

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

Report Date:	02-mar-21	Collection Period:	February 1 - 28, 2021
<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:	\$75,928,897.07	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	2,060
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$75,763,049.21	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	2,059
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$75,763,049.21	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	2,059
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:	2.60%
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:	5.81%
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:	89%
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:	73%
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):	296

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%	146%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	5.81%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	150%	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	2.60%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	73%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	76%	Yes
Pool Weighted Average Maturity Ratio	< 342	296	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	56	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:	\$75,928,897.07	2,060
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:	\$0.00	0
Mortgage Loans added to the Pool of Assigned Mortgages since the close of the last Data 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 current Collection Period:	\$75,763,049.21	2,059
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:	\$75,763,049.21	2,059
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	\$165,847.86	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 current Date Cutoff	\$55,378,310.18	1,558
Fiscal Credit Accrued during since the last Data 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 <i>first</i> (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 <i>previous</i> 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	\$74,328,670.14	\$1,406,892.42	\$193,334.51	\$0.00	\$0.00	\$75,928,897.07
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	2,016	39	5	0	0	2,060
Delinquency Ratio	97.89%	1.85%	0.25%	0.00%	0.00%	100.00%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	1945	≤ 1.00 %	≤ 0.00 %	

As of the close of the <i>current</i> 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	\$73,662,133.92	\$1,799,344.06	\$222,504.88	\$79,066.35	\$0.00	\$75,763,049.21
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	1,999	51	7	2	0	2,059
Delinquency Ratio	97.23%	2.37%	0.29%	0.10%	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	87,066	0.10%	2	0.10%
15,000 - 20,000	7,662,083	8.77%	276	13.40%
20,000 - 25,000	3,918,970	4.49%	125	6.07%
25,000 - 30,000	5,408,589	6.19%	149	7.24%
30,000 - 35,000	7,875,234	9.02%	213	10.34%
35,000 - 40,000	15,788,416	18.08%	410	19.91%
40,000 - 45,000	19,493,250	22.32%	456	22.15%
45,000 - 50,000	5,792,682	6.63%	110	5.34%
50,000 - 55,000	4,315,518	4.94%	75	3.64%
55,000 - 60,000	3,842,222	4.40%	64	3.11%
60,000 - 65,000	3,823,367	4.38%	59	2.87%
65,000 - 70,000	3,319,450	3.80%	48	2.33%
70,000 - 75,000	2,302,338	2.64%	32	1.55%
75,000 - 80,000	1,627,814	1.86%	21	1.02%
80,000 - 85,000	409,378	0.47%	5	0.24%
90,000 - 95,000	268,700	0.31%	2	0.10%
95,000 - 100,000	296,852	0.34%	3	0.15%
100,000 - 105,000	307,037	0.35%	3	0.15%
105,000 - 110,000	217,121	0.25%	2	0.10%
110,000 - 115,000	446,892	0.51%	3	0.15%
115,000 - 120,000	118,799	0.14%	1	0.05%
Total	87,321,777	100.00%	2,059	100.00%

Current Loan Amount (\$)

Current Loan Amount (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0,000 - 5,000	157,168	0.21%	10	0.49%
15,000 - 20,000	9,252,190	12.21%	387	18.80%
20,000 - 25,000	5,211,131	6.88%	179	8.69%
25,000 - 30,000	10,065,181	13.29%	324	15.74%
30,000 - 35,000	9,909,148	13.08%	283	13.74%
35,000 - 40,000	18,801,733	24.82%	494	23.99%
40,000 - 45,000	4,826,826	6.37%	94	4.57%
45,000 - 50,000	4,335,698	5.72%	87	4.23%
50,000 - 55,000	2,981,336	3.94%	53	2.57%
55,000 - 60,000	2,511,684	3.32%	41	1.99%
60,000 - 65,000	3,219,097	4.25%	51	2.48%
65,000 - 70,000	1,749,642	2.31%	26	1.26%
70,000 - 75,000	796,866	1.05%	11	0.53%
75,000 - 80,000	309,519	0.41%	4	0.19%
80,000 - 85,000	163,038	0.22%	2	0.10%
90,000 - 95,000	452,532	0.60%	4	0.19%
95,000 - 100,000	288,711	0.38%	3	0.15%
100,000 - 105,000	514,246	0.68%	4	0.19%
105,000 - 110,000	106,567	0.14%	1	0.05%
110,000 - 115,000	110,736	0.15%	1	0.05%
115,000 - 120,000	0	0.00%	0	0.00%
Total	75,763,049	100.00%	2,059	100.00%

