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 November 2016



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

1. Security Level Information

Issuer Name			Magellan Mortgage No. 1	3 plc	
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	A- (sf)	BBB- (sf)	BB+ (sf)	B (sf)	-
Moodys Rating	A3 (sf)	B1 (sf)	B3 (sf)	Caa1 (sf)	-
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	379,745,973.75	11,405,880.00	5,322,744.00	12,419,736.00	0.00
Total Ending Balance Subsequent to Distribution	371,450,088.75	11,156,703.75	5,206,461.75	12,148,410.75	0.00
Total Principal Distribution	8,295,885.00	249,176.25	116,282.25	271,325.25	0.00
Pool Factor	26.27410000%	33.05690000%	33.05690000%	33.05690000%	0.00000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	0.00	2,335.35	3,780.77	23,891.09	0.00
Payment Date	15/Nov/16	15/Nov/16	15/Nov/16	15/Nov/16	15/Nov/16
Quarterly Collection Date	31/Oct/16	31/Oct/16	31/Oct/16	31/Oct/16	31/Oct/16
Calculation Period	45	45	45	45	45
Accrual Beginning Date	16/Aug/16	16/Aug/16	16/Aug/16	16/Aug/16	16/Aug/16
Accrual Ending Date	15/Nov/16	15/Nov/16	15/Nov/16	15/Nov/16	15/Nov/16
Accrual Period	91 days	91 days	91 days	91 days	91 days
Accrual Rate	-0.039 %	0.081 %	0.281 %	0.761 %	1.201 %
Euro Reference Rate	-0.299 %	-0.299 %	-0.299 %	-0.299 %	-0.299 %
Spread (bps)	26	38	58	106	150
Denomination	2,686.09	3,379.52	3,379.52	3,379.52	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	11/Aug/16	11/Aug/16	11/Aug/16	11/Aug/16	11/Aug/16
New Denomination for the next period	2,627.41	3,305.69	3,305.69	3,305.69	0.00

2. Collateral Level Information

CP ending 31 Oct 16

Mortgage Asset Portfolio			
	Amount	Nr of Loans	
Beginning Principal Outstanding Balance	433,367,965.02	10,500	
Beginning Principal Outstanding Balance (net of Deemed Losses)	408,893,152.27	100	
Principal Redemption	9,810,605.31	122	
Scheduled Principal Redemption	5,031,407.53		
Prepayments	4,357,534.38		
Retired Mortgages Assets for non-permitted variations	421,663.40		
CPR	4.01%		
Deemed Principal Losses	195,132.20		
Principal Recoveries (to the extent of a debit balance recorded on the PDL)	1,074,061.45	40.050	
Ending Principal Outstanding Balance	423,557,359.71	10,378	
Ending Principal Outstanding Balance (net of Deemed Losses)	399,961,476.21		
Ending Principal Outstanding Balance at Closing Date	1,495,358,931.35	24,378	
	29-Jul-16	31-Oct-16	
WA Interest Rate	0.825 %	0.795 %	
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	53.4 %	52.8 %	
WA Original LTV (Initial Loan Amount/Initial Valuation)	72.9 %	72.9 %	
Average Loan Balance	41,273.14	40,813.00	
Maximum Loan Balance	191,259.21	189,603.21	
Minimum Loan Balance	52.90	163.95	
Delinquent Mortgage Loans	Amount	Nr of Loans	
30 - 59 days	1,359,519.31	30	
60 - 89 days	607,636.98	13	
90 - 179 days	1,491,882.58	39	
180 - 269 days	1,072,831.78	24	
270 - 365 days	273,826.78	7	
> 365 days	21,991,787.04	480	
	26,797,484.47	593	
Number of loans in Legal Proceedings	15,895,312.53	325	
(of which the mortgage loan is current*)	0		
* proceedings initiated by other creditors			
Potent More and Assor Post		N. CI	
Retired Mortgages Asset Pool	Amount	Nr of Loans	
Breach of Reps. & Waranties	0.00	0	
Non Permitted Variations	421,663.40	11	
Substitute Mortgage Asset Pool	Amount	Trigger	Result
Current Period	0.00	75 000 004 60	D
Cumulative during 1 year from the Closing Date Cumulative since Closing Date	39,002,347.96	75,000,001.60	Pass Pass
Cumulative since Closing Date	149,999,762.91	150,000,003.19	Pass
Permited Variations	Amount	Trigger	Result
Cumulative since Closing Date	299,749,804.30	300,000,006.38	Pass
T	T .	0.7	
Provisioning Principal Oustanding Balance to be provisioned	Loans in arrear	0/0	Amount 195,132.20
Amount to be provisioned	>= 12 months	25%	97,259.21
•	>= 24 months	50%	56,731.90
	>= 36 months	100%	41,141.09
			,

