

**Monthly Servicer Report**  
**Banco La Hipotecaria Covered Bond Program**

<b>Report Date:</b> 06-may-22	<b>Collection Period:</b> April 1 - 30, 2022
Name of Servicer's authorized representative: Emilio Pimentel Title of Servicer's authorized representative: Corporate Finance Manager Phone number of Servicer's authorized representative: + 507-300-8500	

**Part 1: General Information**

Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>first</i> (original) Data Cutoff Date:	\$ 38,794,384.56	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>first</i> (original) Data Cutoff Date:	1,080
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	\$69,967,126.70	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	1,738
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$69,599,375.60	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	1,732
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$69,599,375.60	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	1,732
The Pool Net Weighted Average Interest Rate Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	2.54%	The Pool Net Weighted Average Interest Rate Ratio at the close of the <i>current</i> Data Cutoff Date:	2.72%
The Pool Gross Weighted Average Interest Rate Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	5.69%	The Pool Gross Weighted Average Interest Rate Ratio at the close of the <i>current</i> Data Cutoff Date:	5.82%
The Pool Direct Discount Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	88%	The Pool Direct Discount Ratio at the close of the <i>current</i> Data Cutoff Date:	90%
The Pool Percentage of Preferential Interest Rate Mortgages Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	72%	The Pool Percentage of Preferential Interest Rate Mortgages Ratio at the close of the <i>current</i> Data Cutoff Date:	74%
The Pool Weighted Average Loan to Value Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	68%	The Pool Weighted Average Loan to Value Ratio at the close of the <i>current</i> Data Cutoff Date:	76%
The Pool Weighted Average Maturity Ratio at the close of the <i>first</i> (original) Data Cutoff Date (expressed in months):	312	The Pool Weighted Average Maturity Ratio at the close of the <i>current</i> Data Cutoff Date (expressed in months):	281

**Part 2: Pool Ratio Requirements**

<i>Pool Ratio Requirement</i>	<i>Ratio Requirement</i>	<i>Actual</i>	<i>Compliance</i>
Pool Composition Change Ratio	≥ 80%	100%	Yes
Pool Coverage Ratio	≥ 125%	134%	Yes
Pool Delinquency Ratio	(See Part 4)	(See Part 4)	Yes
Pool Direct Discount Ratio	≥ 85%	90%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	5.823%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	138%	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	2.72%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	74%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	76%	Yes
Pool Weighted Average Maturity Ratio	< 342	281	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	71	Yes

\*: To be calculated on each calculation date, Requirement shall be equal to or greater than the Outstanding Covered Bonds Weighted Average Interest Rate, plus one-half of one percent (0.5%).

\*\* : To be calculated on each calculation date, Requirement shall be equal to or greater than the Outstanding Covered Bonds Weighted Average Interest Rate, less three and one-half percent (3.50%), but no less than one percent (1%).

**Part 3: Movement of Pool of Assigned Mortgages**

<b>Description</b>	<b>Amount</b>	<b>#</b>
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Collection Period:	\$69,967,126.70	1,738
Mortgage Loans withdrawn from the Pool of Assigned Mortgages from the close of the <i>previous</i> Date Cutoff Date through the <i>current</i> Date Cutoff Date:	\$56,113.41	2
Mortgage Loans added to the Pool of Assigned Mortgages since the close of the last Date Cutoff Date:	\$0.00	0
Mortgages that remain in the Pool of Assigned Mortgages with a delinquency status of more than 90 days as of the current Date Cutoff Date:	\$0.00	0
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the current Collection Period:	\$69,599,375.60	1,732
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the current Collection Period, net of Mortgage Loans with a delinquency status of more than 90 days as of the current Date Cutoff Date:	\$69,599,375.60	1,732
Principal Received of the Mortgage Loans from the close of the <i>previous</i> Date Cutoff Date through the <i>current</i> Date Cutoff Date	\$311,637.69	4
Interest Received of the Mortgage Loans from the close of the <i>previous</i> Date Cutoff Date through the <i>current</i> Date Cutoff Date	n/a*	n/a*
Principal Balance of Mortgage Loans subject to the Preferential Interest Rate Regime at the close of the Collection Period, net of Mortgage loans with a delinquency status of more than 90 days as of the current Date Cutoff Date	\$51,534,058.53	1,289
Fiscal Credit Accrued during since the last Date Cutoff Date:	n/a*	n/a*
Fiscal Credit Accrued during current calendar year*:	n/a*	n/a*

