

| Patrimonio, S.A. de C.V., S.O.F.O.L. | | | |
|---|---|-----------------|----------------|
| Reporte de aplicación de cobranza del 01 al 31 de Julio de 2012 | | | |
| REPORTE DE SALDOS, DEPOSITOS Y APLICACIONES | | Fideicomiso 238 | |
| | | Udis | Pesos |
| SALDOS CARTERA / PORT BAL | | 4.767651 | |
| Beginning Balance | Saldo Inicial de los Montos Diferidos | 1,977,163.31 | 9,426,424.64 |
| Deferred amounts Increase | Incremento Montos Diferidos | 20,046.89 | 95,073.00 |
| Deferred amounts Decrease | Decremento Montos Diferidos | - | - |
| Ending Balance | Saldo Final de los Montos Diferidos | 1,997,210.00 | 9,521,497.64 |
| Beginning Balance | Saldo Inicial de los Créditos Hipotecarios | 85,972,747.09 | 409,888,053.65 |
| Additional Loans Assigned | Créditos adicionales asignados | - | - |
| Scheduled Amortization | Pagos de principal programados | - 192,189.51 | 912,961.67 |
| Partial Prepayments | Pre-pagos de principal | - 98,226.69 | 468,424.34 |
| Total Prepayments | Principal totales | - 219,505.47 | 1,044,901.62 |
| Foreclosed Properties | Adjudicaciones | - | - |
| Claims over Life Insurance | Seguros de Vida Reclamados | - | - |
| Non Eligible Departing Loans | Creditos Salientes No Elegibles | - | - |
| Refund Discounted Amount That Haven't Proceed | Reposición por saldos descontados que no proceden | - | - |
| Ending Balance | Saldo Final de los Créditos Hipotecarios | 85,462,925.42 | 407,461,766.02 |
| Total Ending Balance | Saldo Final Total de los Créditos Hipotecarios | 87,460,035.42 | 416,983,263.66 |
| DEPOSITOS DEL PERIODO / COLLECTION | | | |
| Interests | Intereses | 533,767.69 | 2,536,433.38 |
| Scheduled Amortizations | Pagos de principal programados | 189,740.06 | 901,283.54 |
| Administration Fee | Comisión por administración | 45,957.64 | 218,446.99 |
| Insurance Premiums Collected (Life, Property, etc) | Primas cobradas Seguros Vida, Daños, Adicional y Conservación | 96,163.76 | 457,088.38 |
| VAT over Property Insurance Premium | Iva Seguros Daños | 1,218.44 | 5,788.99 |
| SWAP Premium | Prima Swap | 36,645.59 | 174,184.60 |
| SWAP Transfers | Ejercicio Swap | - | 110,948.67 |
| Partial Prepayments | Pre-pagos parciales | 96,716.66 | 461,223.30 |
| Total Prepayments | Principal totales | 219,504.80 | 1,044,896.45 |
| Maintenance Fee | Cuota de Mantenimiento | - | - |
| Late Fees | Penas por Mora | - | 87,093.03 |
| Sale of Properties | Recuperación por venta de viviendas | - | - |
| Claims over Life Insurance | Seguros de Vida Reclamados | - | - |
| Other Insurance Claims | Otros Seguros Reclamados | - | - |
| Costs Associated with mortgage cancelation | Trámites por cancelación de Hipoteca | - | - |
| Bounced Cheques | Cheque devuelto | - | 1,400.00 |
| Fees charged over bounced cheques | Comisión por cheque devuelto | - | - |
| VAT charged over fees on bounced cheques | Iva de Comisión por cheque devuelto | - | - |
