

FIDEICOMISO 234036 / TRUST 234036  
 REPORTE DE COBRANZA DEL 02 DE ENERO AL 01 DE FEBRERO DE 2023  
 COLLECTION REPORT FROM 2ND TO JANUARY - 1ST FEBRUARY, 2023

|  | UDIs           | Pesos<br>7.688110 | Reestructuras Pesos | Total            |         |
|--|----------------|-------------------|---------------------|------------------|---------|
| <b>Cotización UDI / UDI Value:</b>   |                |                   |                     |                  |         |
| <b>Resumen del Portafolio / Portfolio Summary</b>                                    |                |                   |                     |                  |         |
| 1 Saldo Inicial de los Créditos Hipotecarios / Beginning Balance                     | 159,424,736.09 | 1,225,674,907.78  | 362,701,286.77      | 1,588,376,194.55 |         |
| 2 Pagos de Principal Programados / Scheduled Principal Payments                      | 235,747.11     | 1,812,449.71      | 1,945,095.76        | 3,757,545.47     |         |
| 3 Pre-pagos de Principal / Prepayments   | 95,569.41      | 734,748.14        | 1,205,391.67        | 1,940,139.81     |         |
| 4 Inmuebles Recuperados / Real Estate Owned (REO's)                                  | 682,054.78     | 5,243,712.17      | 0.00                | 5,243,712.17     |         |
| 5 Reverso de Pago  | 0.00           | 0.00              | 0.00                | 0.00             |         |
| 6 Saldo Final de los Créditos Hipotecarios / Ending Balance                          | 158,411,364.79 | 1,217,883,997.76  | 359,550,799.34      | 1,577,434,797.10 |         |
| <b>Total de Aplicaciones del Periodo / Total Applications of the period</b>          |                |                   |                     |                  |         |
| 7 Pagos de Principal Programados / Scheduled Principal                               | 235,747.11     | 1,812,449.71      | 1,945,095.76        | 3,757,545.47     |         |
| 8 Pre-pagos de Principal / Prepayments   | 95,569.41      | 734,748.14        | 1,205,391.67        | 1,940,139.81     |         |
| 9 Producto de Liquidación / Cash from Sale of REO's                                  | 113,812.11     | 875,000.00        | 335,000.00          | 1,210,000.00     |         |
| 10 menos: Quitas y Reversos de Capital/Removes and Reversals of Capital              | 0.00           | 0.00              | 0.00                | 0.00             |         |
| 11 Monto Total de Aplicaciones de Principal / Total Principal                        | 445,128.63     | 3,422,197.85      | 3,485,487.43        | 6,907,685.28     |         |
| 12 Intereses Ordinarios / Scheduled Interest   | 256,459.96     | 1,971,692.38      | 2,540,435.66        | 4,512,128.04     |         |
| 13 Intereses Moratorios / Past due Interest  | 0.00           | 0.00              | 0.00                | 0.00             |         |
| 14 Comisión por Administración / Servicing Fee                                       | 30,473.87      | 234,286.46        | 113,977.52          | 348,263.98       |         |
| 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                     | -71,508.34     | (549,763.98)      | 0.00                | (549,763.98)     |         |
| 17 Seguro de vida aplicado / Life Insurance  | 68,511.51      | 526,724.03        | 206,098.74          | 732,822.77       |         |
| 18 Excedentes en Liquidación / Excess cash flow paid by the borrower                 | 31.40          | 241.41            | 50,289.48           | 50,530.89        |         |
| 19 Cargo por Cobranza / Collection Costs   | 9,002.58       | 69,212.83         | 75,781.12           | 144,993.95       |         |
| 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                      | 30,593.86      | 235,208.96        | 478,354.88          | 713,563.84       |         |
| 23 menos: Bonificaciones/Bonuses   | 247.63         | 1,903.80          | 10,867.95           | 12,771.75        |         |
| 24 menos: Montos aplicados identificados en periodos ant./Applied Amounts Id         | 39,621.58      | 304,615.07        | 514,760.80          | 819,375.87       |         |
| 25 Total de Aplicaciones del Periodo / Total Applications of the Period              | 728,824.26     | 5,603,281.07      | 6,424,796.08        | 12,028,077.15    |         |
| <b>Operación de Cobertura de SHF / SHF Coverage</b>                                  |                |                   |                     |                  |         |
