be received corresponding to the above year	378.30		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2021			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,303,183.49		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,300,804.76		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; December 1 - 31, 2023	1,300,804.76	98.00%	1,274,788.66
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,300,804.76		1,274,788.66
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2022			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,235,053.25		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,233,621.19		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; December 1 - 31, 2023	932,070.22	98.00%	913,428.82
Collection Period; April 1 - 30, 2024	301,550.97	98.00%	295,519.95
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,233,621.19		913,428.82
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			
2023			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,176,023.07		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,174,830.38		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; December 1 - 31, 2023	215.69	98.00%	211.38
Collection Period; April 1 - 30, 2024	884,827.59	98.00%	867,131.04
Collection Period; July 1 - 31, 2025	289,787.10	98.00%	283,991.36
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,174,830.38		211.38
Remaining Fiscal Credit to be received corresponding to the above year	0.00		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			

2024			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,131,054.81		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,131,054.81		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
Collection Period; August 1 - 31, 2025	559,941.22	98.00%	548,742.40
Collection Period; September 1 - 30, 2025	557,443.30	98.00%	546,294.43
Total cash received by collection and sale of Fiscal Credit corresponding to the above year	1,117,384.52		548,742.40
Remaining Fiscal Credit to be received corresponding to the above year	13,670.29		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			

2025			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	1,043,872.91		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	1,035,469.07		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
		98.00%	0.00
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	1,043,872.91		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			

2026			
Fiscal Credit accrued during the above year as reported and accumulated monthly (estimate)	655,505.41		
Fiscal Credit calculation for the year 2017 that was presented to the DGI* (real)	0.00		
Cash received by collection and Sale of Fiscal Credit corresponding to the above year		Sale Price%	Cash Received
		98.00%	0.00
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	655,505.41		
*DGI is the the Panamanian Fiscal Authorities (<i>Dirección General de Ingresos</i>)			