

Monthly Servicer Report
Banco La Hipotecaria Covered Bond Program

Report Date: 06-jul-21	Collection Period: June 1 - 30, 2021
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:	\$74,348,545.28	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	2,037
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$74,020,597.10	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	2,033
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$74,020,597.10	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	2,033
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:	2.59%
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:	88%
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:	75%
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):	292

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%	142%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	5.81%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	147%	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	2.59%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	73%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	75%	Yes
Pool Weighted Average Maturity Ratio	< 342	292	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	60	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:	\$74,348,545.28	2,037
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:	\$22,595.19	1
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:	\$74,020,597.10	2,033
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:	\$74,020,597.10	2,033
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	\$305,352.99	3
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	\$54,234,933.11	1,547
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	\$73,387,788.95	\$758,413.29	\$202,343.04	\$0.00	\$0.00	\$74,348,545.28
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	2,002	29	6	0	0	2,037
Delinquency Ratio	98.71%	1.02%	0.27%	0.00%	0.00%	100.00%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 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	\$72,879,918.75	\$986,511.42	\$154,166.93	\$0.00	\$0.00	\$74,020,597.10
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	2,001	29	3	0	0	2,033
Delinquency Ratio	98.46%	1.33%	0.21%	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	87,066	0.10%	2	0.10%
15,000 - 20,000	7,473,236	8.67%	270	13.28%
20,000 - 25,000	3,873,305	4.50%	123	6.05%
25,000 - 30,000	5,267,339	6.11%	145	7.13%
30,000 - 35,000	7,812,279	9.07%	211	10.38%
35,000 - 40,000	15,641,016	18.15%	407	20.02%
40,000 - 45,000	19,203,422	22.29%	450	22.13%
45,000 - 50,000	5,792,682	6.72%	110	5.41%
50,000 - 55,000	4,261,518	4.95%	74	3.64%
55,000 - 60,000	3,783,319	4.39%	63	3.10%
60,000 - 65,000	3,823,367	4.44%	59	2.90%
65,000 - 70,000	3,319,450	3.85%	48	2.36%
70,000 - 75,000	2,302,338	2.67%	32	1.57%
75,000 - 80,000	1,548,614	1.80%	20	0.98%
80,000 - 85,000	409,378	0.48%	5	0.25%
90,000 - 95,000	176,700	0.21%	2	0.10%
95,000 - 100,000	296,852	0.34%	3	0.15%
100,000 - 105,000	307,037	0.36%	3	0.15%
105,000 - 110,000	217,121	0.25%	2	0.10%
110,000 - 115,000	446,892	0.52%	3	0.15%
115,000 - 120,000	118,799	0.14%	1	0.05%
Total	86,161,729	100.00%	2,033	100.00%

Current Loan Amount (\$)

Current Loan Amount (\$)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0,000 - 5,000	157,742	0.21%	12	0.59%
15,000 - 20,000	9,083,006	12.27%	383	18.84%
20,000 - 25,000	5,349,617	7.23%	182	8.95%
25,000 - 30,000	10,376,149	14.02%	340	16.72%
30,000 - 35,000	10,401,709	14.05%	296	14.56%
35,000 - 40,000	17,139,557	23.16%	448	22.04%
40,000 - 45,000	4,736,668	6.40%	95	4.67%
45,000 - 50,000	4,091,966	5.53%	81	3.98%
50,000 - 55,000	3,142,991	4.25%	57	2.80%
55,000 - 60,000	2,589,342	3.50%	42	2.07%
60,000 - 65,000	2,976,588	4.02%	47	2.31%
65,000 - 70,000	1,551,733	2.10%	23	1.13%
70,000 - 75,000	655,543	0.89%	9	0.44%
75,000 - 80,000	232,833	0.31%	3	0.15%
80,000 - 85,000	247,308	0.33%	3	0.15%
90,000 - 95,000	463,230	0.63%	5	0.25%
95,000 - 100,000	98,241	0.13%	1	0.05%
100,000 - 105,000	511,164	0.69%	4	0.20%
105,000 - 110,000	215,207	0.29%	2	0.10%
110,000 - 115,000	0	0.00%	0	0.00%
115,000 - 120,000	0	0.00%	0	0.00%
Total	74,020,597	100.00%	2,033	100.00%