| 26 Prima de Cobertura Swap SHF Cobrada en Periodo / Swap Premium                     | 25,501.18      | 196,055.88        | 0.00                | 196,055.88       |         |
| 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                                   | 97,009.52      | 745,819.86        | 0.00                | 745,819.86       |         |
| 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                             | 25,501.18      | 196,055.88        | 0.00                | 196,055.88       |         |
| <b>Cargos del Periodo / Period expenses</b>  |                |                   |                     |                  |         |
| 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  | 48,754.71      | 374,831.55        | 169,486.01          | 544,317.56       |         |
| 33 Comisión por Administración Pagada / Servicing Fee Paid                           | 172,485.74     | 1,326,089.37      | 1,306,185.84        | 2,632,275.21     |         |
| 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                               | 99,371.85      | 763,981.68        | 0.00                | 763,981.68       |         |
| 38 GPI Pagada / MI Paid  | 0.00           | 0.00              | 0.00                | 0.00             |         |
| 39 Total de Cargos del Periodo / Total Expenses of the Period                        | 320,612.30     | 2,464,902.60      | 1,475,671.85        | 3,940,574.45     |         |
| <b>Seguros / Insurance</b>   |                |                   |                     |                  |         |
| 40 Monto de seguros cobrados / Insurances Collected                                  | 68,511.51      | 526,724.03        | 206,098.74          | 732,822.77       |         |
| 41 Monto de seguros pagados / Insurances Paid  | 48,754.71      | 374,831.55        | 169,486.01          | 544,317.56       |         |
| 42 Monto total de seguros / Net Insurance Amount                                     | 19,756.80      | 151,892.48        | 36,612.73           | 188,505.21       |         |
| <b>Resumen Cuenta General / General Account Summary</b>                              |                |                   |                     |                  |         |
| 43 Total de Aplicaciones del Periodo / Total Applications of the Period              | 728,824.26     | 5,603,281.07      | 6,424,796.08        | 12,028,077.15    |         |
| 44 Total Cargos del periodo / Total Expenses of the Period                           | 320,612.30     | 2,464,902.60      | 1,475,671.85        | 3,940,574.45     |         |
| 45 Montos Recibidos por Aplicar / Amounts pending to be applied                      | 30,593.86      | 235,208.96        | 478,354.88          | 713,563.84       |         |
| 46 Excedentes en Liquidación / Excess cash flow paid by the borrower                 | 31.40          | 241.41            | 50,289.48           | 50,530.89        |         |
| 47 Montos Aplicados Identificados en Periodos Anteriores                             | 39,621.58      | 304,615.07        | 514,760.80          | 819,375.87       |         |
| 48 Disponible a transferir al Fideicomiso / Available to be distributed by the Trust | 417,208.28     | 3,207,543.16      | 4,935,240.67        | 8,142,783.83     |         |
| <b>Estatus de la Cartera de Créditos Hipotecarios / Portfolio Status</b>             |                |                   |                     |                  |         |
| 49 Al Corriente / Current  | 568            | 22.36%            | 18,182,295.57       | 17,882,341.35    | 11.29%  |
| 50 De 1 a 30 días / From 1 to 30 days  | 26             | 1.02%             | 923,916.41          | 920,634.66       | 0.58%   |
| 51 De 31 a 60 días / From 31 to 60 days  | 18             | 0.71%             | 621,002.66          | 616,158.37       | 0.39%   |
| 52 De 61 a 90 días / From 61 to 90 days  | 9              | 0.35%             | 194,981.27          | 194,131.53       | 0.12%   |
| 53 De 91 a 120 días / From 91 to 120 days  | 10             | 0.39%             | 269,864.30          | 267,782.42       | 0.17%   |
| 54 De 121 a 150 días / From 121 to 150 days  | 4              | 0.16%             | 147,692.22          | 147,386.48       | 0.09%   |
| 55 De 151 a 180 días / From 151 to 180 days  | 3              | 0.12%             | 81,619.38           | 81,373.97        | 0.05%   |
| 56 Más de 180 días / More than 180 days  | 1,902          | 74.88%            | 139,003,364.28      | 138,301,556.01   | 87.31%  |
| 57 Total   | 2,540          | 100.00%           | 159,424,736.09      | 158,411,364.79   | 100.00% |

