

FIDEICOMISO 234036 / TRUST 234036
 REPORTE DE COBRANZA DEL 02 DE AGOSTO AL 01 DE SEPTIEMBRE DE 2022
 COLLECTION REPORT FROM 2ND TO AUGUST - 1ST SEPTEMBER, 2022

| | UDIs | Pesos 7.477214 | Reestructuras Pesos | Total | |
|---|----------------|-------------------|---------------------|------------------|---------|
| Cotización UDI / UDI Value: | | | | | |
| Resumen del Portafolio / Portfolio Summary | | | | | |
| 1 Saldo Inicial de los Créditos Hipotecarios / Beginning Balance | 171,036,132.42 | 1,278,873,763.84 | 363,630,080.08 | 1,642,503,843.92 | |
| 2 Pagos de Principal Programados / Scheduled Principal Payments | 234,125.43 | 1,750,605.94 | 1,908,340.03 | 3,658,945.97 | |
| 3 Pre-pagos de Principal / Prepayments | 51,432.88 | 384,574.65 | 1,177,663.40 | 1,562,238.05 | |
| 4 Inmuebles Recuperados / Real Estate Owned (REO's) | 1,085,950.42 | 8,119,883.68 | 1,213,965.55 | 9,333,849.23 | |
| 5 Reverso de Pago | 0.00 | 0.00 | 0.00 | 0.00 | |
| 6 Saldo Final de los Créditos Hipotecarios / Ending Balance | 169,664,623.69 | 1,268,618,699.56 | 359,330,111.10 | 1,627,948,810.66 | |
| Total de Aplicaciones del Periodo / Total Applications of the period | | | | | |
| 7 Pagos de Principal Programados / Scheduled Principal | 234,125.43 | 1,750,605.94 | 1,908,340.03 | 3,658,945.97 | |
| 8 Pre-pagos de Principal / Prepayments | 51,432.88 | 384,574.65 | 1,177,663.40 | 1,562,238.05 | |
| 9 Producto de Liquidación / Cash from Sale of REO's | 117,022.20 | 875,000.00 | 0.00 | 875,000.00 | |
| 10 menos: Quitas y Reversos de Capital/Removes and Reversals of Capital | 0.00 | 0.00 | 9,371.35 | 9,371.35 | |
| 11 Monto Total de Aplicaciones de Principal / Total Principal | 402,580.51 | 3,010,180.59 | 3,076,632.08 | 6,086,812.67 | |
| 12 Intereses Ordinarios / Scheduled Interest | 207,305.49 | 1,550,067.51 | 2,607,207.24 | 4,157,274.75 | |
| 13 Intereses Moratorios / Past due Interest | 0.00 | 0.00 | 0.00 | 0.00 | |
| 14 Comisión por Administración / Servicing Fee | 29,371.05 | 219,613.63 | 119,096.44 | 338,710.07 | |
| 15 Penalización por Prepagos / Penalty for Prepayment | 0.00 | 0.00 | 0.00 | 0.00 | |
| 16 Prima de Cobertura Swap SHF Cobrada en Periodo / Swap Premium | -24,297.24 | (181,675.66) | 0.00 | (181,675.66) | |
| 17 Seguro de vida aplicado / Life Insurance | 62,670.12 | 468,597.90 | 208,098.05 | 676,695.95 | |
| 18 Excedentes en Liquidación / Excess cash flow paid by the borrower | 2,324.61 | 17,381.61 | 18,842.22 | 36,223.83 | |
| 19 Cargo por Cobranza / Collection Costs | 6,967.61 | 52,098.31 | 86,804.38 | 138,902.69 | |
| 20 Cuota de Mantenimiento / Maintenance Fee | 0.00 | 0.00 | 0.00 | 0.00 | |
| 21 Cuota de Conservación / Conservation Fee | 0.00 | 0.00 | 0.00 | 0.00 | |
| 22 Montos Recibidos por Aplicar / Amounts pending to be applied | 34,548.27 | 258,324.81 | 570,600.83 | 828,925.64 | |
| 23 menos: Bonificaciones/Bonuses | 195.61 | 1,462.60 | 15,378.24 | 16,840.84 | |
| 24 menos: Montos aplicados identificados en periodos ant./Applied Amounts Id | 36,572.20 | 273,458.17 | 541,743.61 | 815,201.78 | |
| 25 Total de Aplicaciones del Periodo / Total Applications of the Period | 684,702.61 | 5,119,667.93 | 6,130,159.39 | 11,249,827.32 | |
| Operación de Cobertura de SHF / SHF Coverage | | | | | |
| 26 Prima de Cobertura Swap SHF Cobrada en Periodo / Swap Premium | 22,581.02 | 168,843.12 | 0.00 | 168,843.12 | |
