

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

<b>Report Date:</b>	<b>03-abr-24</b>	<b>Collection Period:</b>	<b>March 1 - 31, 2024</b>
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:	1080
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	\$19,273,141.05	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>previous</i> Data Cutoff Date:	496
Unpaid Balance of the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	\$19,100,246.50	Number of Mortgage Loans in the Pool of Assigned Mortgages at the close of the <i>current</i> Data Cutoff Date:	493
Unpaid Balance of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	\$19,100,246.50	Number of Mortgage Loans at the close of the <i>current</i> Data Cutoff Date that are Asset Monitor Reviewed Mortgages:	493
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:	2.74%
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	88.00%	The Pool Direct Discount Ratio at the close of the <i>current</i> Data Cutoff Date:	98.70%
The Pool Percentage of Preferential Interest Rate Mortgages Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	72.00%	The Pool Percentage of Preferential Interest Rate Mortgages Ratio at the close of the <i>current</i> Data Cutoff Date:	78.00%
The Pool Weighted Average Loan to Value Ratio at the close of the <i>first</i> (original) Data Cutoff Date:	68.00%	The Pool Weighted Average Loan to Value Ratio at the close of the <i>current</i> Data Cutoff Date:	72.00%
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):	255

**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%	1.74	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	≥ *	6.027%	Yes
Pool Liquidation Coverage Ratio	≥ 100%	1.8646	Yes
Pool Net Weighted Average Interest Rate Ratio	≥ **	2.74%	Yes
Pool Percentage of Preferential Interest Rate Mortgages Ratio	≤ 80%	0.78	Yes
Pool Weighted Average Loan to Value Ratio	≤ 88%	72%	Yes
Pool Weighted Average Maturity Ratio	< 342	255	Yes
Pool Weighted Average Seasoning Ratio	≥ 18	100	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:	\$19,273,141.05	496
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:	\$41,308.26	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 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:	\$19,100,246.50	493
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:	\$19,100,246.50	493
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	\$131,586.29	2
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	\$14,989,629.97	454
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	\$19,100,246.50	\$59,015.98	\$493.00	\$0.00	\$0.00	\$19,159,755.48
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	493	2	1	0	0	496
Delinquency Ratio	99.69%	0.31%	0.00%	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	\$18,907,914.74	\$192,331.76	\$0.00	\$0.00	\$0.00	\$19,100,246.50
Number of Mortgage Loans in in each of the respective delinquency categories at the close of the current Data Collection Period	487	6	0	0	0	493
Delinquency Ratio	98.99%	1.01%	0.00%	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	4,500	0.02%	0	0.00%
5,000 - 10,000	91,510	0.37%	3	0.61%
10,000 - 15,000	367,139	1.48%	13	2.64%
15,000 - 20,000	453,147	1.82%	16	3.25%
20,000 - 25,000	639,084	2.57%	21	4.26%
25,000 - 30,000	538,985	2.17%	14	2.84%
30,000 - 35,000	1,020,943	4.10%	30	6.09%
35,000 - 40,000	2,350,584	9.45%	62	12.58%
40,000 - 45,000	1,920,938	7.72%	44	8.92%
