Monthly Servicer Report

13th Mortgage Trust

Report Date:	**November 9, 2026**	**Collection Period:**	**October 1 - 31, 2026**

I hereby certify to the best of my knowledge that the information contained herein is true and accurate and that La Hipotecaria S. A. de C.V. 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	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:	730	Weighted average non- mortgage debt service to original family income ratio on the Group of Mortgages at the close of the current Collection Period.	*10.81%*
Number of Mortgage Loans at the close of the current Collection Period:	725	Weighted average mortgage debt service to original family income ratio on original Group of Mortgages:	25.94%
Unpaid Balance of the Group of Mortgages at the close of the prior Collection Period:	$19,489,704.33	Weighted average mortgage debt service to original family income ratio on current Group of	*26.52%*
Unpaid Balance of the Group of Mortgages at the close of the current Collection Period:	$19,197,673.46	Weighted average original months to maturity:	299
Average original size of the Mortgage Loans:	$35,254.16	Weighted average current months to maturity at the close of the Collection Period:	*186*
Average current size of the Mortgage Loans:	$26,479.55	Weighted average interest rate on the Mortgages:	*7.45%*
Weighted average original LTV:	81.52%	Net proceeds from Debtors(2):	$421,541.76
Weighted average current LTV(1):	*64.64%*	Gross Principal Collected:	$292,030.87
Weighted average non- mortgage debt service to original family income ratio on the original Group of	10.45%	Gross Interest Collected:	$129,510.89

(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:	$19,489,704.33
Less:	
Scheduled principal payments* programmed during the Collection Period	$96,008.84
Payments of principal collected during the Collection Period above (below) scheduled principal payments*	$196,022.03
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 Mortgage Loans at the close of the Collection Period just ended:	$19,197,673.46
Principal balance of loans which became Defaulted Mortgages during all previous Collection Periods and that have not been cancelled:	$312,728.41
Principal balance of loans which became Defaulted Mortgages during the Collection Period just ended:	$0.00
Equals:	
Outstanding Principal Balance of all Mortgage Loans which are not Defaulted Mortgages at the close of the current Collection Period:	$18,884,945.05
*Scheduled principal payments represent the regular amortization plus prepayments as shown in the final cash flow model of the securitization by Asset Technologies.	

Part 3: Principal reporting

Principal payments collected during the Collection Period:	$292,030.87
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
	$0.00
Gross principal collected during the Collection Period:	$292,030.87
Reimbursement of Servicer Advances for expenses during the Collection Period:	$0.00
Principal remitted to Available Funds Account during the Collection Period:	$292,030.87
Number of Mortgage Loans at the beginning of the Collection Period:	730
Number of Mortgage Loans repaid in full during the Collection Period:	5
Principal from Mortgage Loans repaid in full during the Collection Period:	$89,279.53
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 uncancelled:	10
Number of Mortgage loans repurchased during the Collection Period:	715

Part 4: Interest, Taxes and Servicer Advances - reporting

Gross ordinary interest payments collected during the Collection Period:	$129,510.89
Net ordinary interest payments remitted to Collateral Trust 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
Servicer Advances during the Collection Period as per sections 3.2 (l) (i) y (ii) of the Servicing Agreement	$0.00
Servicer Advances during the Collection Period as per section 3.2 (l) (iiii) of the Servicing Agreement	$0.00
Servicer Advances during the Collection Period as per section 3.2 (l) (iv) of the Servicing Agreement	$0.00
Proceeds from the Series A Interest Reserve Account during the Collection Period:*	$0.00
Gross Interest collected during the Collection Period:	$129,510.89
Reimbursement of Servicer Advances during the Collection Period:*	$0.00
Total net funds related to Interest, Taxes and Servicer Advances remitted to the Available Funds Account during the Collection Period:	$129,510.89

*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:	$322,033.54
Accounts receivables granted to Borrowers during this Collection Period:	$0.00
Total accounts receivables granted to Borrowers:	$322,033.54
Accounts receivables collected from Borrowers during this Collection Period:	$1,752.18
Accounts receivables collected from Borrowers during previous Collection Periods:	$222,455.93
	$97,825.43

