

Monthly Servicer Report
Banco La Hipotecaria Covered Bond Program

Report Date: 01-ago-24	Collection Period: December 1 - 31, 2023
<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:	\$19,798,545.91	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	506
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$19,653,258.65	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	504
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$19,653,258.64	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	504
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:	6.03%
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:	99%
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:	79%
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:	73%
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):	258

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%	100.00%	Yes
Pool Coverage Ratio	≥ 125%	179%	Yes
Pool Delinquency Ratio	(See Part 4)	(See Part 4)	Yes
Pool Direct Discount Ratio	≥ 85%	99.1%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	6.027%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	192%	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	2.72%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	79%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	73%	Yes
Pool Weighted Average Maturity Ratio	< 342	258	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	97	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

Description	Amount	#
Outstanding Principal Balance of all Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Collection Period:	\$19,798,545.91	506
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:	\$46,676.93	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:	\$19,653,258.65	504
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:	\$19,653,258.65	504
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	\$98,610.33	1
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	\$15,499,313.83	457
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

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	\$19,653,258.64	\$273,885.42	\$504.00	\$0.00	\$0.00	\$19,927,648.06
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	496	9	1	0	0	506
Delinquency Ratio	98.62%	1.37%	0.00%	0.00%	0.00%	100%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 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	\$19,281,521.98	\$338,083.37	\$33,653.30	\$0.00	\$0.00	\$19,653,258.65
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	493	10	1	0	0	504
Delinquency Ratio	98.11%	1.72%	0.17%	0.00%	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
Original Loan Amount (\$)

Original Loan Amount (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0,000 - 5,000	4,500	0.02%	0	0.00%
5,000 - 10,000	91,510	0.36%	3	0.60%
10,000 - 15,000	377,620	1.49%	14	2.78%
15,000 - 20,000	468,547	1.85%	16	3.17%
20,000 - 25,000	639,084	2.52%	21	4.17%
25,000 - 30,000	538,985	2.12%	14	2.78%
30,000 - 35,000	1,020,943	4.02%	30	5.95%
35,000 - 40,000	2,429,784	9.57%	64	12.70%
40,000 - 45,000	1,965,488	7.74%	45	8.93%
45,000 - 50,000	3,196,807	12.59%	67	13.29%
50,000 - 55,000	2,243,184	8.84%	43	8.53%
55,000 - 60,000	3,612,721	14.23%	63	12.50%
60,000 - 65,000	2,477,136	9.76%	40	7.94%
65,000 - 70,000	2,097,853	8.26%	31	6.15%
70,000 - 75,000	1,448,416	5.70%	20	3.97%
75,000 - 80,000	1,785,596	7.03%	23	4.56%
80,000 - 85,000	163,691	0.64%	2	0.40%
85,000 - 90,000	260,406	1.03%	3	0.60%
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	0.42%	1	0.20%
110,000 - 115,000	339,680	1.34%	3	0.60%
115,000 - 120,000	118,800	0.47%	1	0.20%
Total	25,388,555	100.00%	504	100.00%
				90.00%

Current Loan Amount (\$)

Current Loan Amount (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0,000 - 5,000	12,858	0.07%	2	0.40%
5,000 - 10,000	157,341	0.80%	8	1.59%
10,000 - 15,000	441,779	2.25%	17	3.37%
15,000 - 20,000	517,138	2.63%	24	4.76%
20,000 - 25,000	1,094,194	5.57%	38	7.54%
25,000 - 30,000	1,796,938	9.14%	63	12.50%
30,000 - 35,000	2,669,890	13.58%	81	16.07%
35,000 - 40,000	2,496,416	12.70%	66	13.10%
40,000 - 45,000	3,483,034	17.72%	81	16.07%
45,000 - 50,000	2,021,835	10.29%	43	8.53%
50,000 - 55,000	1,452,905	7.39%	28	5.56%
55,000 - 60,000	1,436,730	7.31%	25	4.96%
60,000 - 65,000	684,918	3.49%	11	2.18%
65,000 - 70,000	268,609	1.37%	4	0.79%
70,000 - 75,000	212,858	1.08%	3	0.60%
75,000 - 80,000	310,635	1.58%	4	0.79%
80,000 - 85,000	80,167	0.41%	1	0.20%
85,000 - 90,000	0	0.00%	0	0.00%
90,000 - 95,000	0	0.00%	0	0.00%
95,000 - 100,000	194,696	0.99%	2	0.40%
100,000 - 105,000	0	0.00%	0	0.00%
105,000 - 110,000	320316	1.63%	3	0.60%
110,000 - 115,000	0	0.00%	0	0.00%
Total	19,653,258	100.00%	504	100.00%