| 27 Cobertura Total a Pagar SHF / Premium to be paid to Swap Provider (SHF) | 0.00 | 0.00 | 0.00 | 0.00 | |
| 28 Ejercicio de cobertura SHF apl / Swap Exercised | 46,878.26 | 350,518.78 | 0.00 | 350,518.78 | |
| 29 Saldo a Favor SHF / Balance in favor of SHF | 0.00 | 0.00 | 0.00 | 0.00 | |
| 30 Saldo a Favor Fideicomiso / Balance in favor of Trust | 22,581.02 | 168,843.12 | 0.00 | 168,843.12 | |
| Cargos del Periodo / Period expenses | | | | | |
| 31 Saldo a Favor SHF / Balance on behalf of SHF | 0.00 | 0.00 | 0.00 | 0.00 | |
| 32 Monto de seguros pagados / Insurances Paid | 104,151.18 | 778,760.65 | 329,295.61 | 1,108,056.26 | |
| 33 Comisión por Administración Pagada / Servicing Fee Paid | 265,396.71 | 1,984,428.00 | 1,399,238.25 | 3,383,666.25 | |
| 34 Cargo por Cobranza / Collection Costs | 0.00 | 0.00 | 0.00 | 0.00 | |
| 35 Cuota de Mantenimiento / Maintenance Fee | 0.00 | 0.00 | 0.00 | 0.00 | |
| 36 Cuota de Conservación / Conservation Fee | 0.00 | 0.00 | 0.00 | 0.00 | |
| 37 Gastos de Cobranza / Collection Expenses *UDI 1*/25 | 93,396.57 | 698,346.13 | 0.00 | 698,346.13 | |
| 38 GPI Pagada / MI Paid | 0.00 | 0.00 | 0.00 | 0.00 | |
| 39 Total de Cargos del Periodo / Total Expenses of the Period | 462,944.46 | 3,461,534.78 | 1,728,533.86 | 5,190,068.64 | |
| Seguros / Insurance | | | | | |
| 40 Monto de seguros cobrados / Insurances Collected | 62,670.12 | 468,597.90 | 208,098.05 | 676,695.95 | |
| 41 Monto de seguros pagados / Insurances Paid | 104,151.18 | 778,760.65 | 329,295.61 | 1,108,056.26 | |
| 42 Monto total de seguros / Net Insurance Amount | (41,481.06) | (310,162.75) | (121,197.56) | (431,360.31) | |
| Resumen Cuenta General / General Account Summary | | | | | |
| 43 Total de Aplicaciones del Periodo / Total Applications of the Period | 684,702.61 | 5,119,667.93 | 6,130,159.39 | 11,249,827.32 | |
| 44 Total Cargos del periodo / Total Expenses of the Period | 462,944.46 | 3,461,534.78 | 1,728,533.86 | 5,190,068.64 | |
| 45 Montos Recibidos por Aplicar / Amounts pending to be applied | 34,548.27 | 258,324.81 | 570,600.83 | 828,925.64 | |
| 46 Excedentes en Liquidación / Excess cash flow paid by the borrower | 2,324.61 | 17,381.61 | 18,842.22 | 36,223.83 | |
| 47 Montos Aplicados Identificados en Periodos Anteriores | 36,572.20 | 273,458.17 | 541,743.61 | 815,201.78 | |
| 48 Disponible a transferir al Fideicomiso / Available to be distributed by the Trus | 221,457.47 | 1,655,884.90 | 4,353,926.09 | 6,009,810.99 | |
| Estatus de la Cartera de Créditos Hipotecarios / Portfolio Status | | | | | |
| 49 Al Corriente / Current | 589 | 21.92% | 19,551,743.44 | 19,291,545.96 | 11.37% |
| 50 De 1 a 30 días / From 1 to 30 days | 33 | 1.23% | 1,304,313.05 | 1,299,212.95 | 0.77% |
| 51 De 31 a 60 días / From 31 to 60 days | 16 | 0.60% | 585,232.78 | 579,637.27 | 0.34% |
| 52 De 61 a 90 días / From 61 to 90 days | 16 | 0.60% | 472,254.91 | 469,506.19 | 0.28% |
| 53 De 91 a 120 días / From 91 to 120 days | 12 | 0.45% | 345,192.67 | 344,504.35 | 0.20% |
| 54 De 121 a 150 días / From 121 to 150 days | 1 | 0.04% | 50,246.50 | 49,953.91 | 0.03% |
| 55 De 151 a 180 días / From 151 to 180 days | 4 | 0.15% | 80,614.94 | 80,174.18 | 0.05% |
| 56 Más de 180 días / More than 180 days | 2,016 | 75.03% | 148,646,534.13 | 147,550,088.88 | 86.97% |
| 57 Total | 2,687 | 100.00% | 171,036,132.42 | 169,664,623.69 | 100.00% |