3. Triggers and Tests Determinations

Result 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 Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD Ratio 1,500,000,031.9 Ratio 1,479 Trigger (less than) Result Pro-Rata Test Pas Pro-Rata Test Pas (a) Principal Amount Outstanding of the Class A Notes Principal Amount Outstanding of the Class A Notes as at the Closing Date Ratio Trigger (less or equal) Result Pas (b) Cash Reserve Account Cash Reserve Account Required Balance Result Pas (c) Principal Outstanding Raless of the Martens Laure in researce (00.265 due) 200,000.00 200,00
(a) Principal Amount Outstanding of the Class A Notes Principal Amount Outstanding of the Class A Notes as at the Closing Date Ratio Trigger (less or equal) Result (b) Cash Reserve Account Cash Reserve Account Required Balance Result (c) Result (d) Principal Amount Outstanding of the Class A Notes as at the Closing Date 1,413,750,000.00 26.279 75.009 78.000,000.00 9,000,000.00 9,000,000.00 Result (e) PAS
Principal Amount Outstanding of the Class A Notes as at the Closing Date Ratio 26.27 Trigger (less or equal) Result (b) Cash Reserve Account Cash Reserve Account Required Balance Result PAS
Cash Reserve Account Required Balance 9,000,000.0 Result PAS
(a) Delegated Outstanding Delegated the Mantager Languig 2000 275 June 2000 541.1
(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days) Principal Outstanding Balance of the Mortgage Loans as at the CDD Ratio Trigger (less) Result PAS
Cash Reserve Release Test FAI
Contingent Liquidity Event YE

4. Unit Waterfall

Unit Interest Waterfall	FDD 11 Nov 2016
Opening Balance	0.00
Additions to Interest Waterfall	
Interest Collections Proceeds	963,106.93
Interest on Fund Account	0.00
Deductions from Interest Waterfall Incorrect Payments to Originators Fund Expenses (see detail below) Unit Distribution - Interest Component	963,106.93 0.00 151,047.30 812,059.63 963,106.93
Closing Balance	0.00
Unit Principal Waterfall	FDD 11 Nov 2016
Opening Balance	0.00
Additions to Principal Waterfall Principal Collections Proceeds	9,810,605.31
Deductions from Principal Waterfall Unit Distribution - Principal Component	9,810,605.31 9,810,605.31 9,810,605.31
Closing Balance	0.00
Fund Expenses: Supervision Fee due and payable by the Fund to the C.M.V.M. Fund Manager Fees and Liabilities Custodian Fees and Liabilities Servicer Fees and Expenses	8,634.30 17,940.09 11,315.72 113,157.19
(Amounts in Euro)	151,047.30

