

# **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 April 2005**



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

## 1. Security Level Information

	Magellan Mortgage No. 2 plc			
	Class A	Class B	Class C	Class D
Issuer Name				
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	819,806,160.00	40,000,000.00	25,000,000.00	5,000,000.00
Total Ending Balance Subsequent to Distribution	796,805,400.00	40,000,000.00	25,000,000.00	5,000,000.00
Total Principal Distribution	23,000,760.00	0.00	0.00	0.00
Pool Factor	85.678000%	100.000000%	100.000000%	100.000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00
Total Interest Distributions	4,845,300.00	269,400.00	205,875.00	48,050.00
Payment Date	18/Apr/05	18/Apr/05	18/Apr/05	18/Apr/05
Quarterly Collection Date	31/Mar/05	31/Mar/05	31/Mar/05	31/Mar/05
Calculation Period	6	6	6	6
Accrual Beginning Date	18/Jan/05	18/Jan/05	18/Jan/05	18/Jan/05
Accrual Ending Date	18/Apr/05	18/Apr/05	18/Apr/05	18/Apr/05
Accrual Period	90 days	90 days	90 days	90 days
Accrual Rate	2.364 %	2.694 %	3.294 %	3.844 %
Euro Reference Rate	2.144 %	2.144 %	2.144 %	2.144 %
Spread (bps)	22	55	115	170
Denomination	8,815.12	10,000.00	10,000.00	10,000.00
Day Basis	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	14/Apr/05	14/Apr/05	14/Apr/05	14/Apr/05
New Denomination for the next period	8,567.80	10,000.00	10,000.00	10,000.00

(Amounts in Euro)

**2. Collateral Level Information**
**CP ending 31 March 2005**
**Mortgage Asset Portfolio**

	<b>Amount</b>	<b>Nr of Loans</b>
Beginning Principal Outstanding Balance	890,551,405.25	20,135
Principal Redemption	22,699,897.41	297
Scheduled Principal Redemption	10,050,070.52	
Prepayments	12,649,826.89	
CPR	5.62%	
Deemed Principal Losses	301,195.95	
Consideration for retired mortgages assets	78,316.20	0
Principal Adjustments	0.00	
Ending Principal Outstanding Balance	867,471,995.69	19,838
Principal Outstanding Balance at the Closing Date	996,756,587.44	21,640
	<b>31 Dez 04</b>	<b>31 Mar 05</b>
WA Interest Rate	3.58983 %	3.57235 %
Current LTV (Outstanding Loan Amount/Initial Valuation)	63.1%	62.5%
Original LTV (Initial Loan Amount/Initial Valuation)	71.6%	71.5%

**Delinquent Mortgage Loans**

	<b>Amount</b>	<b>Nr of Loans</b>
30 - 59 days	2,159,502.51	41
60 - 89 days	1,984,140.10	41
90 - 179 days	2,682,959.43	54
180 - 269 days	726,854.34	16
270 - 365 days	592,059.28	11
> 365 days	1,451,863.98	30
	<u>9,597,379.64</u>	<u>193</u>

Number of loans in Legal Proceedings	19
( of which the mortgage loan is current*)	0

\* proceedings initiated by other creditors

**Portfolio Trigger Event**

Mortgage Loans in arrears (90 - 365 days)	4,001,873.05
Maximum	45,000,000.00
Result	Pass

**Retired Mortgages Asset Pool (Current Period)**

	<b>Amount</b>	<b>Nr of Loans</b>
Breach of Reps. & Warranties	0.00	0
Non Permitted Variations	6,409,970.28	127

**Substitute Mortgage Asset Pool**

	<b>Amount</b>	<b>Trigger</b>	<b>Result</b>
Current Period	6,331,654.08	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	31,690,769.50	100,002,785.26	Pass
Current WA Spread for the Pool	1.32%	1.27%	Pass

**Permitted Variations**

	<b>Amount</b>	<b>Trigger</b>	<b>Result</b>
Cumulative since Closing Date	51,968,142.41	149,513,488.12	Pass

**Provisioning**

	<b>Loans in arrear</b>	<b>%</b>	<b>Amount</b>
Principal Outstanding Balance to be provisioned	n/a	n/a	301,195.95
Amount to be provisioned	> 12 months	25%	301,195.95
	> 24 months	50%	0.00
	> 36 months	100%	0.00

**(Amounts in Euro)**

**2. Collateral Level Information (Continued)****CP ending 31 March 2005****Cash Reserve Account**

Initial Balance	9,000,000.00
Interest on Issuer Cash Reserve Account	42,601.12
Reserve Fund Drawing	42,601.12
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](http://www.securitisation.pt)

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