Part 5: Series A interest reserve account reporting

Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period	$172,000.00
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	$0.00
Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period:	$143,000.00
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	$137,262.34
Series A Interest Reserve Account (at close of the Collection Period just ended)	$497.22
Total of Letter of Credit Series A Allocation plus Series A Interest Reserve	$143,497.22
Amount to be used to make Serie A Interest Payment:	$0.00
Balance of the Series A Interest Reserve Account	$497.22
Excess (Deficiency) in the Series A Interest Reserve (after of this payment date):	$6,234.88

Part 6: Series B interest reserve account reporting

Balance of the Letter of Credit - Series A Allocation at the close of the previous Collection Period	$10,000.00
Funds deposited into the Series A Interest Reserve Account as per Section 5.2 of the Servicing Agreement:	$0.00
Balance of the Letter of Credit - Series A Allocation at the close of the Collection Period:	$5,000.00
The Series A Interest Reserve Required Balance as of the date of this Monthly Servicer Report:	$4,843.73
Series A Interest Reserve Account (at close of the Collection Period just ended)	$587.82
Total of Letter of Credit Series A Allocation plus Series A Interest Reserve	$5,587.82
Amount to be used to make Serie A Interest Payment:	$0.00
Balance of the Series A Interest Reserve Account	$587.82
Excess (Deficiency) in the Series A Interest Reserve (after of this payment date):	$744.09

Part 8: 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:	$18,484,921.55	$218,655.51	$83,942.33	$48,864.75	$48,560.91	$0.00	$18,884,945.05
Number of Mortgage Loans at the close of the Collection Period just ended:	700	10	3	1	1	0	$715.00
Delinquency Ratio	97.88%	1.16%	0.44%	0.26%	0.26%	0.00%	100.00%
*Includes only non-defaulted loans							

Part 9: 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:	$1,266,999.51	$0.00	$1,266,999.51
Aggregate Outstanding Balances of Defaulted Mortgage Loans:	$536,676.06	-$6,678.72	$529,997.34
Number of Defaulted Mortgage Loans:	49	0	49
Cut-off Date Principal Balance:			$45,000,071.08
Default Trigger:			10.00%
Compliance test:			2.82%

Part 10: Credit enhancement ratio reporting

Cut-off Date Principal Balance (A):	$45,000,071.08
The Performing Principal Balance on the last Payment Calculation Date (B):	$19,197,673.46
The Outstanding Principal Balance of the Series A Notes on the last Payment Calculation Date (C):*	$13,442,538.22
Credit Enhancement Trigger:	8.63%
Compliance Test ((B-C) /A)	12.79%
* Assumes application of the principal amortization calculated on this Payment Calculation Date which will be made on the Payment Date	

	Actual	Event of Default (yes / no)
Failure to make a required payment:		No
Outstanding Balance of the Series A Notes exceeds the Performing Principal Balance		No
Breach of a representation or warranty:		No
Breach of a covenant:		No
Bankruptcy of the Issuer Trust.		No

Part 13: Distribution reporting

Distribution Summary

	Original Principal Balance	Principal Balance at the end of the previous Collection Period	Interest Rate	Interest Distributed	Principal Distributed	Total Distributed	Principal Balance at the end of this Collection Period
Series A	39,600,000.00	$13,726,233.79	4.65%	$53,189.16	283,695.57	$336,884.73	$13,442,538.22
Series B	4,500,000.00	$484,372.59	6.50%	$2,623.68	$38,625.74	$41,249.42	$445,746.85
Series C	900,000.00	$900,000.00	8.50%	$19,125.00	$0.00	$19,125.00	$900,000.00

Interest and issuer trustee Incentive fee accumulation

	Balance at the close of the Previous Collection Period	Credits to this account during the Collection Period (accruals)	Debits from this account during the Collection Period (payments)	Balance at the close of this Collection Period
Series B Interest Accrual Account	$0.00	$2,623.68	$2,623.68	$0.00
Series C Interest Accrual Account	$12,750.00	$6,375.00	$19,125.00	$0.00
Issuer Trustee Incentive Fee	$0.00	$0.00	$0.00	$0.00

