

Magellan Mortgages No. 2 plc

Euro 930,000,000 Class A Mortgage Backed Floating Rate Notes due 2036

Euro 40,000,000 Class B Mortgage Backed Floating Rate Notes due 2036

Euro 25,000,000 Class C Mortgage Backed Floating Rate Notes due 2036

Euro 5,000,000 Class D Mortgage Backed Floating Rate Notes due 2036

Euro 14,000,000 Class E Mortgage Backed Notes due 2036

Investor Report January 2005



**Banco Comercial Português, S.A
Transaction Manager, Custodian and Servicer**

Amended on 13th January 2005

1. Security Level Information

	Magellan Mortgage No. 2 plc			
Issuer Name	Class A	Class B	Class C	Class D
Security Class Name	Class A	Class B	Class C	Class D
ISIN	XS0177944690	XS0177945077	XS0177945234	XS0177945408
Bloomberg Ticker	MAGEL 2 A	MAGEL 2 B	MAGEL 2 C	MAGEL 2 D
Issue Date	24 Oct 2003	24 Oct 2003	24 Oct 2003	24 Oct 2003
Maturity Date	18 Jul 2036	18 Jul 2036	18 Jul 2036	18 Jul 2036
Subordination Level	Senior	Subord. to Class A Notes	Subord. to Class B Notes	Subord. to Class C Notes
S&P Rating	AAA	AA	BBB+	BBB
Moodys Rating	Aaa	A1	Baa2	No rating
Fitch Rating	AAA	AA	A-	BBB
Currency	Euro	Euro	Euro	Euro
Total Original Balance	930,000,000.00	40,000,000.00	25,000,000.00	5,000,000.00
Total Beginning Balance Prior to Distribution	842,367,960.00	40,000,000.00	25,000,000.00	5,000,000.00
Total Ending Balance Subsequent to Distribution	819,806,160.00	40,000,000.00	25,000,000.00	5,000,000.00
Total Principal Distribution	22,561,800.00	0.00	0.00	0.00
Pool Factor	88.151200%	100.000000%	100.000000%	100.000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00
Total Interest Distributions	5,095,470.00	275,680.00	210,650.00	49,155.00
Payment Date	18/Jan/05	18/Jan/05	18/Jan/05	18/Jan/05
Quarterly Collection Date	31/Dec/04	31/Dec/04	31/Dec/04	31/Dec/04
Calculation Period	5	5	5	5
Accrual Beginning Date	18/Oct/04	18/Oct/04	18/Oct/04	18/Oct/04
Accrual Ending Date	18/Jan/05	18/Jan/05	18/Jan/05	18/Jan/05
Accrual Period	92 days	92 days	92 days	92 days
Accrual Rate	2.367 %	2.697 %	3.297 %	3.847 %
Euro Reference Rate	2.147 %	2.147 %	2.147 %	2.147 %
Spread (bps)	22	55	115	170
Denomination	9,057.72	10,000.00	10,000.00	10,000.00
Day Basis	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	14/Jan/05	14/Jan/05	14/Jan/05	14/Jan/05
New Denomination for the next period	8,815.12	10,000.00	10,000.00	10,000.00

(Amounts in Euro)

2. Collateral Level Information
CP ending 31 December 04
Mortgage Asset Portfolio

	Amount	Nr of Loans
Beginning Principal Outstanding Balance	913,112,975.27	20,441
Principal Redemption	22,477,853.86	303
Scheduled Principal Redemption	9,771,163.21	
Prepayments	12,706,690.65	
CPR	5.51%	
Deemed Principal Losses	61,770.05	
Consideration for retired mortgages assets	21,946.12	3
Principal Adjustments	0.00	
Ending Principal Outstanding Balance	890,551,405.25	20,135
Principal Outstanding Balance at the Closing Date	996,756,587.44	21,640
	30 Sep 04	31 Dez 04
WA Interest Rate	3.57304 %	3.58983 %
Current LTV (Outstanding Loan Amount/Initial Valuation)	63.4%	63.1%
Original LTV (Initial Loan Amount/Initial Valuation)	71.4%	71.6%

Delinquent Mortgage Loans

	Amount	Nr of Loans
30 - 59 days	1,409,299.15	32
60 - 89 days	1,005,562.54	19
90 - 179 days	1,543,396.08	30
180 - 269 days	630,615.20	13
270 - 365 days	1,437,317.84	31
> 365 days	247,080.18	4
	<u>6,273,270.99</u>	<u>129</u>

Number of loans in Legal Proceedings	13
(of which the mortgage loan is current*)	0

* proceedings initiated by other creditors

Portfolio Trigger Event

Mortgage Loans in arrears (90 - 365 days)	3,611,329.12
Maximum	45,000,000.00
Result	Pass

Retired Mortgages Asset Pool (Current Period)

	Amount	Nr of Loans
Breach of Reps. & Warranties	0.00	0
Non Permitted Variations	5,210,263.87	112

Substitute Mortgage Asset Pool

	Amount	Trigger	Result
Current Period	5,188,317.75	n/a	n/a
Cumulative during 1 year from the Closing Date	20,170,797.67	50,001,392.63	Pass
Cumulative since Closing Date	25,359,115.42	100,002,785.26	Pass
Current WA Spread for the Pool	1.33%	1.27%	Pass

Permitted Variations

	Amount	Trigger	Result
Cumulative since Closing Date	40,562,426.08	149,513,488.12	Pass

Provisioning

	Loans in arrear	%	Amount
Principal Outstanding Balance to be provisioned	n/a	n/a	61,770.05
Amount to be provisioned	> 12 months	25%	61,770.05
	> 24 months	50%	0.00
	> 36 months	100%	0.00

(Amounts in Euro)

2. Collateral Level Information (Continued)**CP ending 31 December 04****Cash Reserve Account**

Initial Balance	9,000,000.00
Interest on Issuer Cash Reserve Account	43,913.15
Reserve Fund Drawing	43,913.15
Cash Reserve Account Required Reserve	9,000,000.00
Reserve Fund at end of CP	9,000,000.00

Liquidity Ledger

Liquidity Ledger opening balance	0.00
Additions to Liquidity Ledger	0.00
Deductions from Liquidity Ledger	0.00
Liquidity Ledger closing balance	0.00

Liquidity Facility Amount	30,000,000
Available Liquidity Facility	30,000,000

(Amounts in Euro)

3. Contacts

Transaction Manager, Custodian and Servicer

Banco Comercial Português, S.A.

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Investor Reports available on www.securitisation.pt
