

**RATING ACTION COMMENTARY**

# **Fitch Retira Calificación de CEDEVIS 10-5U por Amortización Total**

Wed 23 Sep, 2020 - 4:36 PM ET

Fitch Ratings-Monterrey-23 September 2020: Fitch Ratings retiró las siguientes calificaciones:

- Calificación 'AAA(mex)vra' de los CEDEVIS 10-5U;
- Calificación 'AA+(mex)vra' de la Constancia Preferente referente a los CEDEVIS 10-5U.

Fitch recibió el certificado de pago y confirma la amortización anticipada total de los certificados bursátiles (CB). El monto del principal pagado el 21 de septiembre de 2020 fue MXN211,471,818.02.

El retiro de la calificación de la Constancia Preferente se debe a solicitud del Instituto del Fondo Nacional de la Vivienda para los Trabajadores (Infonavit, calificado 'AAA(mex)' con Perspectiva Estable por Fitch) ya que es el único inversionista de la Constancia Preferente por lo que la constancia sería conservada de forma privada a esta fecha.

Contactos Fitch Ratings:

Diego Rojas (Analista Líder)

Analista

+52 (81) 4161 7044

Fitch México S.A. de C.V.  
Prol. Alfonso Reyes 2612, Edificio Connexity, Piso 8  
Col. Del Paseo Residencial  
Monterrey, N.L. México.

Anakaren Sánchez (Analista Secundario)  
Directora Asociada  
+52 55 5955 1609

Juan Pablo Gil Lira (Presidente del Comité de Calificación)  
Director Sénior  
+56 2 2499 3306

Relación con medios: Liliana Garcia, Monterrey, Tel.: +52 81 4161 7066, Email:  
[liliana.garcia@ftchratings.com](mailto:liliana.garcia@ftchratings.com)

Las calificaciones mencionadas fueron requeridas y se asignaron o se les dio seguimiento por solicitud de la entidad calificada o de un tercero relacionado. Cualquier excepción se indicará.

Información adicional disponible en [www.ftchratings.com/site/mexico](http://www.ftchratings.com/site/mexico)

Metodologías aplicadas en escala nacional:

- Metodología Global de Calificación de Finanzas Estructuradas (Junio 25, 2019);
- Criterio de Calificación para RMBS en América Latina (Diciembre 7, 2017);
- Supuestos de Pérdida y Flujos de Efectivo para Créditos Hipotecarios en México (Septiembre 14, 2017);
- Metodología de Calificación de Contraparte para Finanzas Estructuradas y Bonos Cubiertos (Noviembre 7, 2019).

#### INFORMACIÓN REGULATORIA

FECHA DE LA ÚLTIMA ACTUALIZACIÓN DE CALIFICACIÓN: 13/diciembre/2019

FUENTE(S) DE INFORMACIÓN: Instituto del Fondo Nacional de la Vivienda para los Trabajadores (Infonavit).

IDENTIFICAR INFORMACIÓN UTILIZADA: certificado de pago.

PERÍODO QUE ABARCA LA INFORMACIÓN FINANCIERA: N.A.

La(s) calificación(es) constituye(n) solamente una opinión con respecto a la calidad crediticia del emisor, administrador o valor(es) y no una recomendación de inversión. Para

conocer el significado de la(s) calificación(es) asignada(s), los procedimientos para darles seguimiento, la periodicidad de las revisiones y los criterios para su retiro visite <https://www.fitchratings.com/site/mexico>. La estructura y los procesos de calificación y de votación de los comités se encuentran en el documento denominado "Proceso de Calificación" disponible en el apartado "Temas Regulatorios" de <https://www.fitchratings.com/site/mexico>.

El proceso de calificación también puede incorporar información de otras fuentes externas tales como: información pública, reportes de entidades regulatorias, datos socioeconómicos, estadísticas comparativas, y análisis sectoriales y regulatorios para el emisor, la industria o el valor, entre otras. La información y las cifras utilizadas, para determinar esta(s) calificación(es), de ninguna manera son auditadas por Fitch México, S.A. de C.V. (Fitch México) por lo que su veracidad y autenticidad son responsabilidad del emisor o de la fuente que las emite. En caso de que el valor o la solvencia del emisor, administrador o valor(es) se modifiquen en el transcurso del tiempo, la(s) calificación(es) puede(n) modificarse al alza o a la baja, sin que esto implique responsabilidad alguna a cargo de Fitch México.

