

Magellan Mortgages No. 3 plc

Euro 1,413,750,000 Class A Mortgage Backed Floating Rate Notes due 2058

Euro 33,750,000 Class B Mortgage Backed Floating Rate Notes due 2058

Euro 15,750,000 Class C Mortgage Backed Floating Rate Notes due 2058

Euro 36,750,000 Class D Mortgage Backed Floating Rate Notes due 2058

Euro 19,600,000 Class E Floating Rate Notes due 2058

Euro 250,000 Class F Notes due 2058

Investor Report February 2007



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

1. Security Level Information

Issuer Name	Magellan Mortgage No. 3 plc				
	Class A	Class B	Class C	Class D	Class E
Security Class Name	Class A	Class B	Class C	Class D	Class E
ISIN	XS0222684655	XS0222691510	XS0222691940	XS0222698523	XS0222698952
Bloomberg Ticker	MAGEL 3 A	MAGEL 3 B	MAGEL 3 C	MAGEL 3 D	MAGEL 3 E
Issue Date	30 Jun 2005	30 Jun 2005	30 Jun 2005	30 Jun 2005	30 Jun 2005
Maturity Date	15 May 2058	15 May 2058	15 May 2058	15 May 2058	15 May 2058
Subordination Level	Senior	Subord. to Class A Notes	Subord. to Class B Notes	Subord. to Class C Notes	Subord. to Class D Notes
S&P Rating	AAA	AA	A	BBB	BB
Moodys Rating	Aaa	Aa2	A2	Baa2	Ba1
Currency	Euro	Euro	Euro	Euro	Euro
Total Original Balance	1,413,750,000.00	33,750,000.00	15,750,000.00	36,750,000.00	19,600,000.00
Total Beginning Balance Prior to Distribution	1,270,443,817.50	33,750,000.00	15,750,000.00	36,750,000.00	0.00
Total Ending Balance Subsequent to Distribution	1,236,017,591.25	33,750,000.00	15,750,000.00	36,750,000.00	0.00
Total Principal Distribution	34,426,226.25	0.00	0.00	0.00	0.00
Pool Factor	87.42830000%	100.00000000%	100.00000000%	100.00000000%	0.00000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	12,067,945.82	325,766.25	156,049.25	386,654.92	0.00
Payment Date	15/Feb/07	15/Feb/07	15/Feb/07	15/Feb/07	15/Feb/07
Quarterly Collection Date	31/Jan/07	31/Jan/07	31/Jan/07	31/Jan/07	31/Jan/07
Calculation Period	6	6	6	6	6
Accrual Beginning Date	15/Nov/06	15/Nov/06	15/Nov/06	15/Nov/06	15/Nov/06
Accrual Ending Date	15/Feb/07	15/Feb/07	15/Feb/07	15/Feb/07	15/Feb/07
Accrual Period	92 days	92 days	92 days	92 days	92 days
Accrual Rate	3.717 %	3.777 %	3.877 %	4.117 %	5.087 %
Euro Reference Rate	3.587 %	3.587 %	3.587 %	3.587 %	3.587 %
Spread (bps)	13	19	29	53	150
Denomination	8,986.34	10,000.00	10,000.00	10,000.00	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	13/Nov/06	13/Nov/06	13/Nov/06	13/Nov/06	13/Nov/06
New Denomination for the next period	8,742.83	10,000.00	10,000.00	10,000.00	0.00

(Amounts in Euro)

2. Collateral Level Information

CP ending 31 Jan 07

Mortgage Asset Portfolio

	Amount	Nr of Loans
Beginning Principal Outstanding Balance	1,357,162,516.01	23,097
Beginning Principal Outstanding Balance (net of Deemed Losses)	1,356,839,588.48	
Principal Redemption	34,126,800.40	382
Scheduled Principal Redemption	6,932,302.47	
Prepayments	27,194,497.93	
CPR	7.82%	
Deemed Principal Losses	298,517.93	
Principal Recoveries (to the extent of a debit balance recorded on the PDL)	115,041.22	
Retired Mortgages Assets in excess of substitute loans	0.00	0
Principal Adjustments	391,325.29	103
Ending Principal Outstanding Balance	1,323,427,040.90	22,818
Ending Principal Outstanding Balance (net of Deemed Losses)	1,322,920,636.66	
Ending Principal Outstanding Balance at Closing Date	1,495,358,931.35	24,378
	39,021	39,113
WA Interest Rate	4.42960 %	4.77469 %
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	6726.0%	6685.0%
WA Original LTV (Initial Loan Amount/Initial Valuation)	7197.0%	7187.0%
Average Loan Balance	58,759.26	57,999.19
Maximum Loan Balance	240,830.17	240,204.39
Minimum Loan Balance	46.79	46.57