**Part 4: Delinquency Reporting**

<b>As of the close of the <i>first</i> (original) Data Collection Period</b>						
	Current	1-30 days delinquent	31-60 days delinquent	61-90 days delinquent	91+ days delinquent	Total Principal Balance of the Pool of Assigned Mortgages as of the close of the first (original) Data Collection Period
Total Principal Balance in in each of the respective delinquency categories at the close of first (original) Data Collection Period	\$35,357,503.74	\$2,960,387.17	\$406,917.88	\$69,575.77	\$0.00	\$38,794,384.56
Number of Mortgage Loans in in each of the respective delinquency categories at the close of first (original) Data Collection Period	979	88	11	2	0	1,080
Delinquency Ratio	91.14%	7.63%	1.05%	0.18%	0.00%	100.00%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 1.00 %	≤ 0.00 %	

<b>As of the close of the <i>previous</i> Data Collection Period</b>						
	Current	1-30 days delinquent	31-60 days delinquent	61-90 days delinquent	91+ days delinquent	Total Principal Balance of the Pool of Assigned Mortgages as of the close of the Previous Data Collection Period
Total Principal Balance in in each of the respective delinquency categories at the close of the current Data Collection Period	\$66,688,265.64	\$3,029,587.07	\$249,273.99	\$0.00	\$0.00	\$69,967,126.70
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	1,652	79	7	0	0	1,738
Delinquency Ratio	95.31%	4.33%	0.36%	0.00%	0.00%	100%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	1753	≤ 1.00 %	≤ 0.00 %	

<b>As of the close of the <i>current</i> Data Collection Period</b>						
	Current	1-30 days delinquent	31-60 days delinquent	61-90 days delinquent	91+ days delinquent	Total Principal Balance of the Pool of Assigned Mortgages as of the close of the current Data Collection Period
Total Principal Balance in in each of the respective delinquency categories at the close of the current Data Collection Period	\$65,013,425.80	\$3,968,521.82	\$471,767.52	\$145,660.46	\$0.00	\$69,599,375.60
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	1,610	105	13	4	0	1,732
Delinquency Ratio	93.41%	5.70%	0.68%	0.21%	0.00%	100.00%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 1.00 %	≤ 0.00 %	

**Part 5: Pool Data Information on Data Cutoff Date**

<b>Original Loan Amount (\$)</b>				
<b>Original Loan Amount (\$)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0.000 - 5,000	78,357	0.10%	2	0.12%
5,000 - 10,000	769,466	0.83%	31	1.79%
10,000 - 15,000	2,419,233	2.69%	101	5.83%
15,000 - 20,000	3,508,128	3.86%	107	6.18%
20,000 - 25,000	3,540,160	3.98%	111	6.41%
25,000 - 30,000	4,079,577	4.49%	104	6.00%
30,000 - 35,000	4,475,318	5.27%	112	6.47%
35,000 - 40,000	8,129,592	10.01%	203	11.72%
40,000 - 45,000	10,080,732	12.37%	226	13.05%
45,000 - 50,000	8,588,337	10.56%	172	9.93%
50,000 - 55,000	6,696,064	8.19%	121	6.99%
55,000 - 60,000	7,356,489	9.07%	125	7.22%
60,000 - 65,000	6,492,054	8.07%	102	5.89%
65,000 - 70,000	5,752,814	7.15%	84	4.85%
70,000 - 75,000	3,889,736	4.83%	54	3.12%
75,000 - 80,000	3,420,846	4.25%	44	2.54%
80,000 - 85,000	578,726	0.72%	7	0.40%
85,000 - 90,000	349,505	0.43%	4	0.23%
95,000 - 100,000	294,377	0.37%	3	0.17%
100,000 - 105,000	510,332	0.63%	5	0.29%
105,000 - 110,000	216,881	0.27%	2	0.12%
110,000 - 115,000	1,015,483	1.26%	8	0.46%
115,000 - 120,000	473,799	0.59%	4	0.23%
<b>Total</b>	<b>82,716,005</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

<b>Current Loan Amount (\$)</b>				
<b>Current Loan Amount (\$)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0,000 - 5,000	171,243	0.25%	14	0.81%
5,000 - 10,000	1,062,387	1.53%	53	3.06%
10,000 - 15,000	2,744,818	3.94%	120	6.93%
15,000 - 20,000	4,005,066	5.75%	150	8.66%
20,000 - 25,000	4,059,975	5.83%	133	7.68%
25,000 - 30,000	5,802,698	8.34%	178	10.28%
30,000 - 35,000	7,414,074	10.65%	206	11.89%
35,000 - 40,000	10,997,354	15.80%	279	16.11%
40,000 - 45,000	7,522,107	10.81%	164	9.47%
45,000 - 50,000	6,444,702	9.26%	130	7.51%
50,000 - 55,000	4,931,425	7.09%	92	5.31%
55,000 - 60,000	5,117,839	7.35%	86	4.97%
60,000 - 65,000	3,871,208	5.56%	61	3.52%
65,000 - 70,000	1,398,306	2.01%	21	1.21%
70,000 - 75,000	867,134	1.25%	12	0.69%
75,000 - 80,000	458,160	0.66%	6	0.35%
80,000 - 85,000	406,535	0.58%	5	0.29%
85,000 - 90,000	265,904	0.38%	3	0.17%
90,000 - 95,000	370,229	0.53%	4	0.23%
95,000 - 100,000	196,660	0.28%	2	0.12%
100,000 - 105,000	610,830	0.88%	5	0.29%
105,000 - 110,000	320,516	0.46%	3	0.17%
110,000 - 115,000	560,207	0.80%	5	0.29%
<b>Grand Total</b>	<b>69,599,376</b>	<b>100%</b>	<b>1732</b>	<b>100.00%</b>