TODAS LAS CALIFICACIONES CREDITICIAS DE FITCH ESTAN SUJETAS A CIERTAS LIMITACIONES Y ESTIPULACIONES. POR FAVOR LEA ESTAS LIMITACIONES Y ESTIPULACIONES SIGUIENDO ESTE ENLACE: [WWW.FITCHRATINGS.COM/SITE/DEFINITIONS](http://WWW.FITCHRATINGS.COM/SITE/DEFINITIONS). ADEMÁS, LAS DEFINICIONES DE CALIFICACIÓN Y LAS CONDICIONES DE USO DE TALES CALIFICACIONES ESTÁN DISPONIBLES EN NUESTRO SITIO WEB [WWW.FITCHRATINGS.COM/SITE/MEXICO](http://WWW.FITCHRATINGS.COM/SITE/MEXICO). LAS CALIFICACIONES PÚBLICAS, CRITERIOS Y METODOLOGÍAS ESTÁN DISPONIBLES EN ESTE SITIO EN TODO MOMENTO. EL CÓDIGO DE CONDUCTA DE FITCH, Y LAS POLITICAS SOBRE CONFIDENCIALIDAD, CONFLICTOS DE INTERESES, BARRERAS PARA LA INFORMACIÓN PARA CON SUS AFILIADAS, CUMPLIMIENTO, Y DEMÁS POLÍTICAS Y PROCEDIMIENTOS ESTÁN TAMBIÉN DISPONIBLES EN LA SECCIÓN DE CÓDIGO DE CONDUCTA DE ESTE SITIO. FITCH PUEDE HABER PROPORCIONADO OTRO SERVICIO ADMISIBLE A LA ENTIDAD CALIFICADA O A TERCEROS RELACIONADOS. LOS DETALLES DE DICHO SERVICIO DE CALIFICACIONES SOBRE LAS CUALES EL ANALISTA LIDER ESTÁ BASADO EN UNA ENTIDAD REGISTRADA ANTE LA UNIÓN EUROPEA, SE PUEDEN ENCONTRAR EN EL RESUMEN DE LA ENTIDAD EN EL SITIO WEB DE FITCH.

The following issuer(s) did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure: Infonavit CEDEVIS105U

## **Metodología(s) Aplicada(s)**

Criterio de Calificación para RMBS en América Latina - Efectivo desde diciembre 7, 2017 hasta marzo 17, 2020 (pub. 07 Dec 2017)

Metodología Global de Calificación de Finanzas Estructuradas - Efectivo desde junio 25, 2019 hasta junio 17, 2020 (pub. 25 Jun 2019)

Metodología de Calificación de Contraparte para Finanzas Estructuradas y Bonos Cubiertos - Efectivo desde noviembre 7, 2019 hasta abril 21, 2020 (pub. 07 Nov 2019)

Supuestos de Pérdida y Flujos de Efectivo para Créditos Hipotecarios en México (pub. 14 Sep 2017)

## **Divulgación Adicional**

[Solicitation Status](#)

[Endorsement Status](#)

[Política de Endoso Regulatorio](#)

ALL FITCH CREDIT RATINGS ARE SUBJECT TO CERTAIN LIMITATIONS AND DISCLAIMERS. PLEASE READ THESE LIMITATIONS AND DISCLAIMERS BY FOLLOWING THIS LINK: [HTTPS://WWW.FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS](https://www.fitchratings.com/understandingcreditratings). IN ADDITION, RATING DEFINITIONS AND THE TERMS OF USE OF SUCH RATINGS ARE AVAILABLE ON THE AGENCY'S PUBLIC WEB SITE AT [WWW.FITCHRATINGS.COM](http://WWW.FITCHRATINGS.COM). PUBLISHED RATINGS, CRITERIA, AND METHODOLOGIES ARE AVAILABLE FROM THIS SITE AT ALL TIMES. FITCH'S CODE OF CONDUCT, CONFIDENTIALITY, CONFLICTS OF INTEREST, AFFILIATE FIREWALL, COMPLIANCE, AND OTHER RELEVANT POLICIES AND PROCEDURES ARE ALSO AVAILABLE FROM THE CODE OF CONDUCT SECTION OF THIS SITE. DIRECTORS AND SHAREHOLDERS RELEVANT INTERESTS ARE AVAILABLE AT [HTTPS://WWW.FITCHRATINGS.COM/SITE/REGULATORY](https://www.fitchratings.com/site/regulatory). FITCH MAY HAVE PROVIDED ANOTHER PERMISSIBLE SERVICE TO THE RATED ENTITY OR ITS RELATED THIRD PARTIES. DETAILS OF THIS SERVICE FOR RATINGS FOR WHICH THE LEAD ANALYST IS BASED IN AN EU-REGISTERED ENTITY CAN BE FOUND ON THE ENTITY SUMMARY PAGE FOR THIS ISSUER ON THE FITCH WEBSITE.