Interest distribution summary

	Interest Balance on the last Payment Calculaton Date	Interest Payments	Accrued Interest this Period	Balance at the end of the Collection Period
Series A	$0.00	$53,189.16	$0.00	$53,189.16
Series B	$0.00	$2,623.68	$0.00	$2,623.68
Series C	$12,750.00	$19,125.00	$0.00	$19,125.00

Principal distribution summary

	19197673.46	Principal Balance at the end of the previous Collection Period	Series A Required Principal Payment during the Collection Period	Series A Additional Principal Payment during the Collection Period	Series B Principal Payment during the Collection Period	Realized losses during the Collection Period	Recoveries during the Collection Period	Principal Balance at the end of the Collection Period	Cumulative Realized Losses**
Series A	39,600,000.00	$13,726,233.79	$258,620.85	$25,074.72	N/A			$13,442,538.22	$0.00
Series B	4,500,000.00	$484,372.59	N/A	N/A	$38,625.74			$445,746.85	$0.00
Series C	900,000.00	$900,000.00	N/A		N/A			$900,000.00	$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
01-A-5350	$16,692.44	Over 180 Days	jun 1-31,2017	Current	N/A	N/A	$0.00
01-B-3647	$35,993.21	Over 180 Days	June 1-30,2017	Loan Cancelled	$41,030.99	0.00	$0.00
01-B-4491	$50,096.43	Over 180 Days	July 1-31,2017	Loan Cancelled	$68,610.58	0.00	$0.00
01-A-0060	$10,620.11	Over 180 Days	August 1-31,2017	Current	N/A	N/A	$0.00
01-A-2594	$7,733.45	Over 180 Days	December 1-31,2017	31-60 Days	N/A	N/A	$0.00
01-B-4467	$28,778.55	Over 180 Days	February 1-28,2018	Loan Cancelled	$32,493.24	0.00	$0.00
01-B-5143	$33,073.80	Over 180 Days	jun 1-31,2018	Over 360 Days	$42,078.36	N/A	$0.00
01-A-0969	$16,159.69	Over 180 Days	June 1-30,2018	Over 360 Days	$16,159.69	N/A	$0.00
01-A-4854	$55,681.52	Over 180 Days	July 1-31,2018	Over 360 Days	$55,681.52	N/A	$0.00
01-A-5830	$40,953.38	Over 180 Days	July 1-31,2018	Current	N/A	N/A	$0.00
01-A-1292	$25,953.22	Over 180 Days	September 1-30,2018	Loan Cancelled	$22,139.73	N/A	$0.00
01-B-5145	$52,216.01	Over 180 Days	September 1-30,2018	Loan Cancelled	$66,363.23	0.00	$0.00
01-B-2791	$29,656.86	Over 180 Days	February 1-28,2019	Loan Cancelled	$36,755.10	0.00	$0.00
01-A-4367	$21,564.46	Over 180 Days	April 1-30,2019	Current	N/A	N/A	$0.00
01-B-3877	$33,441.27	Over 180 Days	April 1-30,2019	Over 360 Days	N/A	N/A	$0.00
01-A-2379	$16,113.50	Over 180 Days	jun 1-31,2019	Over 360 Days	$20,902.82	N/A	$0.00
01-A-3919	$31,128.90	Over 180 Days	September 1-30,2019	Loan Cancelled	$32,741.95	0.00	$0.00
01-B-4311	$36,303.99	Over 180 Days	January 1-31,2020	Over 360 Days	N/A	N/A	$0.00
01-B-2033	$16,060.65	Over 180 Days	February 1-29,2020	Over 360 Days	N/A	N/A	$0.00