**Subsidy Rate (%)**

<b>Subsidy Rate (%)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0 % - 1 %	18,281,226	26.27%	492	28.41%
2 % - 3 %	134,411	0.19%	2	0.12%
3 % - 4 %	583,794	0.84%	18	1.04%
4 % - 5 %	43,521,712	62.53%	948	54.73%
5 % - 6 %	7,078,232	10.17%	272	15.70%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

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**Total Family Income**

<b>Total Family Income</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0 - 399	176,844	0.25%	9	0.52%
400 - 799	25,640,004	36.84%	778	44.92%
800 - 1199	26,830,738	38.55%	622	35.91%
1200 - 1599	11,034,430	15.85%	222	12.82%
1600 - 1999	2,999,525	4.31%	54	3.12%
2000 - 2399	1,393,578	2.00%	25	1.44%
2400 - 2799	384,770	0.55%	5	0.29%
2800 - 3199	678,377	0.97%	10	0.58%
3200 - 3599	76,624	0.11%	2	0.12%
3600 - 3999	238,324	0.34%	3	0.17%
5600 - 5999	100,889	0.14%	1	0.06%
6000 - 6399	45,273	0.07%	1	0.06%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Current Market Value**

<b>Current Market Value</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
10,000 - 15,000	46,174	0.07%	4	0.23%
20,000 -25,000	72,282	0.10%	6	0.35%
25,000 - 30,000	691,397	0.99%	37	2.14%
30,000 - 35,000	1,515,798	2.18%	65	3.75%
35,000 - 40,000	4,126,694	5.93%	153	8.83%
40,000 - 45,000	6,499,647	9.34%	215	12.41%
45,000 - 50,000	9,663,340	13.88%	277	15.99%
50,000 - 55,000	10,771,802	15.48%	281	16.22%
55,000 - 60,000	6,753,102	9.70%	158	9.12%
60,000 - 65,000	6,565,845	9.43%	139	8.03%
65,000 - 70,000	6,402,374	9.20%	125	7.22%
70,000 - 75,000	4,676,364	6.72%	84	4.85%
75,000 - 80,000	3,178,613	4.57%	57	3.29%
80,000 - 85,000	2,016,062	2.90%	37	2.14%
85,000 - 90,000	1,121,200	1.61%	18	1.04%
90,000 -95,000	368,504	0.53%	9	0.52%
95,000 - 100,00	603,509	0.87%	9	0.52%
100,000 - 105,000	837,676	1.20%	12	0.69%
105,000 - 110,000	702,619	1.01%	10	0.58%
110,000 - 115,000	535,808	0.77%	6	0.35%
115,000 - 120,000	602,858	0.87%	6	0.35%
120,000 - 125,000	536,277	0.77%	6	0.35%
125,000 - 130,000	51,598	0.07%	1	0.06%
130,000 - 135,000	144,579	0.21%	2	0.12%
135,000 - 140,000	146,360	0.21%	2	0.12%
145,000 - 150,000	259,212	0.37%	3	0.17%
150,000 - 155,000	73,961	0.11%	1	0.06%
155,000 - 160,000	121,295	0.17%	1	0.06%
160,000 - 165,000	164,095	0.24%	3	0.17%
170,000 - 175,000	153,382	0.22%	2	0.12%
175,000 - 180,000	81,245	0.12%	1	0.06%
185,000 - 190,000	86,404	0.12%	1	0.06%
200,000 - 210,000	29,301	0.04%	1	0.06%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Current Loan to Value**

<b>Current Loan to Value</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0% -10%	136,779	0.20%	15	0.87%
10% - 20%	1,591,230	2.29%	74	4.27%
20% - 30%	3,531,414	5.07%	112	6.47%
30% - 40%	4,606,850	6.62%	131	7.56%
40% - 50%	3,929,755	5.65%	99	5.72%
50% - 60%	3,024,475	4.35%	66	3.81%
60% - 70%	4,804,859	6.90%	147	8.49%
70% - 80%	23,106,863	33.20%	606	34.99%
80% - 90%	21,055,946	30.25%	425	24.54%
90% - 100%	3,811,204	5.48%	57	3.29%
<b>Grand Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Original Maturity Date (years)**