45,000 - 50,000	3,014,541	12.12%	63	12.78%
50,000 - 55,000	2,191,150	8.81%	42	8.52%
55,000 - 60,000	3,555,108	14.29%	62	12.58%
60,000 - 65,000	2,477,136	9.96%	40	8.11%
65,000 - 70,000	2,030,434	8.16%	30	6.09%
70,000 - 75,000	1,448,416	5.82%	20	4.06%
75,000 - 80,000	1,785,596	7.18%	23	4.67%
80,000 - 85,000	163,691	0.66%	2	0.41%
85,000 - 90,000	260,406	1.05%	3	0.61%
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	0.43%	1	0.20%
110,000 - 115,000	339,680	1.37%	3	0.61%
115,000 - 120,000	118,800	0.48%	1	0.20%
<b>Total</b>	<b>24,879,591</b>	<b>100.00%</b>	<b>493</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	12,377	0.06%	2	0.41%
5,000 - 10,000	168,453	0.88%	9	1.83%
10,000 - 15,000	435,914	2.28%	17	3.45%
15,000 - 20,000	504,381	2.64%	23	4.67%
20,000 - 25,000	1,164,174	6.10%	40	8.11%
25,000 - 30,000	1,714,846	8.98%	61	12.37%
30,000 - 35,000	2,528,994	13.24%	77	15.62%
35,000 - 40,000	2,571,849	13.47%	68	13.79%
40,000 - 45,000	3,306,640	17.31%	77	15.62%
45,000 - 50,000	1,971,510	10.32%	42	8.52%
50,000 - 55,000	1,458,453	7.64%	28	5.68%
55,000 - 60,000	1,382,916	7.24%	24	4.87%
60,000 - 65,000	565,679	2.96%	9	1.83%
65,000 - 70,000	271,718	1.42%	4	0.81%
70,000 - 75,000	142,022	0.74%	2	0.41%
75,000 - 80,000	308,758	1.62%	4	0.81%
80,000 - 85,000	80,137	0.42%	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	193,279	1.01%	2	0.41%
100,000 - 105,000	104,949	0.55%	1	0.20%
105,000 - 110,000	213,197	1.12%	2	0.41%
110,000 - 115,000	0	0.00%	0	0.00%
<b>Grand Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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 %	4,146,141	21.71%	116	23.53%
3 % - 4 %	168,247	0.88%	6	1.22%
4 % - 5 %	13,035,829	68.25%	301	61.05%
5 % - 6 %	1,622,537	8.49%	63	12.78%
6 % - 7 %	127,493	0.67%	7	1.42%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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	72,512	0.38%	4	0.81%
400 - 799	7,280,806	38.12%	228	46.25%
800 - 1199	7,017,965	36.74%	169	34.28%
1200 - 1599	3,220,556	16.86%	68	13.79%
1600 - 1999	793,537	4.15%	14	2.84%
2000 - 2399	288,033	1.51%	5	1.01%
2400 - 2799	104,949	0.55%	1	0.20%
2800 - 3199	184,933	0.97%	2	0.41%
3200 - 3599	0	0.00%	0	0.00%
3600 - 3999	0	0.00%	0	0.00%
5600 - 5999	95,122	0.50%	1	0.20%
6000 - 6399	41,832	0.22%	1	0.20%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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	30,154	0.16%	3	0.61%
20,000 -25,000	19,217	0.10%	1	0.20%
25,000 - 30,000	112,549	0.59%	6	1.22%
30,000 - 35,000	335,251	1.76%	14	2.84%
35,000 - 40,000	763,426	4.00%	30	6.09%
40,000 - 45,000	2,095,068	10.97%	75	15.21%
45,000 - 50,000	2,396,625	12.55%	74	15.01%
50,000 - 55,000	1,889,594	9.89%	51	10.34%
55,000 - 60,000	2,618,531	13.71%	65	13.18%
60,000 - 65,000	2,403,988	12.59%	56	11.36%
65,000 - 70,000	1,594,419	8.35%	35	7.10%
70,000 - 75,000	1,427,387	7.47%	26	5.27%
75,000 - 80,000	1,358,797	7.11%	24	4.87%
80,000 - 85,000	490,870	2.57%	9	1.83%
85,000 - 90,000	257,348	1.35%	4	0.81%
90,000 -95,000	125,689	0.66%	4	0.81%
95,000 - 100,00	123,906	0.65%	2	0.41%
100,000 - 105,000	63,164	0.33%	1	0.20%
105,000 - 110,000	168,536	0.88%	2	0.41%
110,000 - 115,000	0	0.00%	0	0.00%
115,000 - 120,000	210,054	1.10%	2	0.41%
120,000 - 125,000	240,568	1.26%	3	0.61%
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	95,122	0.50%	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	20,792	0.11%	1	0.20%
170,000 - 175,000	151,754	0.79%	2	0.41%