| RESUMEN REESTRUCTURAS | | |
|---------------------------------|----------------|----------------|
| | UDIS | PESOS |
| Saldo Inicial Anterior | 171,953,707.29 | 360,240,671.01 |
| Activacion Adjudicado (Reestr.) | 109,966.71 | 0.00 |
| Reverso Saldo Inicial (mas) | 0.00 | 0.00 |
| Saldo Inicial Antes Reestr | 172,063,674.00 | 360,240,671.01 |
| Reestructuras Periodo | 1,027,541.58 | 3,389,409.07 |
| Saldo Inicial desp Reest. | 171,036,132.42 | 363,630,080.08 |

| RESUMEN DE SALDOS A FAVOR | |
|---|---------------------|
| Saldo Inicial de Montos a Favor | 1,152,380.90 |
| (-) Conciliación pagos reversados | 0.00 |
| (+) Montos Identificados no Aplicados del Periodo | 828,925.64 |
| (-) Montos Aplicados Identificados en Periodos | 815,201.78 |
| (=) Saldo Final de Montos a Favor | 1,166,104.76 |

| RESUMEN DE EXCEDENTES EN LIQUIDACIÓN | |
|---|---------------------|
| Saldo Inicial de Excedentes en Liquidación | 6,053,302.55 |
| (+) Excedentes en Liquidación del Periodo | 36,223.83 |
| (-) Excedentes en Liquidación Pagados en el Periodo | 0.00 |
| (-) Ajuste por Conciliación de Pagos | 0.00 |
| (=) Saldo Final de Excedentes en Liquidación | 6,089,526.38 |

| RECURSOS DISPONIBLES A DISTRIBUIR | |
|---|------------------------|
| CONCEPTO | MONTO EN PESOS |
| Cuenta por cobrar pendiente del periodo anterior por Adamantine Servicios: | \$ - |
| mas: Monto de Comisión por | \$ 3,383,666.25 |
| Total Fee por Cobrar | \$ 3,383,666.25 |
| Comision por amortizar/acumular en este periodo por Adamantine | - |
| Total Fee a cobrar para este periodo: | \$ 3,383,666.25 |
| Total de cuenta por cobrar en el siguiente periodo por Adamantine Servicios: | |