<b>Original Term (years)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
6	1,326	0.00%	1	0.06%
10	52,356	0.08%	3	0.17%
12	56,206	0.08%	2	0.12%
14	10,892	0.02%	1	0.06%
15	150,879	0.22%	7	0.40%
16	55,214	0.08%	3	0.17%
17	123,075	0.18%	4	0.23%
18	22,528	0.03%	1	0.06%
20	1,350,850	1.94%	41	2.37%
21	142,402	0.20%	3	0.17%
22	235,238	0.34%	7	0.40%
23	198,888	0.29%	4	0.23%
24	345,722	0.50%	10	0.58%
25	1,534,553	2.20%	40	2.31%
26	216,214	0.31%	8	0.46%
27	579,242	0.83%	13	0.75%
28	230,603	0.33%	6	0.35%
29	251,790	0.36%	7	0.40%
30	64,041,399	92.01%	1571	90.70%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Remaining Term (months)**

<b>Remaining Term (months)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
72	1,326	0.00%	1	0.06%
120	52,356	0.08%	3	0.17%
144	56,206	0.08%	2	0.12%
168	10,892	0.02%	1	0.06%
180	150,879	0.22%	7	0.40%
192	55,214	0.08%	3	0.17%
204	123,075	0.18%	4	0.23%
216	22,528	0.03%	1	0.06%
240	1,350,850	1.94%	41	2.37%
252	142,402	0.20%	3	0.17%
264	235,238	0.34%	7	0.40%
276	198,888	0.29%	4	0.23%
288	345,722	0.50%	10	0.58%
300	1,534,553	2.20%	40	2.31%
312	216,214	0.31%	8	0.46%
324	579,242	0.83%	13	0.75%
336	230,603	0.33%	6	0.35%
348	251,790	0.36%	7	0.40%
360	64,041,399	92.01%	1571	90.70%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Significant Employer**

Significant Employer	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
MINISTERIO DE EDUCACION (7)	20,114,259	28.90%	428	24.71%
MINISTERIO DE SEGURIDAD PUBLICA	16,644,404	23.91%	405	23.38%
CAJA DEL SEGURO SOCIAL	3,348,888	4.81%	74	4.27%
MINISTERIO DE SALUD	2,218,270	3.19%	58	3.35%
C.S.S. JUBILADOS & PENSIONADOS	608,297	0.87%	21	1.21%
FRANQUICIAS PANAMEÑAS,S.A.	528,129	0.76%	16	0.92%
ALTA CORDILLERA, S.A.	354,141	0.51%	10	0.58%
COPA	335,998	0.48%	8	0.46%
TOVA, S.A	244,564	0.35%	8	0.46%
GAMING & SERVICES DE PANAMA	195,185	0.28%	6	0.35%
OTROS	25,007,240	35.93%	698	40.30%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1732</b>	<b>100%</b>

**Delinquency (days)**

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	65,013,426	94.17%	1,610	94.46%
1 - 30 Days	3,968,522	5.09%	105	4.73%
31 - 60 Days	471,768	0.58%	13	0.58%
61 - 90 Days	145,660	0.15%	4	0.23%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

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**Monthly Payment**

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	57,598,894	82.76%	1,562	90.18%
300 - 600	11,899,592	17.10%	169	9.76%
600 - 900				
900 - 1200	100,889	0.14%	1	0.06%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

**Form of Payment**

Form of Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Debit to Account	121,295	0.17%	1	0.06%
Direct Discount	62,849,570	90.30%	1536	88.68%
Voluntary Payment	6,628,510	9.52%	195	11.26%
<b>Total</b>	<b>69,599,376</b>	<b>100.00%</b>	<b>1,732</b>	<b>100.00%</b>

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**Part 6: Outstanding Covered Bonds**

<b>Tranchs</b>	<b>Principal Balance</b>	<b>In Circulation</b>	<b>Issue Date*</b>	<b>Interest Rate*</b>	<b>Maturity Date</b>
Tranch 1	11,000,000.00	Yes	12/03/2018	5.500%	09/15/2023
Tranch 2	30,000,000.00	Yes	05/30/2019	4.750%	11/15/2022
Tranch 3	11,000,000.00	Yes	12/20/2019	4.125%	12/16/2024

**Total Outstanding  
Covered Bonds** \_\_\_\_\_  
52,000,000.00

**Weighted Average  
Interest Rate** \_\_\_\_\_  
4.776%

**Weighted Average  
Maturity** \_\_\_\_\_  
4.135

\*In the case of Series or Tranch to be issued, the stated Issue Date and Interest Rates are an estimates.