01-B-3415	$16,159.39	Over 180 Days	February 1-29,2020	Loan Cancelled	$17,793.22	N/A	$0.00
01-A-5672	$36,343.27	Over 180 Days	March 1-31,2020	Loan Cancelled	$38,253.51	0.00	$0.00
01-A-3495	$20,749.09	Over 180 Days	April 1-30,2020	Loan Cancelled	$19,803.89	0.00	$0.00
01-B-3289	$33,829.54	Over 180 Days	April 1-30,2020	Loan Cancelled	$31,359.69	N/A	$0.00
01-A-3182	$18,316.25	Over 180 Days	jun 1-31,2020	Current	N/A	N/A	$0.00
01-A-3941	$20,948.23	Over 180 Days	jun 1-31,2020	Loan Cancelled	$20,948.23	N/A	$0.00
01-A-5517	$20,804.75	Over 180 Days	August 1-31,2020	Loan Cancelled	$17,753.09	N/A	$0.00
1-B-2575	$10,842.39	Over 180 Days	September 1-30,2020	Current	N/A	N/A	N/A
1-A-844	$11,142.83	Over 180 Days	January 1-31,2021	Loan Cancelled	$11,815.71	0.00	$0.00
1-A-2690	$10,341.25	Over 180 Days	March 1-31,2021	Loan Cancelled	$10,341.25	0.00	$0.00
1-B-2831	$39,483.00	Over 180 Days	June 1-30,2021	Loan Cancelled	$39,483.00	0.00	$0.00
1-A-2829	$30,573.93	Over 180 Days	April 1-30,2022	1-30 Days	N/A	N/A	N/A
1-B-5037	$24,895.77	Over 180 Days	April 1-30,2022	Loan Cancelled	$24,895.77	0.00	$0.00
1-A-5509	$13,399.52	Over 180 Days	June 1-30,2022	31-60 Days	N/A	N/A	N/A
1-A-5417	$27,926.37	Over 180 Days	October 1-31,2022	Current	N/A	N/A	N/A
1-B-1801	$9,364.26	Over 180 Days	October 1-31,2022	1-30 Days	N/A	N/A	N/A
1-B-2365	$11,761.94	Over 180 Days	December 1-31,2022	Over 360 Days	N/A	N/A	N/A
1-A-4698	$57,273.13	Over 180 Days	January 1-31,2023	Over 360 Days	N/A	N/A	N/A
1-A-2686	$14,293.86	Over 180 Days	March 1-31,2023	Current	N/A	N/A	N/A
1-B-4211	$16,038.10	Over 180 Days	April 1-30,2023	31-60 Days	N/A	N/A	N/A
1-A-3256	$11,563.75	Over 180 Days	May 1-31,2023	Loan Cancelled	$13,894.05	0.00	$0.00
1-A-388	$15,711.98	Over 180 Days	June 1-30,2023	151-180 Days	N/A	N/A	N/A

1-A-2556	$8,757.66	Over 180 Days	August 1-31,2023	Current	N/A	N/A	N/A
1-A-3883	$36,981.95	Over 180 Days	June 1-30,2025	Over 360 Days	N/A	N/A	N/A
Loan Number	Defaulted Principal Balance	Type of Deemed Default	Collection Period of Default	Current Status	Principal Recovered	Net Loss Capital	Net Loss Interest
1-B-4277	$25,299.67	Over 180 Days	September 1-30,2025	Over 360 Days	N/A	N/A	N/A
1-A-4818	$40,395.90	Over 180 Days	February 1-28,2026	Loan Cancelled	N/A	N/A	N/A
1-B-1519	$3,255.92	Over 180 Days	March 1-31,2026	Over 360 Days	$3,255.92	0.00	$0.00
1-B-2881	$12,690.00	Over 180 Days	July 1-31,2026	Over 360 Days	N/A	N/A	N/A
1-A-5847	$61,541.39	Over 180 Days	August 1-31,2026	Over 360 Days	N/A	N/A	N/A
1-B-5101	$48,092.98	Over 180 Days	August 1-31,2026	Over 360 Days	**N/A**	N/A	N/A
Totales	**$1,266,999.51**				**$684,554.54**	**0.00**	