

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

<b>Report Date:</b>	<b>06-sep-23</b>	<b>Collection Period:</b>	<b>August 1 - 31, 2023</b>
<p>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</p>			

**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:	\$36,548,586.35	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date	990
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$36,270,967.20	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	985
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$36,262,719.03	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	984
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:	3.40%
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:	6.10%
The Pool Direct Discount Ratio at the close of the <i>first</i> (original) Data Cutoff	88%	The Pool Direct Discount Ratio at the close of the <i>current</i> Data Cutoff Date:	98%
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:	63%
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:	70%
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):	256

**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%	99.98%	Yes
Pool Coverage Ratio	≥ 125%	165%	Yes
Pool Delinquency Ratio	(See Part 4)	(See Part 4)	Yes
Pool Direct Discount Ratio	≥ 85%	98.2%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	6.097%	No
Pool Liquidation Coverage Ratio	≥ 100%	173%	Yes
Pool Net Weighted Average Interest Rate Ratio	> **	3.40%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	63%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	70%	Yes
Pool Weighted Average Maturity Ratio	< 342	256	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	94	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:	\$36,548,586.35	990
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:	\$64,818.52	1
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 <i>current</i> Date Cutoff Date:	\$0.00	0
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Collection Period:	\$36,270,967.20	985
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Collection Period, net of Mortgage Loans with a delinquency status of more than 90 days as of the <i>current</i> Date Cutoff Date:	\$36,270,967.20	985
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	\$212,800.63	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 <i>current</i> Date Cutoff	\$22,884,491.01	689
Fiscal Credit Accrued during since the last Date Cutoff Date:	n/a*	n/a*
Fiscal Credit Accrued during <i>current</i> calendar year*:	n/a*	n/a*

**Part 4: Delinquency Reporting**

**As of the close of the *first* (original) Data Collection Period**

	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 %	

**As of the close of the *previous* Data Collection Period**

	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	\$35,341,702.64	\$1,066,813.26	\$105,055.58	\$35,014.87	\$0.00	\$36,548,586.35
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	959	28	2	1	0	990
Delinquency Ratio	96.70%	2.92%	0.29%	0.10%	0.00%	100%
Pool Delinquency Requirements:	3666388387.00%	≤ 8.00 %	990	≤ 1.00 %	≤ 0.00 %	

**As of the close of the *current* Data Collection Period**

	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	\$35,219,351.78	\$818,497.85	\$198,102.70	\$0.00	\$35,014.87	\$36,270,967.20
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	949	29	6	0	1	985
Delinquency Ratio	97.10%	2.26%	0.55%	0.00%	0.10%	100.00%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 1.00 %	≤ 0.00 %	

**Part 5: Pool Data Information on Data Cutoff Date**  
**Original Loan Amount (\$)**

<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	65,521	0.14%	2	0.20%
5,000 - 10,000	497,833	1.08%	19	1.93%
10,000 - 15,000	1,743,379	3.77%	72	7.31%
15,000 - 20,000	2,516,465	5.45%	74	7.51%
20,000 - 25,000	2,659,313	5.76%	83	8.43%
25,000 - 30,000	2,931,991	6.35%	74	7.51%
30,000 - 35,000	3,213,056	6.95%	75	7.61%
35,000 - 40,000	4,229,038	9.15%	103	10.46%
40,000 - 45,000	4,360,988	9.44%	91	9.24%
45,000 - 50,000	5,088,711	11.01%	100	10.15%
50,000 - 55,000	3,985,560	8.63%	71	7.21%
55,000 - 60,000	4,584,741	9.92%	77	7.82%
60,000 - 65,000	3,359,096	7.27%	53	5.38%
65,000 - 70,000	2,367,617	5.12%	34	3.45%
70,000 - 75,000	1,519,259	3.29%	21	2.13%
75,000 - 80,000	1,862,815	4.03%	24	2.44%
80,000 - 85,000	163,691	0.35%	2	0.20%
85,000 - 90,000	260,406	0.56%	3	0.30%
95,000 - 100,000	0	0.00%	0	0.00%
100,000 - 105,000	0	0.00%	0	0.00%
105,000 - 110,000	107,802	0.23%	1	0.10%
110,000 - 115,000	451,550	0.98%	4	0.41%
115,000 - 120,000	237,600	0.51%	2	0.20%
<b>Total</b>	<b>46,206,433</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>