Copyright © 2020 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries. 33 Whitehall Street, NY, NY 10004. Telephone: 1-800-753-4824, (212) 908-0500. Fax: (212) 480-4435. Reproduction or retransmission in whole or in part is prohibited except by permission. All rights reserved. In issuing and maintaining its ratings and in making other reports (including forecast information), Fitch relies on factual information it receives from issuers and underwriters and from other sources Fitch believes to be credible. Fitch conducts a reasonable investigation of the factual information relied upon by it in accordance with its ratings methodology, and obtains reasonable verification of that information from

independent sources, to the extent such sources are available for a given security or in a given jurisdiction. The manner of Fitch's factual investigation and the scope of the third-party verification it obtains will vary depending on the nature of the rated security and its issuer, the requirements and practices in the jurisdiction in which the rated security is offered and sold and/or the issuer is located, the availability and nature of relevant public information, access to the management of the issuer and its advisers, the availability of pre-existing third-party verifications such as audit reports, agreed-upon procedures letters, appraisals, actuarial reports, engineering reports, legal opinions and other reports provided by third parties, the availability of independent and competent third-party verification sources with respect to the particular security or in the particular jurisdiction of the issuer, and a variety of other factors. Users of Fitch's ratings and reports should understand that neither an enhanced factual investigation nor any third-party verification can ensure that all of the information Fitch relies on in connection with a rating or a report will be accurate and complete. Ultimately, the issuer and its advisers are responsible for the accuracy of the information they provide to Fitch and to the market in offering documents and other reports. In issuing its ratings and its reports, Fitch must rely on the work of experts, including independent auditors with respect to financial statements and attorneys with respect to legal and tax matters. Further, ratings and forecasts of financial and other information are inherently forward-looking and embody assumptions and predictions about future events that by their nature cannot be verified as facts. As a result, despite any verification of current facts, ratings and forecasts can be affected by future events or conditions that were not anticipated at the time a rating or forecast was issued or affirmed. The information in this report is provided "as is" without any representation or warranty of any kind, and Fitch does not represent or warrant that the report or any of its contents will meet any of the requirements of a recipient of the report. A Fitch rating is an opinion as to the creditworthiness of a security. This opinion and reports made by Fitch are based on established criteria and methodologies that Fitch is continuously evaluating and updating. Therefore, ratings and reports are the collective work product of Fitch and no individual, or group of individuals, is solely responsible for a rating or a report. The rating does not address the risk of loss due to risks other than credit risk, unless such risk is specifically mentioned. Fitch is not engaged in the offer or sale of any security. All Fitch reports have shared authorship. Individuals identified in a Fitch report were involved in, but are not solely responsible for, the opinions stated therein. The individuals are named for contact purposes only. A report providing a Fitch rating is neither a prospectus nor a substitute for the information assembled, verified and presented to investors by the issuer and its agents in connection with the sale of the securities. Ratings may be changed or withdrawn at any time for any reason in the sole discretion of Fitch. Fitch does not provide investment advice of any sort. Ratings are not a recommendation to buy, sell, or hold any security. Ratings do not comment on the adequacy of market price, the suitability of any security for a particular

investor, or the tax-exempt nature or taxability of payments made in respect to any security. Fitch receives fees from issuers, insurers, guarantors, other obligors, and underwriters for rating securities. Such fees generally vary from US\$1,000 to US\$750,000 (or the applicable currency equivalent) per issue. In certain cases, Fitch will rate all or a number of issues issued by a particular issuer, or insured or guaranteed by a particular insurer or guarantor, for a single annual fee. Such fees are expected to vary from US\$10,000 to US\$1,500,000 (or the applicable currency equivalent). The assignment, publication, or dissemination of a rating by Fitch shall not constitute a consent by Fitch to use its name as an expert in connection with any registration statement filed under the United States securities laws, the Financial Services and Markets Act of 2000 of the United Kingdom, or the securities laws of any particular jurisdiction. Due to the relative efficiency of electronic publishing and distribution, Fitch research may be available to electronic subscribers up to three days earlier than to print subscribers.

For Australia, New Zealand, Taiwan and South Korea only: Fitch Australia Pty Ltd holds an Australian financial services license (AFS license no. 337123) which authorizes it to provide credit ratings to wholesale clients only. Credit ratings information published by Fitch is not intended to be used by persons who are retail clients within the meaning of the Corporations Act 2001

Fitch Ratings, Inc. is registered with the U.S. Securities and Exchange Commission as a Nationally Recognized Statistical Rating Organization (the "NRSRO"). While certain of the NRSRO's credit rating subsidiaries are listed on Item 3 of Form NRSRO and as such are authorized to issue credit ratings on behalf of the NRSRO (see <https://www.fitchratings.com/site/regulatory>), other credit rating subsidiaries are not listed on Form NRSRO (the "non-NRSROs") and therefore credit ratings issued by those subsidiaries are not issued on behalf of the NRSRO. However, non-NRSRO personnel may participate in determining credit ratings issued by or on behalf of the NRSRO.

## **SOLICITATION STATUS**

The ratings above were solicited and assigned or maintained at the request of the rated entity/issuer or a related third party. Any exceptions follow below.

## **ENDORSEMENT POLICY**

Fitch's approach to ratings endorsement so that ratings produced outside the EU may be used by regulated entities within the EU for regulatory purposes, pursuant to the terms of the EU Regulation with respect to credit rating agencies, can be found on the [EU Regulatory Disclosures](#) page. The endorsement status of all International ratings is provided within the entity summary page for each rated entity and in the transaction detail

pages for all structured finance transactions on the Fitch website. These disclosures are updated on a daily basis.

---

[Structured Finance](#)   [Structured Finance: RMBS](#)   [Latin America](#)   [Mexico](#)

---