Subsidy Rate (%)

Subsidy Rate (%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 % - 1 %	4,189,649	21.32%	117	23.21%
2 % - 3 %	0	0.00%	0	0.00%
3 % - 4 %	170,484	0.87%	6	1.19%
4 % - 5 %	13,468,965	68.53%	309	61.31%
5 % - 6 %	1,695,425	8.63%	65	12.90%
6 % - 7 %	128,735	0.66%	7	1.39%
Total	19,653,259	100.00%	504	100.00%

Total Family Income

Total Family Income	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 399	73,388	0.37%	4	0.79%
400 - 799	7,479,608	38.06%	232	46.03%
800 - 1199	7,263,098	36.96%	174	34.52%
1200 - 1599	3,317,571	16.88%	70	13.89%
1600 - 1999	800,139	4.07%	14	2.78%
2000 - 2399	290,262	1.48%	5	0.99%
2400 - 2799	105,665	0.54%	1	0.20%
2800 - 3199	185,357	0.94%	2	0.40%
3200 - 3599	0	0.00%	0	0.00%
3600 - 3999	0	0.00%	0	0.00%
5600 - 5999	95,866	0.49%	1	0.20%
6000 - 6399	42,305	0.22%	1	0.20%
Total	19,653,259	100.00%	504	100.00%

Current Market Value

Current Market Value	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
10,000 - 15,000	30,434	0.15%	3	0.60%
20,000 - 25,000	19,320	0.10%	1	0.20%
25,000 - 30,000	113,340	0.58%	6	1.19%
30,000 - 35,000	338,148	1.72%	14	2.78%
35,000 - 40,000	771,344	3.92%	30	5.95%
40,000 - 45,000	2,190,564	11.15%	78	15.48%
45,000 - 50,000	2,585,055	13.15%	79	15.67%
50,000 - 55,000	1,908,862	9.71%	51	10.12%
55,000 - 60,000	2,728,823	13.88%	67	13.29%
60,000 - 65,000	2,427,506	12.35%	56	11.11%
65,000 - 70,000	1,659,805	8.45%	36	7.14%
70,000 - 75,000	1,440,510	7.33%	26	5.16%
75,000 - 80,000	1,371,293	6.98%	24	4.76%
80,000 - 85,000	495,653	2.52%	9	1.79%
85,000 - 90,000	259,053	1.32%	4	0.79%
90,000 - 95,000	126,456	0.64%	4	0.79%
95,000 - 100,000	124,325	0.63%	2	0.40%
100,000 - 105,000	63,465	0.32%	1	0.20%
105,000 - 110,000	169,440	0.86%	2	0.40%
110,000 - 115,000	0	0.00%	0	0.00%
115,000 - 120,000	211,484	1.08%	2	0.40%
120,000 - 125,000	241,706	1.23%	3	0.60%
125,000 - 130,000	0	0.00%	0	0.00%
130,000 - 135,000	0	0.00%	0	0.00%
135,000 - 140,000	0	0.00%	0	0.00%
145,000 - 150,000	95,866	0.49%	1	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	20,937	0.11%	1	0.20%
170,000 - 175,000	152,012	0.77%	2	0.40%
175,000 - 180,000	79,275	0.40%	1	0.20%
185,000 - 190,000	0	0.00%	0	0.00%
200,000 - 210,000	28579	0.15%	1	0.20%
Total	19,653,258	100.00%	504	100.00%

Current Loan to Value

Current Loan to Value	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0.00% - 10.00%	17,376	0.09%	2	0.40%
10.00% - 20.00%	231,533	1.18%	10	1.98%
20.00% - 30.00%	508,675	2.59%	15	2.98%
30.00% - 40.00%	645,384	3.28%	20	3.97%
40.00% - 50.00%	834,879	4.25%	25	4.96%
50.00% - 60.00%	504,618	2.57%	16	3.17%
60.00% - 70.00%	3,300,053	16.79%	102	20.24%
70.00% - 80.00%	11,444,270	58.23%	273	54.17%
80.00% - 90.00%	922,861	4.70%	23	4.56%
90.00% - 100.00%	1,243,610	6.33%	18	3.57%
Grand Total	19,653,259	100.00%	504	100.00%