| RESUMEN REESTRUCTURAS           |                |                |
|---------------------------------|----------------|----------------|
|                                 | UDIS           | PESOS          |
| Saldo Inicial Anterior          | 160,139,366.74 | 359,304,326.04 |
| Activacion Adjudicado (Reestr.) | 0.00           | 0.00           |
| Reverso Saldo Inicial (mas)     | 0.00           | 0.00           |
| Saldo Inicial Antes Reestr      | 160,139,366.74 | 359,304,326.04 |
| Reestructuras Periodo           | 714,630.65     | 3,396,960.73   |
| Saldo Inicial desp Reest.       | 159,424,736.09 | 362,701,286.77 |

| RESUMEN DE SALDOS A FAVOR                         |                     |
|---|---------------------|
| Saldo Inicial de Montos a Favor                   | 1,209,426.47        |
| (-) Conciliación pagos reversados                 | 0.00                |
| (+) Montos Identificados no Aplicados del Periodo | 713,563.84          |
| (-) Montos Aplicados Identificados en Periodos    | 819,375.87          |
| <b>(=) Saldo Final de Montos a Favor</b>          | <b>1,103,614.44</b> |

| RESUMEN DE EXCEDENTES EN LIQUIDACIÓN                |                     |
|---|---------------------|
| Saldo Inicial de Excedentes en Liquidación          | 6,231,887.91        |
| (+) Excedentes en Liquidación del Periodo           | 50,530.89           |
| (-) Excedentes en Liquidación Pagados en el Periodo | 0.00                |
| (-) Ajuste por Conciliación de Pagos                | 0.00                |
| <b>(=) Saldo Final de Excedentes en Liquidación</b> | <b>6,282,418.80</b> |

| RECURSOS DISPONIBLES A DISTRIBUIR  |                        |
|--|------------------------|
| CONCEPTO   | MONTO EN PESOS         |
| Cuenta por cobrar pendiente del periodo anterior por Adamantine Servicios:   | \$ -                   |
| mas: Monto de Comisión por   | \$ 2,632,275.21        |
| <b>Total Fee por Cobrar</b>  | <b>\$ 2,632,275.21</b> |
| Comisión por amortizar/acumular en este periodo por Adamantine               | -                      |
| <b>Total Fee a cobrar para este periodo:</b>                                 | <b>\$ 2,632,275.21</b> |
| Total de cuenta por cobrar en el siguiente periodo por Adamantine Servicios: |                        |

