

| Patrimonio, S.A. de C.V., SOFOM ENR | | | |
|--|---|----------------------|------------------------|
| Reporte de aplicación de cobranza del 01 de Marzo al 31 de Marzo de 2013 | | | |
| | | Fideicomiso 238 | |
| | | Moneda Origen | Pesos |
| SALDOS CARTERA / PORT BAL | | | |
| Beginning Balance | Saldo Inicial de los Montos Diferidos | 1,937,999.19 | 9,405,526.70 |
| Deferred amounts Increase | Incremento Montos Diferidos | 27,967.93 | 137,833.65 |
| Deferred Payment Amount | Pago de Monto Diferido | - 17,096.24 | - 84,316.83 |
| Deferred amounts Decrease | Cancelación de Monto Diferido | - | - |
| Restoration of Balance | Restitución de Saldo | - | - |
| Ending Balance | Saldo Final de los Montos Diferidos | 1,948,870.88 | 9,459,043.52 |
| SALDOS A FAVOR DEL ACREDITADO | | | |
| Beginning Balance | Saldo Inicial de los Créditos Hipotecarios | 81,872,731.84 | 397,475,714.09 |
| Additional Loans Assigned | Créditos adicionales asignados | - | - |
| Scheduled Amortization | Pagos de principal programados | - 154,944.23 | - 733,759.45 |
| Partial Prepayments | Pre-pagos de principal | - 205,863.99 | - 1,012,709.27 |
| Total Prepayments | Principal totales | - 189,633.35 | - 936,153.82 |
| Foreclosed Properties | Adjudicaciones / Daciones | - | - |
| Non Eligible Departing Loans | Creditos Salientes No Elegibles | - | - |
| Restoration of Balance | Restitución de Saldo | - | - |
| Cancellation of Balance | Cancelación de Saldo | - 14.66 | - 69.71 |
| Ending Balance | Saldo Final de los Créditos Hipotecarios | 81,322,275.61 | 394,793,021.84 |
| Total Ending Balance | Saldo Final Total de los Créditos Hipotecarios | 83,271,146.49 | 404,252,065.36 |
| Total Deposits | Total de Depósitos | | \$ 4,612,702.67 |
| APLICACION TOTAL/ TOTAL AMOUNTS APPLIED | | | |
| Interests | Intereses | 393,451.78 | 1,858,980.84 |
| Scheduled Amortizations | Pagos de principal programados | 154,944.23 | 733,759.45 |
| Administration Fee | Comisión por administración | 33,884.74 | 160,137.68 |
| Insurance Premiums Collected | Primas cobradas Seguros Vida, Daños, Adicional y Conservación | 74,101.92 | 350,598.31 |
| VAT over Property Insurance Premium | Iva Seguros Daños | 939.77 | 4,442.81 |
| SWAP Premium | Prima Swap | 28,636.01 | 135,463.31 |
| Partial Prepayments | Pre-pagos de principal | 205,863.99 | 1,012,709.27 |
| Total Prepayments | Principal totales | 206,729.59 | 1,020,470.65 |
| Maintenance Fee | Cuota de Mantenimiento | - | - |
| Late Fees | Pena por Mora | 10,950.92 | 51,099.29 |
| Late Fees Write Off | Cancelación de Penas por Mora | - 538.65 | - 2,530.04 |
| Sale of Properties | Recuperación por venta de viviendas | - | 200,388.72 |
| Claims Over Life Insurance | Seguros de Vida Reclamados | - | - |
| Mortgage Insurance | Seguro Hipotecario | - | 209,128.82 |
| Costs Asociated with mortgage cancelation | Trámites por cancelación de Hipoteca | - | - |
| Other | Otros Cargos | - | - |
| Bounced Checks | Cheque devuelto | - | - |
| Bounced Checks Fee | Comisión por cheque devuelto | - | - |
| VAT charged over Bounced Checks Fee | Iva de Comisión por cheque devuelto | - | - |
| Misallocation of trasfers to different borrower | Transferencia a favor de otro acreditado | - | - |
| Reinbursements to borrowers over total prepayments | Devolución al cliente por sobrantes en liquidación de crédito | - | - |
| Amounts Distributed in previously periods | Cantidades Distribuidas en periodos anteriores | - | - |
| Excluded Amounts | Cantidad excluida anterior a fecha de corte | - | - |
| SOLUTION PRODUCTS APPLIED | PS-3 | - 1,940.60 | - 9,113.34 |
| SOLUTION PRODUCTS APPLIED | PS-4 | - 31,861.54 | - 156,910.93 |
| TOTAL AMOUNTS APPLIED | APLICACION TOTAL | 1,075,162.16 | 5,568,624.84 |
| COBRANZA PENDIENTE DE PAGO | | | |
| Beginning Balance of Identified Outstanding Amounts | Saldo Inicial Montos Identificados no pagados | | \$ 592,281.08 |
| Identified Outstanding Amounts for the Period | Montos identificados no pagados del periodo | | \$ 23,832.00 |
| Amounts paid identified in prior periods | Montos pagados identificados en periodos anteriores | | -\$ 70,630.00 |
| Ending Balance of Identified Outstanding Amounts | Saldo Final de Montos Identificados No Pagados | | \$ 545,483.08 |
| SALDOS A FAVOR DEL ACREDITADO | | | |
| Beginning Balance in Favor of Borrower | Saldo Inicial a Favor del Acreditado | | 2,037,341.14 |
| Ending Balance in Favor of Borrower | Saldo Final a Favor del Acreditado | | 1,033,264.09 |
| Favorable balance applied | Saldo a Favor aplicado | | 1,004,077.05 |
| COBERTURA SWAP | | | |
| Swap Transefers | Ejercicio Recibido de Swap | | 44,675.60 |
| TOTAL DISPONIBLE | | | 5,660,098.44 |
| (+AJUSTE POR MONTO PENDIENTE DE DISTRIBUIR | | | 1,436,084.31 |
| TOTAL A DISTRIBUIR EN EL PERIODO(Antes de gastos)* | | | 7,096,182.75 |
| *Ver Comentario Relevante | | | |
| CARLOS ALBERTO TAMEZ GAYTÁN GERENTE DE INFORMACIÓN DE PORTAFOLIOS | | | |