Delinquent Mortgage Loans

	Amount	Nr of Loans
30 - 59 days	9,685,745.01	181
60 - 89 days	4,330,576.81	96
90 - 179 days	7,553,371.49	138
180 - 269 days	4,291,107.31	74
270 - 365 days	2,323,628.46	42
> 365 days	2,020,675.80	32
	<u>30,205,104.88</u>	<u>563</u>

Number of loans in Legal Proceedings	12
(of which the mortgage loan is current*)	0

* proceedings initiated by other creditors

Retired Mortgages Asset Pool

	Amount	Nr of Loans
Breach of Reprs. & Warranties	0.00	0
Non Permitted Variations	24,314,388.40	381

Substitute Mortgage Asset Pool

	Amount	Trigger	Result
Current Period	24,705,713.69		
Cumulative during 1 year from the Closing Date	32,506,016.86	75,000,001.60	Pass
Cumulative since Closing Date	89,788,105.84	150,000,003.19	Pass
Current WA Spread for the Pool	1.11%	1.00%	Pass

Permitted Variations

	Amount	Trigger	Result
Cumulative since Closing Date	110,544,852.36	300,000,006.38	Pass

Provisioning

	Loans in arrear	%	Amount
Principal Outstanding Balance to be provisioned			298,517.93
Amount to be provisioned	>= 12 months	25%	298,517.93
	>= 24 months	50%	0.00
	>= 36 months	100%	0.00

(Amounts in Euro)

3. Triggers and Tests Determinations

Portfolio Trigger Event

Mortgage Loans in arrears (90 - 365 days)	14,168,107.26
Aggregate Principal Outstanding Balance of the Mortgage Loans on 21 June 2005 (CDD)	1,500,000,031.92
Ratio	0.94%
Trigger (maximum)	4.50%
Result	PASS

Net Cumulative Default Ratio

Aggregate Principal Outstanding Balance of the Defaulted Mortgage Assets net of collections + repurchase proceeds + recoveries in respect of defaulted mortgage assets	2,020,675.80
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,031.92
Ratio	0.13%
Trigger (less than)	15.00%
Result	PASS

Pro-Rata Test**FAIL**

(a) Principal Amount Outstanding of the Class A Notes	1,236,017,591.25
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	87.43%
Trigger (less or equal)	75.00%
Result	FAIL
(b) Cash Reserve Account	13,500,000.00
Cash Reserve Account Required Balance	13,500,000.00
Result	PASS
(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days)	14,168,107.26
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,031.92
Ratio	0.94%
Trigger (less)	1.80%
Result	PASS

Cash Reserve Release Test**FAIL****Contingent Liquidity Event****NO**

(Amounts in Euro)

4. Unit Waterfall

Unit Interest Waterfall	IPD 15 Feb 2007
Opening Balance	<u>0.00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	16,071,068.84
Interest on Fund Account	<u>227,094.27</u>
	<u>16,298,163.11</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	461,180.09
Unit Distribution - Interest Component	<u>15,836,983.02</u>
	<u>16,298,163.11</u>
Closing Balance	<u>0.00</u>
Unit Principal Waterfall	IPD 15 Feb 2007
Opening Balance	<u>0.00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	<u>34,126,800.40</u>
	<u>34,126,800.40</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	<u>34,126,800.40</u>
	<u>34,126,800.40</u>
Closing Balance	<u>0.00</u>
Fund Expenses:	
Supervision Fee due and payable by the Fund to the C.M.V.M.	27,642.07
Fund Manager Fees and Liabilities	52,024.56
Custodian Fees and Liabilities	34,683.04
Servicer Fees and Expenses	<u>346,830.42</u>
	<u>461,180.09</u>

(Amounts in Euro)