| REESTRUCTURAS PESOS | | | | | | |
|---|---------------------------|----------------------------------|--|---|---|--|
| Estatus de la Cartera de Créditos Hipotecarios / Portfolio Status | No. de Créditos / Loans # | Porcentaje de Créditos / Loans % | Saldo Inicial de Principal de los Créditos / Beginning Balance | Saldo Final de Principal de los Créditos / Ending Balance | Porcentaje del Portafolio / Portfolio % | |
| 58 Al Corriente / Current | 918 | 68.82% | 235,978,412.03 | 233,906,542.06 | 65.10% | |
| 59 De 1 a 30 días / From 1 to 30 days | 60 | 4.50% | 16,628,648.95 | 16,539,646.11 | 4.60% | |
| 60 De 31 a 60 días / From 31 to 60 days | 39 | 2.92% | 10,348,652.69 | 10,277,822.42 | 2.86% | |
| 61 De 61 a 90 días / From 61 to 90 days | 35 | 2.62% | 10,050,182.72 | 10,002,860.96 | 2.78% | |
| 62 De 91 a 120 días / From 91 to 120 days | 18 | 1.35% | 5,316,996.13 | 5,302,790.27 | 1.48% | |
| 63 De 121 a 150 días / From 121 to 150 days | 17 | 1.27% | 4,965,706.67 | 4,941,529.70 | 1.38% | |
| 64 De 151 a 180 días / From 151 to 180 days | 12 | 0.90% | 3,119,826.32 | 3,113,018.20 | 0.87% | |
| 65 Más de 180 días / More than 180 days | 235 | 17.62% | 77,221,654.57 | 75,245,901.38 | 20.94% | |
| 66 Total | 1,334 | 100.00% | 363,630,080.08 | 359,330,111.10 | 100.00% | |

| | Cartera Vigente Hasta 90 días / Performing Loans until 90 days | Cartera Vencida (+ de 90 días) / Non Performing Loans (+90 days) | Cartera Vigente Hasta 180 días / Performing Loans until 180 days | Cartera Vencida (+ de 180 días) / Non Performing Loans (+ 180 days) | Total de Cartera / Total Portfolio | Inmuebles Recuperados / REO's |
|--|--|--|--|---|------------------------------------|-------------------------------|
| 67 Número de Créditos / Number of Loans | 654 | 2,033 | 671 | 2,016 | 2,687 | 1,307 |
| 68 Saldo Insoluto de Principal / Outstanding Principal Balance | 21,639,902.37 | 148,024,721.32 | 22,114,534.81 | 147,550,088.88 | 169,664,623.69 | 81,689,987.39 |
| 69 Porcentaje del total de cartera / % of Total Portfolio | 12.75% | 87.25% | 13.03% | 86.97% | 100.00% | |
| 70 Interes No Cubiertos / Interest Receivable | 22,844.27 | 128,886,444.61 | 38,631.73 | 128,870,657.15 | 128,909,288.88 | |
| 71 Montos Recibidos por Aplicar / Amounts pending to be apply | 34,548.27 | 0.00 | 34,548.27 | 0.00 | 34,548.27 | |
| 72 Saldo de Comisiones y Seguros no cubiertos / Fees & Insurances Receivable | 12,148.91 | 48,584,068.08 | 19,527.92 | 48,576,689.07 | 48,596,216.99 | |
| | | No. de Crédito / Loans # | Saldo Insoluto / Outstanding Balance | | | |
| 73 Proceso Judicial / Foreclosure process | | 1,446 | 109,243,653.10 | | | |
| | | No. de Crédito / Loans # | Saldo Insoluto / Outstanding Balance | | | |
| 74 Créditos Mes Pasado en Portafolio / Beginning Loans | | 2,711 | 171,953,707.29 | | | |
| 75 Créditos Pre-pagados en el Periodo / Prepaid Loans | | 3 | 18,586.03 | | | |
| 76 Inmuebles Recuperados / REO's | | 14 | 1,085,950.42 | | | |
| 77 Créditos Añadidos al Portafolio / Additional Loans Assigned | | 3 | 109,966.71 | | | |
| 78 Créditos Eliminados (Pagados por Originador) / Non Eligible Loans | | 10 | 1,027,541.58 | | | |
| 79 Créditos Actuales en el Portafolio / Current Loans | | 2,687 | 169,664,623.69 | | | |
| | | Monto / Balance | | | | |
| 80 Pérdidas o Ganancias Acumuladas / Earnings and Losses Accumulated | | | | | | |
| 81 Patrimonio Total de Fideicomiso (UDIs) / Total Pledge in Trust (UDIs) | | | 251,354,611.08 | | | |