PATRIMONIO S.A. DE C.V., SOFOM ENR
EXPENSE AND REINBURSEMENT REPORT/ REPORTE DE DEVOLUCION DE GASTOS
mar-13

TRUST 238

| GASTOS DEL PERIODO / MONTHLY EXPENSES | | TRUST 238 | | |
|--|--|---|---------------------|---------------------|
| | | UDIS | PESOS | |
| GASTOS, REEMBOLSOS / EXPENSES REINBURSEMENT | Servicing Fee | 87,302.84 | 432,811.27 | |
| | VAT over Servicing Fee | 4.96 | 69,249.80 | |
| | Life and Property Insurance Premiums Paid | 46,116.71 | 228,627.51 | |
| | SWAP premium paid | 49,440.55 | 245,105.76 | |
| | Period's SWAP exercised with SHF | | -44,675.60 | |
| | Mortgage Insurance | 50,108.05 | 248,414.95 | |
| | Claims over Property Insurance | | 0.00 | |
| | Costs Asociated with mortgage cancelation | | 0.00 | |
| | Bounced Cheques | | 0.00 | |
| | Fees charged over bounced cheques | | 0.00 | |
| | VAT charged over fees on bounced cheques | | 0.00 | |
| | Misallocation of trasnfers to different borrower | | 0.00 | |
| | Reimbursements to borrowers over total prepayments | | 0.00 | |
| | Excluded Amounts | | 0.00 | |
| | Maintenance Fee | | 0.00 | |
| | Collection Expenses | | 0.00 | |
| | Refund collected amount that haven't proceed | | 0.00 | |
| | Other expenses | | 0.00 | |
| | TOTAL EXPENSES | TOTAL DE GASTOS REEMBOLSABLES A PATRIMONIO | | 1,179,533.69 |
| | Period's SWAP exercised with SHF | Ejercicio del Periodo con SHF | | 44,675.60 |
| TOTAL EXPENSES FOR APPLY | TOTAL DE GASTOS PARA APLICAR | | 1,224,209.29 | |

CARLOS ALBERTO TAMEZ GAYTAN
GERENTE DE INFORMACION DE PORTAFOLIOS

marzo-2013
PAST DUE BUCKETS

UDIS

| <u>Status de Créditos</u> <u>(ATRASOS)</u> | 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 | 455 | 38,520,640.53 | 46.26% | 406 | 32,768,318.64 | | | 49 | 5,752,321.89 |
| 1 | 62 | 4,992,303.46 | 6.00% | 47 | 3,655,719.66 | | | 15 | 1,336,583.80 |
| 2 | 25 | 2,816,569.85 | 3.38% | 16 | 1,737,953.56 | | | 9 | 1,078,616.29 |
| 3 | 17 | 1,627,091.25 | 1.95% | 9 | 720,322.97 | | | 8 | 906,768.28 |
| 4 | 8 | 880,185.91 | 1.06% | | | 2 | 290,388.31 | 6 | 589,797.60 |
| 5 | 11 | 1,032,315.88 | 1.24% | | | 6 | 664,980.36 | 5 | 367,335.52 |
| 6 | 7 | 703,632.47 | 0.84% | | | 4 | 449,055.50 | 3 | 254,576.97 |
| MORE | 344 | 32,698,407.14 | 39.27% | | | 219 | 20,284,242.34 | 125 | 12,414,164.80 |
| TOTAL | 929 | 83,271,146.49 | 100.00% | 478 | 38,882,314.83 | 231 | 21,688,666.51 | 220 | 22,700,165.15 |

PESOS

| <u>Status de Créditos</u> <u>(ATRASOS)</u> | 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 | 455 | 187,004,132.28 | 46.26% | 406 | 159,078,637.04 | | | 49 | 27,925,495.24 |
| 1 | 62 | 24,235,873.65 | 6.00% | 47 | 17,747,230.41 | | | 15 | 6,488,643.24 |
| 2 | 25 | 13,673,453.86 | 3.38% | 16 | 8,437,151.95 | | | 9 | 5,236,301.90 |
| 3 | 17 | 7,898,954.51 | 1.95% | 9 | 3,496,914.12 | | | 8 | 4,402,040.39 |
| 4 | 8 | 4,272,992.35 | 1.06% | | | 2 | 1,409,732.89 | 6 | 2,863,259.46 |
| 5 | 11 | 5,011,529.73 | 1.24% | | | 6 | 3,228,245.26 | 5 | 1,783,284.47 |
| 6 | 7 | 3,415,887.63 | 0.84% | | | 4 | 2,180,006.17 | 3 | 1,235,881.46 |
| MORE | 344 | 158,739,241.35 | 39.27% | | | 219 | 98,472,846.91 | 125 | 60,266,394.44 |
| TOTAL | 929 | 404,252,065.36 | 100.00% | 478 | 188,759,933.53 | 231 | 105,290,831.23 | 220 | 110,201,300.60 |