5. Interest Distribution

IPD 15 Feb 2007

Available Interest Distribution Amount	
Unit Distributions - Interest Component	15,836,983.02
Receipts under the Swap Agreement	669,863.27
Receipts under the Interest Rate Cap Agreement	0.00
Gains on Authorised Investments	0.00
Cash Reserve Drawing	0.00
Cash Reserve Account Release Amount	0.00
Principal Draw Amount	0.00
Contingent Liquidity Drawing	0.00
Interest accrued and credited to the Issuer Account	7,839.26
Interest accrued and credited to the Cash Reserve Account	118,921.50
Class F proceeds to the extent not used to fund initial up-front transaction expenses	0.00
Residual Interest Component re. previous period	0.00
Total Available Interest Distribution Amount	16,633,607.05
Pre-Enforcement Interest Payment Priorities	
(1st) Issuer's Liability to tax	0.00
(2nd) Trustee fees and Liabilities	0.00
(3rd) Issuer Expenses (See detail below)	23,474.84
(4th) Amounts due and payable to the Contingent Liquidity Facility Provider	0.00
(5th i) Payments under Swap Agreem. (except for an Early Termination of Swap Agreem.)	0.00
(5th ii) Payments under Interest Rate Cap Agreem. (except for an Early Termination of Interest Rate Cap .	0.00
(6th i) Class A Notes unpaid interest	12,067,945.82
(6th ii) Payments under Swap Agreem. (except for a default by the Swap Counterparty)	0.00
(6th iii) Payments under Interest Rate Cap Agreem. (except for a default by the Interest Rate Cap Counterp	0.00
(7th) Reduction of the debit balance on the Class A Principal Deficiency Ledger	0.00
(8th) Class B Notes unpaid interest	325,766.25
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th) Class C Notes unpaid interest	156,049.25
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th) Class D Notes unpaid interest	386,654.92
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	298,517.93
(14th) Class E Notes unpaid interest	0.00
(15th) Payment to the Cash Reserve Account	0.00
(16th i) Payments under Swap Agreem. (in case of default by Swap Count.)	0.00
(16th ii) Payments under Interest Rate Cap Agreem. (in case of default by Interest Rate Cap Count.)	0.00
(17th) Payment of Principal Amount Outstanding on the Class E Notes (see detail below)	0.00
(18th) Class F Notes Distribution Amount	3,375,198.04
(19th) Release of the Balance (if any) to the Issuer	0.00
Total Pre-Enforcement Interest Payment Priorities	16,633,607.05
Issuer Expenses	
Agent Bank and Paying Agents fees and Liabilities (including Principal Paying Agent an	0.00
Transaction Manager fees and Liabilities	17,338.73
Corporate Services Provider fees and Liabilities	4,561.11
	<u>23,474.84</u>
Payment of Principal Amount Outstanding on the Class E Notes	
Residual Available Interest Distribution Amount	0.00
Number of outstanding Class E Notes	1,960
Class E Notes Principal Payment - per Note	0.00
Class E Notes Principal Payment	0.00
Residual Interest Component due to rounding	0.00

(Amounts in Euro)

6. Principal Distribution

IPD 15 Feb 2007

Available Principal Distribution Amounts	
Unit Distribution - Principal Component	34,126,800.40
Available Interest Distribution Amount used to reduce PDL's	298,517.93
Residual Principal Component re. previous period	942.74
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	<u>34,426,261.07</u>
Pre-Enforcement Principal Payment Priorities	
Pro-Rata Test Satisfied (TRUE/FALSE)	FALSE
Where the Pro-Rata Test has not been satisfied, payment of:	
Principal Amount Outstanding of Class A Notes (see detail below)	34,426,226.25
Principal Amount Outstanding of Class B Notes	0.00
Principal Amount Outstanding of Class C Notes	0.00
Principal Amount Outstanding of Class D Notes	0.00
Total Pre-Enforcement Principal Payment Priorities	<u>34,426,226.25</u>
Total Available Principal Distribution Amount	34,426,261.07
Number of outstanding Class A Notes	141,375
Class A Notes Principal Payment - per Note	243.51
Class A Notes Principal Payment	34,426,226.25
Residual Principal Component due to rounding	34.82

(Amounts in Euro)

7. Cash Reserve Account	IPD 15 Feb 2007
Opening Balance	<u>13,500,000.00</u>
Additions to Cash Reserve Account	
Class E Notes Proceeds (excl. Unit Purchase Amount)	0.00
Replenishment of the Cash Reserve Account	0.00
Interest accrued on Issuer Cash Reserve Account	<u>118,921.50</u>
	<u>118,921.50</u>
Deductions from Cash Reserve Account	
Cash Reserve Drawing	0.00
Cash Reserve Release Amount	0.00
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	<u>118,921.50</u>
	<u>118,921.50</u>
Closing Balance	<u>13,500,000.00</u>
 Cash Reserve Account Required Balance	 13,500,000.00

(Amounts in Euro)

8. Contacts

Transaction Manager, Custodian and Servicer

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