| REESTRUCTURAS PESOS | | | | | | |
|--|--|--|--|---|------------------------------------|-------------------------------|
| | Cartera Vigente Hasta 90 días / Performing Loans until 90 days | Cartera Vencida (+ de 90 días) / Non Performing Loans (+90 days) | Cartera Vigente Hasta 180 días / Performing Loans until 180 days | Cartera Vencida (+ de 180 días) / Non Performing Loans (+ 180 days) | Total de Cartera / Total Portfolio | Inmuebles Recuperados / REO's |
| 82 Número de Créditos / Number of Loans | 1,052 | 282 | 1,099 | 235 | 1,334 | 143 |
| 83 Saldo Insoluto de Principal / Outstanding Principal Balance | 270,726,871.55 | 88,603,239.55 | 284,084,209.72 | 75,245,901.38 | 359,330,111.10 | 44,105,388.55 |
| 84 Porcentaje del total de cartera / % of Total Portfolio | 75.34% | 24.66% | 79.06% | 20.94% | 100.00% | |
| 85 Interes No Cubiertos / Interest Receivable | 421,213.78 | 20,746,875.15 | 873,006.65 | 20,295,082.28 | 21,168,088.93 | |
| 86 Montos Recibidos por Aplicar / Amounts pending to be apply | 570,600.83 | 0 | 570,600.83 | 0 | 570,600.83 | |
| 87 Saldo de Comisiones y Seguros no cubiertos / Fees & Insurances Receivable | 39,343.65 | 2,074,107.04 | 75,653.36 | 2,037,797.33 | 2,113,450.69 | |
| | | No. de Crédito / Loans # | Saldo Insoluto / Outstanding Balance | | | |
| 88 Proceso Judicial / Foreclosure process | | 401 | 114,008,675.78 | | | |
| | | No. de Crédito / Loans # | Saldo Insoluto / Outstanding Balance | | | |
| 89 Créditos Mes Pasado en Portafolio / Beginning Loans | | 1,331 | 360,240,671.01 | | | |
| 90 Créditos Pre-pagados en el Periodo / Prepaid Loans | | 4 | 949,609.16 | | | |
| 91 Inmuebles Recuperados / REO's | | 3 | 1,213,965.55 | | | |
| 92 Créditos Añadidos al Portafolio / Additional Loans Assigned | | 10 | 3,389,409.07 | | | |
| 93 Créditos Eliminados (Pagados por Originador) / Non Eligible Loans | | 0 | 0.00 | | | |
| 94 Créditos Actuales en el Portafolio / Current Loans | | 1,334 | 359,330,111.10 | | | |
| | | Monto / Balance | | | | |
| 95 Pérdidas o Ganancias Acumuladas / Earnings and Losses Accumulated | | | | | | |
| 96 Patrimonio Total de Fideicomiso (Pesos) / Total Pledge in Trust (Pesos) | | | 403,435,499.65 | | | |

Miguel Angel Almaguer Rivera
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