Subsidy Rate (%)

Subsidy Rate (%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 % - 1 %	20,411,544	26.94%	536	26.03%
2 % - 3 %	72,316	0.10%	1	0.05%
3 % - 4 %	813,092	1.07%	24	1.17%
4 % - 5 %	39,878,395	52.64%	946	45.94%
5 % - 6 %	14,587,703	19.25%	552	26.81%
Total	75,763,049	100.00%	2,059	100.00%

Total Family Income

Total Family Income	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 399	595,663	0.79%	31	1.51%
400 - 799	36,398,379	48.04%	1143	55.51%
800 - 1199	24,949,164	32.93%	616	29.92%
1200 - 1599	8,891,636	11.74%	183	8.89%
1600 - 1999	2,510,474	3.31%	47	2.28%
2000 - 2399	1,001,423	1.32%	18	0.87%
2400 - 2799	369,266	0.49%	6	0.29%
2800 - 3199	616,048	0.81%	9	0.44%
3200 - 3599	83,565	0.11%	2	0.10%
3600 - 3999	243,275	0.32%	3	0.15%
5600 - 5999	104,155	0.14%	1	0.05%
Total	75,763,049	100.00%	2,059	100.00%

Current Market Value

Current Market Value	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
20,000 - 25,000	37,980	0.05%	2	0.10%
25,000 - 30,000	140,902	0.19%	6	0.29%
30,000 - 35,000	510,343	0.67%	23	1.12%
35,000 - 40,000	4,023,423	5.31%	151	7.33%
40,000 - 45,000	8,558,753	11.30%	300	14.57%
45,000 - 50,000	13,633,466	17.99%	417	20.25%
50,000 - 55,000	18,247,653	24.09%	518	25.16%
55,000 - 60,000	4,836,443	6.38%	127	6.17%
60,000 - 65,000	4,212,037	5.56%	103	5.00%
65,000 - 70,000	5,532,668	7.30%	116	5.63%
70,000 - 75,000	4,198,620	5.54%	81	3.93%
75,000 - 80,000	3,139,134	4.14%	64	3.11%
80,000 - 85,000	2,149,348	2.84%	42	2.04%
85,000 - 90,000	1,203,168	1.59%	25	1.21%
90,000 - 95,000	633,167	0.84%	14	0.68%
95,000 - 100,000	826,261	1.09%	14	0.68%
100,000 - 105,000	866,933	1.14%	14	0.68%
105,000 - 110,000	650,353	0.86%	10	0.49%
110,000 - 115,000	485,639	0.64%	7	0.34%
115,000 - 120,000	378,346	0.50%	5	0.24%
120,000 - 125,000	204,153	0.27%	3	0.15%
125,000 - 130,000	53,992	0.07%	1	0.05%
130,000 - 135,000	146,123	0.19%	2	0.10%
135,000 - 140,000	149,818	0.20%	2	0.10%
145,000 - 150,000	265,330	0.35%	3	0.15%
150,000 - 155,000	75,511	0.10%	1	0.05%
155,000 - 160,000	121,491	0.16%	1	0.05%
160,000 - 165,000	167,400	0.22%	3	0.15%
170,000 - 175,000	113,485	0.15%	1	0.05%
175,000 - 180,000	82,767	0.11%	1	0.05%
185,000 - 190,000	88,522	0.12%	1	0.05%
190,000 - 400,000	29,822	0.04%	1	0.05%
Total	75,763,049	100.00%	2,059	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%	219,204	0.29%	18	0.87%
10.00% - 20.00%	2,006,067	2.65%	85	4.13%
20.00% - 30.00%	4,839,546	6.39%	181	8.79%
30.00% - 40.00%	5,658,629	7.47%	159	7.72%
40.00% - 50.00%	5,581,244	7.37%	150	7.29%
50.00% - 60.00%	7,242,331	9.56%	205	9.96%
60.00% - 70.00%	11,053,820	14.59%	327	15.88%
70.00% - 80.00%	20,983,635	27.70%	574	27.88%
80.00% - 90.00%	12,911,173	17.04%	270	13.11%
90.00% - 100.00%	5,267,400	6.95%	90	4.37%
Grand Total	75,763,049	100.00%	2,059	100.00%