175,000 - 180,000	78,976	0.41%	1	0.20%
185,000 - 190,000	0	0.00%	0	0.00%
200,000 - 210,000	28,461	0.15%	1	0.20%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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%	16,659	0.09%	2	0.41%
10.00% - 20.00%	222,909	1.17%	9	1.83%
20.00% - 30.00%	515,221	2.70%	15	3.04%
30.00% - 40.00%	644,752	3.38%	21	4.26%
40.00% - 50.00%	842,625	4.41%	25	5.07%
50.00% - 60.00%	559,682	2.93%	18	3.65%
60.00% - 70.00%	3,590,113	18.80%	111	22.52%
70.00% - 80.00%	10,555,421	55.26%	251	50.91%
80.00% - 90.00%	1,277,616	6.69%	29	5.88%
90.00% - 100.00%	875,249	4.58%	12	2.43%
<b>Grand Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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	0	0.00%	0	0.00%
12	0	0.00%	0	0.00%
14	8,657	0.05%	1	0.20%
15	24,819	0.13%	1	0.20%
16	20,704	0.11%	1	0.20%
17	0	0.00%	0	0.00%
18	0	0.00%	0	0.00%
20	221,222	1.16%	8	1.62%
21	0	0.00%	0	0.00%
22	87,687	0.46%	2	0.41%
23	95,122	0.50%	1	0.20%
24	102,375	0.54%	3	0.61%
25	246,930	1.29%	7	1.42%
26	73,506	0.38%	4	0.81%
27	75,272	0.39%	3	0.61%
28	0	0.00%	0	0.00%
29	104,162	0.55%	3	0.61%
30	18,039,790	94.45%	459	93.10%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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	0	0.00%	0	0.00%
144	0	0.00%	0	0.00%
168	8,657	0.05%	1	0.20%
180	24,819	0.13%	1	0.20%
192	20,704	0.11%	1	0.20%
204	0	0.00%	0	0.00%
216	0	0.00%	0	0.00%
240	221,222	1.16%	8	1.62%
252	0	0.00%	0	0.00%
264	87,687	0.46%	2	0.41%
276	95,122	0.50%	1	0.20%
288	102,375	0.54%	3	0.61%
300	246,930	1.29%	7	1.42%
312	73,506	0.38%	4	0.81%
324	75,272	0.39%	3	0.61%
336	0	0.00%	0	0.00%
348	104,162	0.55%	3	0.61%
360	18,039,790	94.45%	459	93.10%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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)	7,771,171	40.69%	177	35.90%
MINISTERIO DE SEGURIDAD PUBLICA	4,914,703	25.73%	129	26.17%
CAJA DEL SEGURO SOCIAL	1,008,171	5.28%	23	4.67%
MINISTERIO DE SALUD	587,263	3.07%	16	3.25%
C.S.S. JUBILADOS & PENSIONADOS	75,247	0.39%	3	0.61%
FRANQUICIAS PANAMEÑAS,S.A.	120,971	0.63%	4	0.81%
ALTA CORDILLERA, S.A.	155,564	0.81%	5	1.01%
COPA	128,228	0.67%	4	0.81%
TOVA, S.A	82,713	0.43%	3	0.61%
GAMING & SERVICES DE PANAMA	116,555	0.61%	4	0.81%
BANCO GENERAL, S.A.	37,442	0.20%	1	0.20%
OTROS	4,102,218	21.48%	124	25.15%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</b>	<b>100%</b>

**Delinquency (days)**

Delinquency (days)	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
Current	18	0.01%	494	98.80%
1 - 30 Days	178,563	90.28%	5	1.00%
31 - 60 Days	19,203	9.71%	1	0.20%
61 - 90 Days	0	0.00%	0	0.00%
<b>Total</b>	<b>197,784</b>	<b>100.00%</b>	<b>500</b>	<b>100.00%</b>

**Monthly Payment**

Monthly Payment	Outstanding Principal Balance	% of Outstanding Principal Balance	Number of Loans	% of Loans
0 - 300	15,022,052	78.65%	422	85.60%
300 - 600	3,907,260	20.46%	69	14.00%
600 - 900	75,812	0.40%	1	0.20%
900 - 1200	95,122	0.50%	1	0.20%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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	18,843,066	98.65%	486	98.58%
Voluntary Payment	257,181	1.35%	7	1.42%
<b>Total</b>	<b>19,100,247</b>	<b>100.00%</b>	<b>493</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 3	11,000,000.00	Yes	12/20/2019	4.125%	12/16/2024

Total Outstanding Covered Bonds

Weighted Average Interest Rate 11,000,000.00

Weighted Average Maturity 4.813%

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