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| 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  | 913  | 67.23%   | 228,953,443.56   | 226,637,461.04  | 63.03%                                  |                               |  |
| 59 De 1 a 30 días / From 1 to 30 days  | 76   | 5.60%  | 21,270,998.21  | 21,206,204.45   | 5.90%                                   |                               |  |
| 60 De 31 a 60 días / From 31 to 60 days                                      | 42   | 3.09%  | 10,959,835.25  | 10,879,811.71   | 3.03%                                   |                               |  |
| 61 De 61 a 90 días / From 61 to 90 days                                      | 28   | 2.06%  | 8,536,893.78   | 8,512,799.19  | 2.37%                                   |                               |  |
| 62 De 91 a 120 días / From 91 to 120 days                                    | 29   | 2.14%  | 8,742,855.93   | 8,716,650.45  | 2.42%                                   |                               |  |
| 63 De 121 a 150 días / From 121 to 150 days                                  | 15   | 1.10%  | 4,045,467.65   | 4,029,672.30  | 1.12%                                   |                               |  |
| 64 De 151 a 180 días / From 151 to 180 days                                  | 13   | 0.96%  | 2,287,618.10   | 2,280,133.67  | 0.63%                                   |                               |  |
| 65 Más de 180 días / More than 180 days                                      | 242  | 17.82%   | 77,904,174.29  | 77,288,066.53   | 21.50%                                  |                               |  |
| 66 Total   | 1,358  | 100.00%  | 362,701,286.77   | 359,550,799.34  | 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                                      | 621  | 1,919  | 638  | 1,902   | 2,540                                   | 1,354                         |  |
| 68 Saldo Insoluto de Principal / Outstanding Principal Balance               | 19,613,265.91  | 138,798,098.88   | 20,109,808.78  | 138,301,556.01  | 158,411,364.79                          | 85,002,781.93                 |  |
| 69 Porcentaje del total de cartera / % of Total Portfolio                    | 12.38%   | 87.62%   | 12.69%   | 87.31%  | 100.00%                                 |                               |  |
| 70 Interes No Cubiertos / Interest Receivable                                | 14,029.88  | 124,133,440.24   | 29,997.78  | 124,117,472.34  | 124,147,470.12                          |                               |  |
| 71 Montos Recibidos por Aplicar / Amounts pending to be apply                | 30,593.86  | 0.00   | 30,593.86  | 0.00  | 30,593.86                               |                               |  |
| 72 Saldo de Comisiones y Seguros no cubiertos / Fees & Insurances Receivable | 9,362.81   | 47,209,772.24  | 18,459.08  | 47,200,675.97   | 47,219,135.05                           |                               |  |
|  | No. de Crédito / Loans #                                       | Saldo Insoluto / Outstanding Balance                             |  |   |   |                               |  |
| 73 Proceso judicial / Foreclosure process                                    |  | 1,356  | 101,658,555.02   |   |   |                               |  |
|  | No. de Crédito / Loans #                                       | Saldo Insoluto / Outstanding Balance                             |  |   |   |                               |  |
| 74 Créditos Mes Pasado en Portafolio / Beginning Loans                       |  | 2,562  | 160,139,366.74   |   |   |                               |  |
| 75 Créditos Pre-pagados en el Periodo / Prepaid Loans                        |  | 4  | 16,805.33  |   |   |                               |  |
| 76 Inmuebles Recuperados / REO's   |  | 9  | 682,054.78   |   |   |                               |  |
| 77 Créditos Añadidos al Portafolio / Additional Loans Assigned               |  | 0  | -  |   |   |                               |  |
| 78 Créditos Eliminados (Pagados por Originador) / Non Eligible Loans         |  | 9  | 714,630.65   |   |   |                               |  |
| 79 Créditos Actuales en el Portafolio / Current Loans                        |  | 2,540  | 158,411,364.79   |   |   |                               |  |
| Monto / Balance  |  |  |  |   |   |                               |  |
| 80 Pérdidas o Ganancias Acumuladas / Earnings and Losses Accumulated         |  |  |  |   |   |                               |  |
| 81 Patrimonio Total de Fideicomiso (UDIs) / Total Pledge in Trust (UDIs)     |  |  | 243,414,146.72   |   |   |                               |  |
| 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                                      | 1,059  | 299  | 1,116  | 242   | 1,358                                   | 148                           |  |
| 83 Saldo Insoluto de Principal / Outstanding Principal Balance               | 267,236,276.39   | 92,314,522.95  | 282,262,732.81   | 77,288,066.53   | 359,550,799.34                          | 46,370,967.36                 |  |
| 84 Porcentaje del total de cartera / % of Total Portfolio                    | 74.33%   | 25.67%   | 78.50%   | 21.50%  | 100.00%                                 |                               |  |
| 85 Interes No Cubiertos / Interest Receivable                                | 437,515.85   | 21,551,294.84  | 899,179.55   | 21,089,631.14   | 21,988,810.69                           |                               |  |
| 86 Montos Recibidos por Aplicar / Amounts pending to be apply                | 478,354.88   | 0  | 478,354.88   | 0   | 478,354.88                              |                               |  |
| 87 Saldo de Comisiones y Seguros no cubiertos / Fees & Insurances Receivable | 33,657.48  | 2,177,513.80   | 82,293.53  | 2,128,877.75  | 2,211,171.28                            |                               |  |
|  | No. de Crédito / Loans #                                       | Saldo Insoluto / Outstanding Balance                             |  |   |   |                               |  |
| 88 Proceso judicial / Foreclosure process                                    |  | 401  | 111,259,160.18   |   |   |                               |  |
|  | No. de Crédito / Loans #                                       | Saldo Insoluto / Outstanding Balance                             |  |   |   |                               |  |
| 89 Créditos Mes Pasado en Portafolio / Beginning Loans                       |  | 1,354  | 359,304,326.04   |   |   |                               |  |
| 90 Créditos Pre-pagados en el Periodo / Prepaid Loans                        |  | 5  | 1,134,260.26   |   |   |                               |  |
| 91 Inmuebles Recuperados / REO's   |  | 0  | 0.00   |   |   |                               |  |
| 92 Créditos Añadidos al Portafolio / Additional Loans Assigned               |  | 9  | 3,396,960.73   |   |   |                               |  |
| 93 Créditos Eliminados (Pagados por Originador) / Non Eligible Loans         |  | 0  | 0.00   |   |   |                               |  |
| 94 Créditos Actuales en el Portafolio / Current Loans                        |  | 1,358  | 359,550,799.34   |   |   |                               |  |
| Monto / Balance  |  |  |  |   |   |                               |  |
| 95 Pérdidas o Ganancias Acumuladas / Earnings and Losses Accumulated         |  |  |  |   |   |                               |  |
| 96 Patrimonio Total de Fideicomiso (Pesos) / Total Pledge in Trust (Pesos)   |  |  | 405,921,766.70   |   |   |                               |  |

Miguel Angel Almaguer Rivera  
Representante Legal

Manuel Garrido Cordero  
Representante Legal