90.00%

**Current Loan Amount (\$)**

<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	118,137	0.33%	13	1.32%
5,000 - 10,000	815,319	2.25%	42	4.26%
10,000 - 15,000	2,097,288	5.78%	89	9.04%
15,000 - 20,000	2,828,179	7.80%	104	10.56%
20,000 - 25,000	3,446,705	9.50%	120	12.18%
25,000 - 30,000	4,117,605	11.35%	126	12.79%
30,000 - 35,000	4,941,820	13.62%	134	13.60%
35,000 - 40,000	4,559,109	12.57%	110	11.17%
40,000 - 45,000	4,500,101	12.41%	96	9.75%
45,000 - 50,000	2,865,864	7.90%	58	5.89%
50,000 - 55,000	1,927,171	5.31%	35	3.55%
55,000 - 60,000	1,264,257	3.49%	21	2.13%
60,000 - 65,000	1,112,083	3.07%	17	1.73%
65,000 - 70,000	336,338	0.93%	5	0.51%
70,000 - 75,000	214,246	0.59%	3	0.30%
75,000 - 80,000	313,142	0.86%	4	0.41%
80,000 - 85,000	80,198	0.22%	1	0.10%
85,000 - 90,000	0	0.00%	0	0.00%
90,000 - 95,000	0	0.00%	0	0.00%
95,000 - 100,000	196,621	0.54%	2	0.20%
100,000 - 105,000	103,515	0.29%	1	0.10%
105,000 - 110,000	323,165	0.89%	3	0.30%
110,000 - 115,000	110,103	0.30%	1	0.10%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</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 %	13,447,654	37.08%	362	36.75%
2 % - 3 %	62,286	0.17%	1	0.10%
3 % - 4 %	322,378	0.89%	11	1.12%
4 % - 5 %	18,697,868	51.55%	451	45.79%
5 % - 6 %	2,595,928	7.16%	105	10.66%
6 % - 7 %	1,144,853	3.16%	55	5.58%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>

**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	99,743	0.27%	6	0.61%
400 - 799	12,898,348	35.56%	425	43.15%
800 - 1199	13,151,804	36.26%	347	35.23%
1200 - 1599	6,433,550	17.74%	141	14.31%
1600 - 1999	1,817,210	5.01%	35	3.55%
2000 - 2399	914,164	2.52%	17	1.73%
2400 - 2799	281,065	0.77%	4	0.41%
2800 - 3199	483,244	1.33%	7	0.71%
3200 - 3599	0	0.00%	0	0.00%
3600 - 3999	52,023	0.14%	1	0.10%
5600 - 5999	96,908	0.27%	1	0.10%
6000 - 6399	42,909	0.12%	1	0.10%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</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	30,775	0.08%	3	0.30%
20,000 -25,000	31,623	0.09%	2	0.20%
25,000 - 30,000	376,266	1.04%	22	2.23%
30,000 - 35,000	883,173	2.43%	40	4.06%
35,000 - 40,000	2,346,006	6.47%	94	9.54%
40,000 - 45,000	4,018,394	11.08%	143	14.52%
45,000 - 50,000	4,865,701	13.41%	151	15.33%
50,000 - 55,000	3,950,966	10.89%	110	11.17%
55,000 - 60,000	4,342,047	11.97%	110	11.17%
60,000 - 65,000	3,745,175	10.33%	89	9.04%
65,000 - 70,000	3,035,450	8.37%	66	6.70%
70,000 - 75,000	1,945,391	5.36%	39	3.96%
75,000 - 80,000	1,958,817	5.40%	37	3.76%
80,000 - 85,000	1,034,323	2.85%	21	2.13%
85,000 - 90,000	584,101	1.61%	10	1.02%
90,000 -95,000	252,635	0.70%	7	0.71%
95,000 - 100,00	201,395	0.56%	4	0.41%
100,000 - 105,000	372,061	1.03%	6	0.61%
105,000 - 110,000	394,501	1.09%	6	0.61%
110,000 - 115,000	227,621	0.63%	3	0.30%
115,000 - 120,000	271,294	0.75%	3	0.30%
120,000 - 125,000	418,136	1.15%	5	0.51%
125,000 - 130,000	48,665	0.13%	1	0.10%
130,000 - 135,000	94,308	0.26%	1	0.10%
135,000 - 140,000	142,709	0.39%	2	0.20%
145,000 - 150,000	193,938	0.53%	2	0.20%
150,000 - 155,000	0	0.00%	0	0.00%
155,000 - 160,000	0	0.00%	0	0.00%
160,000 - 165,000	160,767	0.44%	3	0.30%
170,000 - 175,000	152,300	0.42%	2	0.20%
175,000 - 180,000	79,638	0.22%	1	0.10%
185,000 - 190,000	84,065	0.23%	1	0.10%
200,000 - 210,000	28,730	0.08%	1	0.10%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</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>
0.00% - 10.00%	108,399	0.30%	12	1.22%
10.00% - 20.00%	1,260,035	3.47%	58	5.89%
20.00% - 30.00%	2,656,375	7.32%	82	8.32%
30.00% - 40.00%	3,761,491	10.37%	110	11.17%
40.00% - 50.00%	2,958,787	8.16%	73	7.41%
50.00% - 60.00%	2,048,741	5.65%	49	4.97%
60.00% - 70.00%	5,609,023	15.46%	177	17.97%
70.00% - 80.00%	15,343,400	42.30%	377	38.27%
80.00% - 90.00%	1,033,676	2.85%	27	2.74%
90.00% - 100.00%	1,491,040	4.11%	20	2.03%
<b>Grand Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</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	0	0.00%	0	0.00%
10	29,852	0.08%	2	0.20%
12	48,826	0.13%	2	0.20%
14	9,364	0.03%	1	0.10%
15	114,683	0.32%	5	0.51%
16	40,397	0.11%	2	0.20%
17	0	0.00%	0	0.00%
18	21,119	0.06%	1	0.10%
20	986,625	2.72%	32	3.25%
21	133,902	0.37%	3	0.30%
22	104,039	0.29%	3	0.30%
23	190,122	0.52%	4	0.41%
24	329,913	0.91%	10	1.02%
25	1,098,146	3.03%	28	2.84%
26	157,177	0.43%	6	0.61%
27	170,706	0.47%	6	0.61%
28	174,122	0.48%	4	0.41%
29	225,051	0.62%	6	0.61%
30	32,436,923	89.43%	870	88.32%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</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	0	0.00%	0	0.00%
120	29,852	0.08%	2	0.20%
144	48,826	0.13%	2	0.20%
168	9,364	0.03%	1	0.10%
180	114,683	0.32%	5	0.51%
192	40,397	0.11%	2	0.20%
204	0	0.00%	0	0.00%
216	21,119	0.06%	1	0.10%
240	986,625	2.72%	32	3.25%
252	133,902	0.37%	3	0.30%
264	104,039	0.29%	3	0.30%
276	190,122	0.52%	4	0.41%
288	329,913	0.91%	10	1.02%
300	1,098,146	3.03%	28	2.84%
312	157,177	0.43%	6	0.61%
324	170,706	0.47%	6	0.61%
336	174,122	0.48%	4	0.41%
348	225,051	0.62%	6	0.61%
360	32,436,923	89.43%	870	88.32%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>