| Misallocation of transfers to different borrower | Transferencia a favor de otro acreditado | - | - |
| Reimbursements to borrowers over total prepayments | Devolución al cliente por sobrantes en liquidación de crédito | - | 739.28 |
| Amounts Distributed in previously periods | Cantidades Distribuidas en periodos anteriores | - | 6,632.42 |
| Excluded Amounts | Cantidad excluida anterior a fecha de corte | - | - |
| Non accrued collected amounts (Not included in the total sum) | Monto a favor del acreditado sin aplicar (No incluido en la suma de aplicación) | - | 81,147.83 |
| TOTAL COLLECTION APPLIED | TOTAL COBRANZA APLICADA | - | 5,865,411.82 |
| SOLUTION PRODUCTS APPLIED | PS-3 | - | 12,127.00 |
| SOLUTION PRODUCTS APPLIED | PS-4 | - | 95,073.00 |
| Unpaid Amounts applied | Montos aplicados no pagados | - | 107,487.00 |
| Paid Amounts applied (previous months) | Montos aplicados (meses anteriores) pagados | - | - |
| TOTAL TRANSFER TO TRUST | TOTAL A PAGAR AL FIDEICOMISO | - | 5,850,724.52 |
| APLICACIONES DE SALDOS A FAVOR/ ALLOCATION OF PREVIOUSLY COLLECTED AMOUNTS | | | |
| Interests | Intereses | 3,794.79 | 18,092.18 |
| Scheduled Amortizations | Pagos de principal programados | 2,449.45 | 11,678.12 |
| Administration Fee | Comisión por administración | 475.63 | 2,267.65 |
| Insurance Premium Collected (Life, Property, etc) | Primas cobradas Seguros Vida, Daños, Adicional y Conservación | 826.19 | 3,939.00 |
| VAT over Property Insurance Premium | Iva Seguros Daños | 10.27 | 48.99 |
| SWAP Premium | Prima Swap | 387.56 | 1,847.73 |
| SWAP Transfers | Ejercicio Swap | - | 928.62 |
| Partial Prepayments | Pre-pagos parciales | 1,510.03 | 7,201.04 |
| Total Prepayments | Principal totales | 0.67 | 3.17 |
| Maintenance Fee | Cuota de Mantenimiento | - | - |
| Late fees | Penas por Mora | - | - |
| Sale of Properties | Recuperación por venta de viviendas | - | - |
| Claims over Life Insurance | Seguros de Vida Reclamados | - | - |
| Other Insurance Claims | Otros Seguros Reclamados | - | - |
| Costs Associated with mortgage cancelation | Trámites por cancelación de Hipoteca | - | - |
| Bounced Cheques | Cheque devuelto | - | - |
| Fees charged over bounced cheques | Comisión por cheque devuelto | - | - |
| VAT charged over fees on bounced cheques | Iva de Comisión por cheque devuelto | - | - |
| Misallocation of transfers to different borrower | Transferencia a favor de otro acreditado | - | - |
| Reimbursements to borrowers over total prepayments | Devolución al cliente por sobrantes en liquidación de crédito | - | 49.40 |
| TOTAL AMOUNT ALLOCATED FROM PREVIOUS COLLECTIONS | TOTAL APLICACIONES SALDOS A FAVOR | - | 44,198.66 |
| APLICACION TOTAL/ TOTAL AMOUNTS APPLIED | | | |
| Interests | Intereses | 537,562.48 | 2,554,525.56 |
| Scheduled Amortizations | Pagos de principal programados | 192,189.51 | 912,961.67 |
| Administration Fee | Comisión por administración | 46,433.27 | 220,714.64 |