Original Maturity Date (years)

Original Term (years)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
6	5,708	0.01%	1	0.05%
10	61,610	0.08%	3	0.15%
12	61,958	0.08%	2	0.10%
14	22,170	0.03%	2	0.10%
15	163,406	0.22%	7	0.34%
16	77,758	0.10%	4	0.19%
17	124,908	0.16%	4	0.19%
18	55,457	0.07%	2	0.10%
19	0	0.00%	0	0.00%
20	1,647,827	2.17%	49	2.38%
21	149,271	0.20%	3	0.15%
22	345,317	0.46%	10	0.49%
23	256,125	0.34%	5	0.24%
24	358,687	0.47%	10	0.49%
25	1,746,133	2.30%	44	2.14%
26	182,885	0.24%	7	0.34%
27	534,354	0.71%	11	0.53%
28	237,281	0.31%	6	0.29%
29	259,213	0.34%	7	0.34%
30	69,472,981	91.70%	1882	91.40%
Total	75,763,049	100.00%	2,059	100.00%

Remaining Term (months)

Remaining Term (months)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
72	5,708	0.01%	1	0.05%
120	61,610	0.08%	3	0.15%
144	61,958	0.08%	2	0.10%
168	22,170	0.03%	2	0.10%
180	163,406	0.22%	7	0.34%
192	77,758	0.10%	4	0.19%
204	124,908	0.16%	4	0.19%
216	55,457	0.07%	2	0.10%
240	1,647,827	2.17%	49	2.38%
252	149,271	0.20%	3	0.15%
264	345,317	0.46%	10	0.49%
276	256,125	0.34%	5	0.24%
288	358,687	0.47%	10	0.49%
300	1,746,133	2.30%	44	2.14%
312	182,885	0.24%	7	0.34%
324	534,354	0.71%	11	0.53%
336	237,281	0.31%	6	0.29%
348	259,213	0.34%	7	0.34%
360	69,472,981	91.70%	1882	91.40%
Total	75,763,049	100.00%	2,059	100.00%

Significant Employer

Significant Employer	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
AUTORIDAD DEL CANAL DE PANAMA	258,787	0.34%	5	0.24%
C.S.S. JUBILADOS & PENSIONADOS	841,990	1.11%	29	1.41%
CAJA DEL SEGURO SOCIAL	2,376,363	3.14%	60	2.91%
COPA	218,531	0.29%	5	0.24%
IMPORTADORA RICAMAR, S.A.	1,000,986	1.32%	30	1.46%
INMOBILIARIA DON ANTONIO, S.A.	488,909	0.65%	16	0.78%
MINISTERIO DE EDUCACION (7)	11,605,277	15.32%	282	13.70%
MINISTERIO DE LA PRESIDENCIA (3)	563,217	0.74%	14	0.68%
MINISTERIO DE SALUD	2,137,458	2.82%	56	2.72%
MINISTERIO DE SEGURIDAD PUBLICA	11,620,676	15.34%	313	15.20%
OTROS	44,650,856	58.93%	1249	60.66%
Total	75,763,049	100.00%	2059	100%

Delinquency (days)

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	73,662,133.92	97.23%	1,999	97.09%
1 - 30 Days	1,799,344.06	2.37%	51	2.48%
31 - 60 Days	222,504.88	0.29%	7	0.34%
61 - 90 Days	79,066	0.10%	2	0.10%
Total	75,763,049	100.00%	2,059	100.00%

Monthly Payment

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	67,688,004	89.34%	1,956	95.00%
300 - 600	7,780,487	10.27%	100	4.86%
600 - 900	190,403	0.25%	2	0.10%
900 - 1200	104,155	0.14%	1	0.05%
Total	75,763,049	100.00%	2,059	100.00%

Form of Payment

Form of Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Debit to Account	175,224	0.23%	3	0.15%
Direct Discount	67,591,160	89.21%	1829	88.83%
Voluntary Payment	7,996,665	10.55%	227	11.02%
Total	75,763,049	100.00%	2,059	100.00%

Part 6: Outstanding Covered Bonds

Tranchs	Principal Balance	In Circulation	Issue Date*	Interest Rate*	Maturity Date
Tranch 1	11,000,000.00	Yes	07/15/2018	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.