**Significant Employer**

<b>Significant Employer</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
MINISTERIO DE EDUCACION (7)	12,842,100	35.41%	307	31.17%
MINISTERIO DE SEGURIDAD PUBLICA	9,023,741	24.88%	252	25.58%
CAJA DEL SEGURO SOCIAL	1,848,879	5.10%	45	4.57%
MINISTERIO DE SALUD	1,189,783	3.28%	35	3.55%
C.S.S. JUBILADOS & PENSIONADOS	471,805	1.30%	15	1.52%
FRANQUICIAS PANAMEÑAS,S.A.	177,619	0.49%	6	0.61%
COPA	129,984	0.36%	4	0.41%
GAMING & SERVICES DE PANAMA	118,763	0.33%	4	0.41%
BANCO GENERAL, S.A.	139,974	0.39%	4	0.41%
IMPORTADORA RICAMAR, S.A.(IRISA)	191,748	0.53%	7	0.71%
JUBILADO POR CONTRALORIA	267,206	0.74%	9	0.91%
OTROS	9,869,365	27.21%	297	30.15%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100%</b>

**Delinquency (days)**

<b>Delinquency (days)</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
Current	35,219,352	97.10%	949	96.35%
1 - 30 Days	818,498	2.26%	29	2.94%
31 - 60 Days	198,103	0.55%	6	0.61%
91 - 120 Days	35,015	0.10%	1	0.10%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>

**Monthly Payment**

<b>Monthly Payment</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
0 - 300	29,400,970	84.38%	881	91.34%
300 - 600	6,773,089	15.48%	103	8.60%
600 - 900	0	0.00%	0	0.00%
900 - 1200	96,908	0.14%	1	0.06%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>

**Form of Payment**

<b>Form of Payment</b>	<b>Outstanding Principal Balance</b>	<b>% of Outstanding Principal Balance</b>	<b>Number of Loans</b>	<b>% of Loans</b>
Debit to Account	0	0.00%	0	0.00%
Direct Discount	35,628,247	98.23%	969	98.38%
Voluntary Payment	642,720	1.77%	16	1.62%
<b>Total</b>	<b>36,270,967</b>	<b>100.00%</b>	<b>985</b>	<b>100.00%</b>



**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 3	11,000,000.00	Yes	12/20/2019	4.125%	12/16/2024

Total Outstanding Covered Bonds 22,000,000.00

Weighted Average Interest Rate 4.813%

Weighted Average Maturity 5.000

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