Available Interest Distribution Amount Unit Distributions - Interest Component Principal Recoveries (to the cutter of a debit balance recorded on the PDI:s) Receipts under the Swap Agreement Output Gains on Authorised Investments Output Gains on Authorised Investments Output Gains on Authorised Investments Output Gains Reserve Carount Release Amount Principal Draw Amount Contingent Liquidity Drawing Interest accrued and reclited to the Issuer Account Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Proceeds to the extent not used to fund initial up-front transaction expenses Output Guiss Outp	5. Interest Distribution	IPD 15 Nov 2016
Unit Distributions - Interest Component \$1,074,061.45 Principal Recoveries (so the estent of a debts balance recorded on the PDL's) 1,074,061.45 Receipts under the Swap Agreement 70,047.35 Receipts under the Interest Rate Cap Agreement 0,00 Gains on Authorised Interestments 0,00 Cash Reserve Drawing 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 0,00 Interest accrued and credited to the Gash Reserve Account 0,00 Cass F proceeds to the extent not used to fund initial up-front transaction expenses 0,00 Residual Interest Distribution Amount 1,056,168.41 Pre-Einforcement Interest Payment Priorities 1 (1s) 1 sucr's Liability to tax 0,00 (3rd) 1 sucr's Liability to tax 0,00 (3rd) 1 sucre Expenses (See detail below) 24,006.09 (4th) Amounts due and payable to the Contingent Liquidity Facility Provider 0,00		
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Receipts under he Interest Rate Cap Agreement 0.00 Gains on Authorised Investments 0.00 Cash Reserve Account Release Amount 0.00 Cash Reserve Account Release Amount 0.00 Contingent Liquidity Drawing 0.00 Interest accrued and credited to the Issuer Account 0.00 Interest accrued and credited to the Cash Reserve Account 0.00 Class F proceeds to the extent not used to fund nitrial up-front transaction expenses 0.00 Residual Interest Component re-previous period 0.00 Excess of provision for Issuer Expenses 0.00 Total Available Interest Distribution Amount 1,956,168.5 Pre-Enforcement Interest Payment Priorities 0.00 (30) 1,556,168.5 (31) Issuer Expenses (See detail below) 0.00 (41) Amounts due and payable to the Contingent Liquidity Facility Provider 0.00 (5th) Payments under Swap Agreem. (escept for an Isaly Termination of Interest Rue Cap Agreem.) 0.00 (5th) Payments under Swap Agreem. (escept for an Isaly Termination of Interest Rue Cap Agreem.) 0.00 (5th) Payments under Swap Agreem. (escept for a Isaly Termination of Intere	Principal Recoveries (to the extent of a debit balance recorded on the PDL's)	1,074,061.45
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 0.00 Interest accrued and credited to the Cash Reserve Account 0.00 Class F proceeds to the extent not used to fund initial up-front transaction expenses 0.00 Excess of provision for Issuer Expenses 0.00 Excess of provision for Issuer Expenses 0.00 Total Available Interest Distribution Amount 1,956,168.61 Pre-Enforcement Interest Payment Priorities (1st) Issuer Expenses (See detail below) (3rd) Issuer Expenses (See detail below) 24,006.09 (3rd) Issuer Expenses (See detail below) 24,006.09 (4th) Amounts due and payable to the Contingent Liquidity Facility Provider 0.00 (5th) Payments under Swap Agreem. (except for an Early Termination of Swap Agreem) 0.00 (5th) Payments under Interest Rate Cap Agreem. (except for a befault by the Interest Rate Cap Agreem.) 0.00 (Receipts under the Swap Agreement	70,047.53
Cash Reserve Account Release Amount 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 0.00 Interest accrued and credited to the Cash Reserve Account 0.00 Residual Interest Component re- previous period 0.00 Residual Interest Orgonoment re- previous period 0.00 Residual Interest Orgonoment re- previous period 0.00 Total Available Interest Distribution Amount 1,956,168.51 Pre-Enforcement Interest Payment Priorities (st) Issuer's Liability to tax 0.00 (2nd) Trustee fees and Liabilities 0.00 (3rd) Issuer Expenses (See detail below) 24,006.09 (4th) Amounts due and payable to the Contingent Liquidity Facility Provider 0.00 (5th) Payments under Interest Rate Cap Agreem. (except for an Early Termination of Interest Rate Cap Agreem) 0.00 (6th) Dass A Notes unpaid interest 0.00 (6th) Dass A Notes unpaid interest 0.00 (6th) Payments under Interest Rate Cap Agreem, (except for a default by the Interest Rate Cap Counterparty) 0.00	Receipts under the Interest Rate Cap Agreement	0.00
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Contingent Liquidity Drawing	Cash Reserve Account Release Amount	0.00
Interest accrued and credited to the Issuer Account	Principal Draw Amount	0.00
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Pre-Enforcement Interest Payment Priorities	1	