| Insurance Premiums Collected | Primas cobradas Seguros Vida, Daños, Adicional y Conservación | 96,989.94 | 461,027.38 |
| VAT over Property Insurance Premium | Iva Seguros Daños | 1,228.72 | 5,837.97 |
| SWAP Premium | Prima Swap | 37,033.15 | 176,032.33 |
| SWAP Transfers | Ejercicio Swap | - | - |
| Partial Prepayments | Pre-pagos parciales | 96,226.69 | 468,424.34 |
| Total Prepayments | Principal totales | 219,505.47 | 1,044,901.62 |
| Maintenance Fee | Cuota de Mantenimiento | - | - |
| Late Fees | Penas por Mora | - | 87,093.03 |
| Sale of Properties | Recuperación por venta de viviendas | - | - |
| Claims over Life Insurance | Seguros de Vida Reclamados | - | - |
| Other Insurance Claims | Otros Seguros Reclamados | - | - |
| Costs Associated with mortgage cancelation | Trámites por cancelación de Hipoteca | - | - |
| Bounced Cheques | Cheque devuelto | - | 1,400.00 |
| Fees charged over bounced cheques | Comisión por cheque devuelto | - | - |
| VAT charged over fees on bounced cheques | Iva de Comisión por cheque devuelto | - | - |
| Misallocation of transfers to different borrower | Transferencia a favor de otro acreditado | - | - |
| Reimbursements to borrowers over total prepayments | Devolución al cliente por sobrantes en liquidación de crédito | - | 788.68 |
| Amounts Distributed in previously periods | Cantidades Distribuidas en periodos anteriores | - | 6,632.42 |
| Excluded Amounts | Cantidad excluida anterior a fecha de corte | - | - |
| SOLUTION PRODUCTS APPLIED | PS-3 | - | 12,127.00 |
| SOLUTION PRODUCTS APPLIED | PS-4 | - | 95,073.00 |
| Unpaid Amounts applied | Montos aplicados no pagados | - | 107,487.00 |
| Paid Amounts applied (previous months) | Montos aplicados (meses anteriores) pagados | - | - |
| TOTAL AMOUNTS APPLIED | APLICACION TOTAL | - | 5,725,652.64 |
| BALANCE DUE TO BORROWERS/ SALDOS A FAVOR | | | |
| Beginning balance due to borrowers | Saldo inicial a favor de acreditados | - | 226,735.52 |
| Non accrued collected amounts | Monto a favor del acreditado sin aplicar mes actual | - | 81,147.83 |
| Restitution of non accrued amounts applied that haven't proceed | Restitución de monto a favor por aplicaciones que no proceden | - | 36,601.58 |
| Allocations over accrued amounts | Aplicaciones de saldos a favor de acreditados | - | 44,198.66 |
| Ending Balance due to borrowers | Saldo final a favor de acreditados | - | 227,083.11 |
| SWAP EXERCISE BAL / SALDO SWAP | | | |
| Beginning balance | Saldo Inicial | - | 1,174,406.09 |
| Period's exercise with SHF | Ejercicio del periodo SHF | - | 57,206.82 |
| Applied over period's deposits | Aplicaciones del periodo de cobranza actual | - | 110,948.67 |
| Applied over previously collected amounts | Aplicaciones de saldos a favor | - | 928.62 |
| Ending Balance | Saldo Final | - | 1,119,735.62 |
| TOTAL TRANSFER TO TRUST | TOTAL A PAGAR AL FIDEICOMISO | - | 6,660,724.62 |

CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS

INVENTARIO DE MONTOS APLICADOS NO PAGADOS

| Fecha | Crédito | Importe Pesos |
|-----------|---------------|------------------|
| 02-Dic-11 | 108800 | \$ 5,400.00 |
| 02-Ene-12 | 108982 | \$ 2,015.00 |
| 13-Ene-12 | 109330 | \$ 8,561.91 |
| 01-May-12 | HSC | \$ 716,463.11 |
| 01-Jun-12 | HSC | \$ 128,942.33 |
| 01-Jun-12 | EN ACLARACIÓN | \$ 103,698.35 |
| 01-Jul-12 | HSC | \$ 107,487.00 |

Nota:

Los importes se encuentran en proceso de recuperación, ya que fueron depositados en cuentas que no corresponden al F/238. y/o HSC a PAT.

INVENTARIO DE MONTOS APLICADOS PAGADOS

| Fecha | Crédito | Nombre | Importe Pesos | Fecha pago al fideicomiso |
|-------|---------|--|------------------|---------------------------|
| | | Aplicación incorrecta del mes anterior | \$ 43,234.00 | N/A |

Julio-2012
PAST DUE BUCKETS

UDIS

| Status de Créditos (ATRASOS) | TOTAL | | | CARTERA VIGENTE | | CARTERA VENCIDA | | CARTERA VENCIDA CON PRODUCTO SOLUCIÓN | |
|---------------------------------|------------|---|------------------|-----------------|---|-----------------|---|---------------------------------------|---|
| | # | Saldo Insoluto Total de Principal (UDI) | % del Portafolio | # | Saldo Insoluto Total de Principal (UDI) | # | Saldo Insoluto Total de Principal (UDI) | # | Saldo Insoluto Total de Principal (UDI) |
| | | | | | | | | | |
| 0 | 449 | 38,339,011.34 | 43.84% | 394 | 32,712,189.76 | | | 55 | 5,626,821.58 |
| 1 | 107 | 10,008,367.70 | 11.44% | 87 | 7,643,516.26 | | | 20 | 2,364,851.44 |
| 2 | 36 | 3,824,831.29 | 4.37% | 22 | 2,081,976.06 | | | 14 | 1,742,855.23 |
| 3 | 22 | 2,098,538.00 | 2.40% | 11 | 889,535.91 | | | 11 | 1,209,002.09 |
| 4 | 15 | 1,274,217.68 | 1.46% | | | 5 | 409,046.66 | 10 | 865,171.02 |
| 5 | 16 | 1,479,905.60 | 1.69% | | | 9 | 876,754.69 | 7 | 603,150.92 |
| 6 | 23 | 2,294,288.78 | 2.62% | | | 7 | 803,008.62 | 16 | 1,491,280.16 |
| MORE | 295 | 28,140,875.02 | 32.18% | | | 201 | 18,803,651.41 | 94 | 9,337,223.61 |
| TOTAL | 963 | 87,460,035.42 | 100.00% | 514 | 43,327,217.99 | 222 | 20,892,461.39 | 227 | 23,240,356.04 |

De los 514 créditos, 2 tuvieron pago sostenido (atraso = 0) durante 12 meses.

Información valorizada al 01 de Agosto 2012 UDI: 4.768809

PESOS

| Status de Créditos (ATRASOS) | TOTAL | | | CARTERA VIGENTE | | CARTERA VENCIDA | | CARTERA VENCIDA CON PRODUCTO SOLUCIÓN | |
|---------------------------------|------------|---|------------------|-----------------|---|-----------------|---|---------------------------------------|---|
| | # | Saldo Insoluto Total de Principal (UDI) | % del Portafolio | # | Saldo Insoluto Total de Principal (UDI) | # | Saldo Insoluto Total de Principal (UDI) | # | Saldo Insoluto Total de Principal (UDI) |
| | | | | | | | | | |
| 0 | 449 | 182,831,422.31 | 43.84% | 394 | 155,998,184.93 | | | 55 | 26,833,237.38 |
| 1 | 107 | 47,727,993.94 | 11.44% | 87 | 36,450,469.13 | | | 20 | 11,277,524.81 |
| 2 | 36 | 18,239,889.88 | 4.37% | 22 | 9,928,546.19 | | | 14 | 8,311,343.70 |
| 3 | 22 | 10,007,526.91 | 2.40% | 11 | 4,242,026.86 | | | 11 | 5,765,500.05 |
| 4 | 15 | 6,076,500.76 | 1.46% | | | 5 | 1,950,665.39 | 10 | 4,125,835.37 |
| 5 | 16 | 7,057,387.17 | 1.69% | | | 9 | 4,181,075.65 | 7 | 2,876,311.51 |
| 6 | 23 | 10,941,025.00 | 2.62% | | | 7 | 3,829,394.76 | 16 | 7,111,630.25 |
| MORE | 295 | 134,198,458.08 | 32.18% | | | 201 | 89,671,022.09 | 94 | 44,527,435.99 |
| TOTAL | 963 | 417,080,204.06 | 100.00% | 514 | 206,619,227.11 | 222 | 99,632,157.90 | 227 | 110,828,819.05 |

TRUST 238

Jul-12

DEEDS IN LIEU

| N° Loan | Obligor | Balance Udis | UDIS |
|---------|---------|--------------|------|
|---------|---------|--------------|------|

Balance Udis

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UDIS

CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS