

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

<b>Report Date:</b> 05-jul-23	<b>Collection Period:</b> Jun 1 - 30, 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:	\$37,113,293.99	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	999
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$36,663,883.87	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	990
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$36,655,596.30	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	989
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:	3.29%
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:	5.95%
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:	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:	71%
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%	Yes
Pool Coverage Ratio	≥ 125%	167%	Yes
Pool Delinquency Ratio	(See Part 4)	(See Part 4)	Yes
Pool Direct Discount Ratio	≥ 85%	98.7%	Yes
Pool Gross Weighted Average Interest Rate Ratio	≥ *	5.954%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	174%	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	3.29%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	63%	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	71%	Yes
Pool Weighted Average Maturity Ratio	< 342	258	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	92	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:	\$37,113,293.99	999
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:	\$88,570.48	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:	\$36,663,883.87	990
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:	\$36,663,883.87	990
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	\$360,839.64	7
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	\$23,083,291.19	684
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	\$36,250,349.04	\$774,374.47	\$88,570.48	\$0.00	\$0.00	\$37,113,293.99
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	977	20	2	0	0	999
Delinquency Ratio	97.67%	2.09%	0.24%	0.00%	0.00%	100%
Pool Delinquency Requirements:	≥ 92.00 %	≤ 8.00 %	≤ 2.00 %	≤ 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	\$35,634,658.59	\$890,385.37	\$138,839.91	\$0.00	\$0.00	\$36,663,883.87
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	968	20	2	0	0	990
Delinquency Ratio	97.19%	2.43%	0.38%	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 (\$)**

<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	1.07%	19	1.92%
10,000 - 15,000	1,743,379	3.75%	72	7.27%
15,000 - 20,000	2,550,365	5.49%	75	7.58%
20,000 - 25,000	2,681,878	5.77%	84	8.48%
25,000 - 30,000	2,960,865	6.38%	75	7.58%
30,000 - 35,000	3,213,056	6.92%	75	7.58%
35,000 - 40,000	4,229,038	9.11%	103	10.40%
40,000 - 45,000	4,402,988	9.48%	91	9.19%
45,000 - 50,000	5,088,711	10.96%	100	10.10%
50,000 - 55,000	4,035,565	8.69%	72	7.27%
55,000 - 60,000	4,642,656	10.00%	78	7.88%
60,000 - 65,000	3,359,096	7.23%	53	5.35%
65,000 - 70,000	2,367,617	5.10%	34	3.43%
70,000 - 75,000	1,519,259	3.27%	21	2.12%
75,000 - 80,000	1,862,815	4.01%	24	2.42%
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	0.97%	4	0.40%
115,000 - 120,000	237,600	0.51%	2	0.20%
<b>Total</b>	<b>46,441,692</b>	<b>100.00%</b>	<b>990</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	117,135	0.32%	13	1.31%
5,000 - 10,000	815,244	2.22%	42	4.24%
10,000 - 15,000	2,088,415	5.70%	88	8.89%
15,000 - 20,000	2,826,448	7.71%	105	10.61%
20,000 - 25,000	3,472,379	9.47%	119	12.02%
25,000 - 30,000	4,155,702	11.33%	127	12.83%
30,000 - 35,000	4,851,511	13.23%	131	13.23%
35,000 - 40,000	4,710,307	12.85%	114	11.52%
40,000 - 45,000	4,550,440	12.41%	96	9.70%
45,000 - 50,000	2,964,428	8.09%	60	6.06%
50,000 - 55,000	2,038,212	5.56%	37	3.74%
55,000 - 60,000	1,211,980	3.31%	20	2.02%
60,000 - 65,000	1,177,851	3.21%	18	1.82%
65,000 - 70,000	337,899	0.92%	5	0.51%
70,000 - 75,000	214,720	0.59%	3	0.30%
75,000 - 80,000	314,401	0.86%	4	0.40%
80,000 - 85,000	80,213	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	97,422	0.27%	1	0.10%
100,000 - 105,000	203,903	0.56%	2	0.20%
105,000 - 110,000	214,333	0.58%	2	0.20%
110,000 - 115,000	220,941	0.60%	2	0.20%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</b>	<b>100.00%</b>

**Subsidy Rate (%)**

Subsidy Rate (%)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 % - 1 %	13,605,905	37.11%	365	36.87%
2 % - 3 %	62,471	0.17%	1	0.10%
3 % - 4 %	580,377	1.58%	19	1.92%
4 % - 5 %	18,643,862	50.85%	445	44.95%
5 % - 6 %	3,771,268	10.29%	160	16.16%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</b>	<b>100.00%</b>

**Total Family Income**

Total Family Income	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 399	102,422	0.28%	6	0.61%
400 - 799	13,026,712	35.53%	426	43.03%
800 - 1199	13,299,024	36.27%	349	35.25%
1200 - 1599	6,465,543	17.63%	141	14.24%
1600 - 1999	1,826,615	4.98%	35	3.54%
2000 - 2399	918,815	2.51%	17	1.72%
2400 - 2799	282,440	0.77%	4	0.40%
2800 - 3199	549,195	1.50%	8	0.81%
3200 - 3599	21	0.00%	1	0.10%
3600 - 3999	52,487	0.14%	1	0.10%
5600 - 5999	97,422	0.27%	1	0.10%
6000 - 6399	43,189	0.12%	1	0.10%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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	30,908	0.08%	3	0.30%
20,000 - 25,000	31,812	0.09%	2	0.20%
25,000 - 30,000	380,958	1.04%	23	2.32%
30,000 - 35,000	915,434	2.50%	41	4.14%
35,000 - 40,000	2,387,594	6.51%	95	9.60%
40,000 - 45,000	4,046,950	11.04%	143	14.44%
45,000 - 50,000	4,904,024	13.38%	151	15.25%
50,000 - 55,000	4,015,992	10.95%	111	11.21%
55,000 - 60,000	4,370,627	11.92%	110	11.11%
60,000 - 65,000	3,777,138	10.30%	89	8.99%
65,000 - 70,000	3,087,953	8.42%	67	6.77%
70,000 - 75,000	1,919,425	5.24%	38	3.84%
75,000 - 80,000	1,969,921	5.37%	37	3.74%
80,000 - 85,000	1,039,715	2.84%	21	2.12%
85,000 - 90,000	652,272	1.78%	11	1.11%
90,000 - 95,000	254,000	0.69%	7	0.71%
95,000 - 100,000	202,002	0.55%	4	0.40%
100,000 - 105,000	373,218	1.02%	6	0.61%
105,000 - 110,000	395,854	1.08%	6	0.61%
110,000 - 115,000	228,463	0.62%	3	0.30%
115,000 - 120,000	272,671	0.74%	3	0.30%
120,000 - 125,000	419,426	1.14%	5	0.51%
125,000 - 130,000	49,046	0.13%	1	0.10%
130,000 - 135,000	94,534	0.26%	1	0.10%
135,000 - 140,000	142,792	0.39%	2	0.20%
145,000 - 150,000	194,626	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	161,146	0.44%	3	0.30%
170,000 - 175,000	152,438	0.42%	2	0.20%
175,000 - 180,000	79,810	0.22%	1	0.10%
185,000 - 190,000	84,331	0.23%	1	0.10%
200,000 - 210,000	28,803	0.08%	1	0.10%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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%	107,705	0.29%	13	1.31%
10.00% - 20.00%	1,254,436	3.42%	57	5.76%
20.00% - 30.00%	2,597,246	7.08%	80	8.08%
30.00% - 40.00%	3,770,449	10.28%	109	11.01%
40.00% - 50.00%	3,071,008	8.38%	78	7.88%
50.00% - 60.00%	2,137,642	5.83%	49	4.95%
60.00% - 70.00%	5,228,907	14.26%	164	16.57%
70.00% - 80.00%	15,915,003	43.41%	392	39.60%
80.00% - 90.00%	1,083,901	2.96%	28	2.83%
90.00% - 100.00%	1,497,587	4.08%	20	2.02%
<b>Grand Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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	30,766	0.08%	2	0.20%
12	49,780	0.14%	2	0.20%
14	9,566	0.03%	1	0.10%
15	116,516	0.32%	5	0.51%
16	40,771	0.11%	2	0.20%
17	0	0.00%	0	0.00%
18	21,321	0.06%	1	0.10%
20	994,503	2.71%	32	3.23%
21	134,994	0.37%	3	0.30%
22	104,457	0.28%	3	0.30%
23	191,283	0.52%	4	0.40%
24	331,798	0.90%	10	1.01%
25	1,103,723	3.01%	28	2.83%
26	157,906	0.43%	6	0.61%
27	171,746	0.47%	6	0.61%
28	174,913	0.48%	4	0.40%
29	226,132	0.62%	6	0.61%
30	32,803,710	89.47%	875	88.38%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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	30,766	0.08%	2	0.20%
144	49,780	0.14%	2	0.20%
168	9,566	0.03%	1	0.10%
180	116,516	0.32%	5	0.51%
192	40,771	0.11%	2	0.20%
204	0	0.00%	0	0.00%
216	21,321	0.06%	1	0.10%
240	994,503	2.71%	32	3.23%
252	134,994	0.37%	3	0.30%
264	104,457	0.28%	3	0.30%
276	191,283	0.52%	4	0.40%
288	331,798	0.90%	10	1.01%
300	1,103,723	3.01%	28	2.83%
312	157,906	0.43%	6	0.61%
324	171,746	0.47%	6	0.61%
336	174,913	0.48%	4	0.40%
348	226,132	0.62%	6	0.61%
360	32,803,710	89.47%	875	88.38%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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)	12,958,050	35.34%	308	31.11%
MINISTERIO DE SEGURIDAD PUBLICA	9,160,669	24.99%	254	25.66%
CAJA DEL SEGURO SOCIAL	1,925,502	5.25%	47	4.75%
MINISTERIO DE SALUD	1,212,924	3.31%	36	3.64%
C.S.S. JUBILADOS & PENSIONADOS	460,168	1.26%	14	1.41%
FRANQUICIAS PANAMEÑAS,S.A.	179,020	0.49%	6	0.61%
COPA	130,376	0.36%	4	0.40%
GAMING & SERVICES DE PANAMA	119,376	0.33%	4	0.40%
BANCO GENERAL, S.A.	140,604	0.38%	4	0.40%
IMPORTADORA RICAMAR, S.A.(IRISA)	192,900	0.53%	7	0.71%
JUBILADO POR CONTRALORIA	268,632	0.73%	9	0.91%
OTROS	9,915,660	27.04%	297	30.00%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</b>	<b>100%</b>

**Delinquency (days)**

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	35,634,659	97.19%	968	97.78%
1 - 30 Days	890,385	2.43%	20	2.02%
31 - 60 Days	138,840	0.38%	2	0.20%
61 - 90 Days	0	0.00%	0	0.00%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</b>	<b>100.00%</b>

**Monthly Payment**

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	29,646,014	84.38%	885	91.34%
300 - 600	6,920,448	15.48%	104	8.60%
600 - 900	0	0.00%	0	0.00%
900 - 1200	97,422	0.14%	1	0.06%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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	0	0.00%	0	0.00%
Direct Discount	36,205,053	98.75%	979	98.89%
Voluntary Payment	458,831	1.25%	11	1.11%
<b>Total</b>	<b>36,663,884</b>	<b>100.00%</b>	<b>990</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 Tranch to be issued, the stated Issue Date and Interest Rates are an estimates.