Subsidy Rate (%)

Subsidy Rate (%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 % - 1 %	19,812,284	26.77%	527	25.92%
2 % - 3 %	71,708	0.10%	1	0.05%
3 % - 4 %	802,021	1.08%	24	1.18%
4 % - 5 %	39,165,184	52.91%	938	46.14%
5 % - 6 %	14,169,401	19.14%	543	26.71%
Total	74,020,597	100.00%	2,033	100.00%

Total Family Income

Total Family Income	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 399	587,821	0.79%	31	1.52%
400 - 799	35,633,660	48.14%	1130	55.58%
800 - 1199	24,581,083	33.21%	612	30.10%
1200 - 1599	8,581,071	11.59%	178	8.76%
1600 - 1999	2,271,598	3.07%	44	2.16%
2000 - 2399	957,985	1.29%	17	0.84%
2400 - 2799	366,840	0.50%	6	0.30%
2800 - 3199	612,479	0.83%	9	0.44%
3200 - 3599	83,061	0.11%	2	0.10%
3600 - 3999	241,737	0.33%	3	0.15%
5600 - 5999	103,263	0.14%	1	0.05%
Total	74,020,597	100.00%	2,033	100.00%

Current Market Value

Current Market Value	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
20,000 - 25,000	37,331	0.05%	2	0.10%
25,000 - 30,000	140,383	0.19%	6	0.30%
30,000 - 35,000	506,064	0.68%	23	1.13%
35,000 - 40,000	3,934,264	5.32%	150	7.38%
40,000 - 45,000	8,326,005	11.25%	295	14.51%
45,000 - 50,000	13,360,757	18.05%	413	20.31%
50,000 - 55,000	17,873,549	24.15%	512	25.18%
55,000 - 60,000	4,756,058	6.43%	126	6.20%
60,000 - 65,000	4,171,330	5.64%	103	5.07%
65,000 - 70,000	5,309,388	7.17%	112	5.51%
70,000 - 75,000	4,156,806	5.62%	81	3.98%
75,000 - 80,000	3,036,323	4.10%	62	3.05%
80,000 - 85,000	2,013,915	2.72%	40	1.97%
85,000 - 90,000	1,193,841	1.61%	25	1.23%
90,000 - 95,000	628,134	0.85%	14	0.69%
95,000 - 100,000	819,564	1.11%	14	0.69%
100,000 - 105,000	860,703	1.16%	14	0.69%
105,000 - 110,000	647,179	0.87%	10	0.49%
110,000 - 115,000	480,869	0.65%	7	0.34%
115,000 - 120,000	374,985	0.51%	5	0.25%
120,000 - 125,000	203,088	0.27%	3	0.15%
125,000 - 130,000	53,346	0.07%	1	0.05%
130,000 - 135,000	48,182	0.07%	1	0.05%
135,000 - 140,000	148,700	0.20%	2	0.10%
145,000 - 150,000	263,550	0.36%	3	0.15%
150,000 - 155,000	75,079	0.10%	1	0.05%
155,000 - 160,000	121,295	0.16%	1	0.05%
160,000 - 165,000	166,462	0.22%	3	0.15%
170,000 - 175,000	113,485	0.15%	1	0.05%
175,000 - 180,000	82,367	0.11%	1	0.05%
185,000 - 190,000	87,961	0.12%	1	0.05%
190,000 - 400,000	29,632	0.04%	1	0.05%
Total	74,020,597	100.00%	2,033	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%	210,899	0.28%	18	0.89%
10.00% - 20.00%	1,962,860	2.65%	84	4.13%
20.00% - 30.00%	4,762,585	6.43%	179	8.80%
30.00% - 40.00%	5,680,862	7.67%	163	8.02%
40.00% - 50.00%	5,601,405	7.57%	151	7.43%
50.00% - 60.00%	7,131,705	9.63%	208	10.23%
60.00% - 70.00%	12,354,506	16.69%	366	18.00%
70.00% - 80.00%	18,666,951	25.22%	514	25.28%
80.00% - 90.00%	12,689,037	17.14%	266	13.08%
90.00% - 100.00%	4,959,787	6.70%	84	4.13%
Grand Total	74,020,597	100.00%	2,033	100.00%

Original Maturity Date (years)

Original Term (years)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
6	4,635	0.01%	1	0.05%
10	59,045	0.08%	3	0.15%
12	60,334	0.08%	2	0.10%
14	21,568	0.03%	2	0.10%
15	160,053	0.22%	7	0.34%
16	76,206	0.10%	4	0.20%
17	124,072	0.17%	4	0.20%
18	54,966	0.07%	2	0.10%
19	0	0.00%	0	0.00%
20	1,626,676	2.20%	49	2.41%
21	147,469	0.20%	3	0.15%
22	340,653	0.46%	10	0.49%
23	254,185	0.34%	5	0.25%
24	354,957	0.48%	10	0.49%
25	1,676,568	2.27%	43	2.12%
26	181,141	0.24%	7	0.34%
27	530,796	0.72%	11	0.54%
28	235,394	0.32%	6	0.30%
29	257,167	0.35%	7	0.34%
30	67,854,711	91.67%	1857	91.34%
Total	74,020,597	100.00%	2,033	100.00%

Remaining Term (months)

Remaining Term (months)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
72	4,635	0.01%	1	0.05%
120	59,045	0.08%	3	0.15%
144	60,334	0.08%	2	0.10%
168	21,568	0.03%	2	0.10%
180	160,053	0.22%	7	0.34%
192	76,206	0.10%	4	0.20%
204	124,072	0.17%	4	0.20%
216	54,966	0.07%	2	0.10%
240	1,626,676	2.20%	49	2.41%
252	147,469	0.20%	3	0.15%
264	340,653	0.46%	10	0.49%
276	254,185	0.34%	5	0.25%
288	354,957	0.48%	10	0.49%
300	1,676,568	2.27%	43	2.12%
312	181,141	0.24%	7	0.34%
324	530,796	0.72%	11	0.54%
336	235,394	0.32%	6	0.30%
348	257,167	0.35%	7	0.34%
360	67,854,711	91.67%	1857	91.34%
Total	74,020,597	100.00%	2,033	100.00%

Significant Employer

Significant Employer	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
AUTORIDAD DEL CANAL DE PANAMA	877,121	1.18%	30	1.48%
C.S.S. JUBILADOS & PENSIONADOS	2,356,453	3.18%	60	2.95%
CAJA DEL SEGURO SOCIAL	477,088	0.64%	15	0.74%
COPA	989,625	1.34%	30	1.48%
IMPORTADORA RICAMAR, S.A.	11,451,136	15.47%	281	13.82%
INMOBILIARIA DON ANTONIO, S.A.	500,776	0.68%	14	0.69%
MINISTERIO DE EDUCACION (7)	556,565	0.75%	14	0.69%
MINISTERIO DE LA PRESIDENCIA (3)	2,005,990	2.71%	54	2.66%
MINISTERIO DE SALUD	11,304,086	15.27%	307	15.10%
MINISTERIO DE SEGURIDAD PUBLICA	526,781	0.71%	14	0.69%
OTROS	42,974,977	58.06%	1214	59.71%
Total	74,020,597	100.00%	2033	100%

Delinquency (days)

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	72,879,919	98.46%	2,001	98.43%
1 - 30 Days	986,511	1.33%	29	1.43%
31 - 60 Days	154,167	0.21%	3	0.15%
61 - 90 Days	0	0.00%	0	0.00%
Total	74,020,597	100.00%	2,033	100.00%

Monthly Payment

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	66,272,701	89.53%	1,933	95.08%
300 - 600	7,543,974	10.19%	98	4.82%
600 - 900	100,659	0.14%	1	0.05%
900 - 1200	103,263	0.14%	1	0.05%
Total	74,020,597	100.00%	2,033	100.00%

Form of Payment

Form of Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Debit to Account	150,927	0.20%	2	0.10%
Direct Discount	65,355,700	88.29%	1783	87.70%
Voluntary Payment	8,513,970	11.50%	248	12.20%
Total	74,020,597	100.00%	2,033	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.