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(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger 0.00 (12th) Class D Notes unpaid interest 23,891.09 (13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger 195,132.20 (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 1,707,023.11 (19th) Release of the Balance (if any) to the Issuer 0.00 Total Pre-Enforcement Interest Payment Priorities 1,956,168.61 Issuer Expenses Transaction Manager fees and Liabilities 5,341.61 Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00	(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
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(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 1,707,023.11 (19th) Release of the Balance (if any) to the Issuer 0.00 Total Pre-Enforcement Interest Payment Priorities 1,956,168.61 Issuer Expenses Transaction Manager fees and Liabilities 5,341.61 Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00	(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	195,132.20
(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 1,707,023.11 (19th) Release of the Balance (if any) to the Issuer 0.00 Total Pre-Enforcement Interest Payment Priorities 1,956,168.61 Issuer Expenses Transaction Manager fees and Liabilities 5,341.61 Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00	(14th) Class E Notes unpaid interest	0.00
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Total Pre-Enforcement Interest Payment Priorities 1,956,168.61 Issuer Expenses 5,341.61 Transaction Manager fees and Liabilities 5,341.61 Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00		
Issuer Expenses Transaction Manager fees and Liabilities 5,341.61 Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00		
Transaction Manager fees and Liabilities5,341.61Audit Fees5,629.48Corporate Services Provider fees and Liabilities5,535.00Rating Agencies Fees7,500.00	Total Pre-Enforcement Interest Payment Priorities	1,956,168.61
Transaction Manager fees and Liabilities5,341.61Audit Fees5,629.48Corporate Services Provider fees and Liabilities5,535.00Rating Agencies Fees7,500.00		
Audit Fees 5,629.48 Corporate Services Provider fees and Liabilities 5,535.00 Rating Agencies Fees 7,500.00	•	5 341 61
Corporate Services Provider fees and Liabilities5,535.00Rating Agencies Fees7,500.00	6	,
Rating Agencies Fees 7,500.00		· · · · · · · · · · · · · · · · · · ·
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6. Principal Distribution	IPD 15 Nov 2016
Available Principal Distribution Amount	
Unit Distribution - Principal Component	9,810,605.31
Available Interest Distribution Amount used to reduce PDL's	195,132.20
Residual Principal Component re. previous period	1,213.40
Less Principal Recoveries (to the extent of a debit balance recorded on the PDL)	1,074,061.45
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	8,932,889.45
Pre-Enforcement Principal Payment Priorities	
Pro-Rata Test Satisfied (TRUE/FALSE)	TRUE
Where the Pro-Rata Test has been satisfied, payment of:	
Principal Amount Outstanding of Class A Notes (see detail below)	8,295,885.00
Principal Amount Outstanding of Class B Notes	249,176.25
Principal Amount Outstanding of Class C Notes	116,282.25
Principal Amount Outstanding of Class D Notes	271,325.25
Total Pre-Enforcement Principal Payment Priorities	8,932,668.75
Total Available Principal Distribution Amount	8,296,101.28
Number of outstanding Class A Notes	141,375
Class A Notes Principal Payment - per Note	58.68
Class A Notes Principal Payment	8,295,885.00
Residual Principal Component due to rounding	216.28
Total Available Principal Distribution Amount	249,177.98
Number of outstanding Class B Notes	3,375
Class B Notes Principal Payment - per Note	73.83
Class B Notes Principal Payment	249,176.25
Residual Principal Component due to rounding	1.73
Total Available Principal Distribution Amount	116,283.06
Number of outstanding Class C Notes	1,575
Class C Notes Principal Payment - per Note	73.83
Class C Notes Principal Payment	116,282.25
Residual Principal Component due to rounding	0.81
Total Available Principal Distribution Amount	271,327.14
Number of outstanding Class D Notes	3,675
Class D Notes Principal Payment - per Note	73.83
Class D Notes Principal Payment	271,325.25
Residual Principal Component due to rounding	1.89

7. Cash Reserve Account	IPD 15 Nov 2016
Opening Balance	9,000,000.00
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	0.00
	0.00
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	0.00
	0.00
Closing Balance	9,000,000.00
Cash Reserve Account Required Balance	9,000,000.00
(Amounts in Euro)	

8. Contacts

Transaction Manager, Custodian and Servicer

Banco Comercial Português, S.A.

Tagus Park, Edifício 7, Piso 2, Ala B, 2784-511 Porto Salvo, Portugal

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Investor Reports available on www.securitisation.pt