Original Maturity Date (years)

Original Term (years)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
6	0	0.00%	0	0.00%
10	0	0.00%	0	0.00%
12	0	0.00%	0	0.00%
14	8,967	0.05%	1	0.20%
15	25,487	0.13%	1	0.20%
16	20,944	0.11%	1	0.20%
17	0	0.00%	0	0.00%
18	0	0.00%	0	0.00%
20	223,608	1.14%	8	1.59%
21	0	0.00%	0	0.00%
22	88,145	0.45%	2	0.40%
23	95,866	0.49%	1	0.20%
24	103,106	0.52%	3	0.60%
25	248,506	1.26%	7	1.39%
26	74,313	0.38%	4	0.79%
27	78,393	0.40%	3	0.60%
28	0	0.00%	0	0.00%
29	105,145	0.54%	3	0.60%
30	18,580,780	94.54%	470	93.25%
Total	19,653,259	100.00%	504	100.00%

Remaining Term (months)

Remaining Term (months)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
72	0	0.00%	0	0.00%
120	0	0.00%	0	0.00%
144	0	0.00%	0	0.00%
168	8,967	0.05%	1	0.20%
180	25,487	0.13%	1	0.20%
192	20,944	0.11%	1	0.20%
204	0	0.00%	0	0.00%
216	0	0.00%	0	0.00%
240	223,608	1.14%	8	1.59%
252	0	0.00%	0	0.00%
264	88,145	0.45%	2	0.40%
276	95,866	0.49%	1	0.20%
288	103,106	0.52%	3	0.60%
300	248,506	1.26%	7	1.39%
312	74,313	0.38%	4	0.79%
324	78,393	0.40%	3	0.60%
336	0	0.00%	0	0.00%
348	105,145	0.54%	3	0.60%
360	18,580,780	94.54%	470	93.25%
Total	19,653,258	100.00%	504	100.00%

Significant Employer

Significant Employer	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
MINISTERIO DE EDUCACION (7)	8,020,114	40.81%	182	36.11%
MINISTERIO DE SEGURIDAD PUBLICA	5,074,421	25.82%	132	26.19%
CAJA DEL SEGURO SOCIAL	1,017,625	5.18%	23	4.56%
MINISTERIO DE SALUD	627,119	3.19%	17	3.37%
C.S.S. JUBILADOS & PENSIONADOS	76,234	0.39%	3	0.60%
FRANQUICIAS PANAMEÑAS,S.A.	122,194	0.62%	4	0.79%
COPA	129,119	0.66%	4	0.79%
TOVA, S.A	113,767	0.58%	4	0.79%
GAMING & SERVICES DE PANAMA	117,459	0.60%	4	0.79%
IMPORTADORA RICAMAR, S.A.(IRISA)	50,400	0.26%	2	0.40%
JUBILADO POR CONTRALORIA	51,045	0.26%	1	0.20%
OTROS	4,253,763	21.64%	128	25.40%
Total	19,653,259	100.00%	504	100%

Delinquency (days)

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	19,281,522	0.98108524	493	97.82%
1 - 30 Days	338,083	0.017202408	10	1.98%
31 - 60 Days	33,653	0.001712352	1	0.20%
61 - 90 Days	0	0	0	0.00%
Total	19,653,259	100.00%	504	100.00%

Monthly Payment

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	15,215,518	84.38%	427	91.34%
300 - 600	4,341,875	15.48%	76	8.60%
600 - 900	0	0.00%	0	0.00%
900 - 1200	95,866	0.14%	1	0.06%
Total	19,653,258	100.00%	504	100.00%

Form of Payment

Form of Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Debit to Account	0	0.00%	0	0.00%
Direct Discount	19,467,492	99.05%	498	98.81%
Voluntary Payment	185,767	0.95%	6	1.19%
Total	19,653,259	100.00%	504	100.00%

Part 6: Outstanding Covered Bonds

Tranchs	Principal Balance	In Circulation	Issue Date*	Interest Rate*	Maturity Date
Tranch 3	11,000,000.00	Yes	12/20/2019	4.125%	12/16/2024

Total Outstanding Covered Bonds 11,000,000.00

Weighted Average Interest Rate 4.125%

Weighted Average Maturity 5.000

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