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 2025



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

1. Security Level Information

Issuer Name			Magellan Mortgage No. 3	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)	A (sf)	A (sf)	BB+ (sf)	=
Moodys Rating	A1 (sf)	Baa3 (sf)	Ba2 (sf)	B2 (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	127 626 281.25	3 833 190.00	1 788 822.00	4 173 918.00	0.00
Total Ending Balance Subsequent to Distribution	123 550 440.00	3 710 778.75	1 731 696.75	4 040 625.75	0.00
Total Principal Distribution	4 075 841.25	122 411.25	57 125.25	133 292.25	0.00
Pool Factor	8.73920000%	10.99490000%	10.99490000%	10.99490000%	0.00000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	740 714.57	23 409.72	11 828.88	32 665.08	0.00
Payment Date	17/nov/25	17/nov/25	17/nov/25	17/nov/25	17/nov/25
Quarterly Collection Date	31/out/25	31/out/25	31/out/25	31/out/25	31/out/25
Calculation Period	81	81	81	81	81
Accrual Beginning Date	18/ago/25	18/ago/25	18/ago/25	18/ago/25	18/ago/25
Accrual Ending Date	17/nov/25	17/nov/25	17/nov/25	17/nov/25	17/nov/25
Accrual Period	91 days	91 days	91 days	91 days	91 days
Accrual Rate	2.296 %	2.416 %	2.616 %	3.096 %	3.536 %
Euro Reference Rate	2.036 %	2.036 %	2.036 %	2.036 %	2.036 %
Spread (bps)	26	38	58	106	150
Denomination	902.75	1 135.76	1 135.76	1 135.76	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	2025/08/13	2025/08/13	2025/08/13	2025/08/13	2025/08/13
New Denomination for the next period	873.92	1 099.49	1 099.49	1 099.49	0.00

2. Collateral Level Information

CP ending 31 out 25

Mortgage Asset Portfolio	Amount	Nr of Loans	
Beginning Principal Outstanding Balance	146 777 284.39	5 394	
Beginning Principal Outstanding Balance (net of Deemed Losses)	137 424 609.34		
Principal Redemption	4 480 067.98	107	
Scheduled Principal Redemption	2 403 945.52		
Prepayments	1 797 131.61		
Retired Mortgages Assets for non-permitted variations	278 990.85		
CPR	4.90%		
Deemed Principal Losses	3 297.38		
Principal Recoveries (to the extent of a debit balance recorded on the PDL)	95 781.59		
Ending Principal Outstanding Balance	142 297 216.41	5 287	
Ending Principal Outstanding Balance (net of Deemed Losses)	133 037 025.57		
Ending Principal Outstanding Balance at Closing Date	1 495 358 931.35	24 378	
	31/jul/25	31/out/25	
WA Interest Rate	3.082 %	3.078 %	
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	37.5 %	37.2 %	
WA Original LTV (Initial Loan Amount/Initial Valuation)	73.6 %	73.6 %	
Average Loan Balance	27 211.21	26 914.55	
Maximum Loan Balance	145 676.23	144 726.11	
Minimum Loan Balance	62.56	58.88	
Delinquent Mortgage Loans	Amount	Nr of Loans	
30 - 59 days	239 358.81	7	
50 - 89 days	192 181.15	5	
00 - 179 days	213 888.15	6	
180 - 269 days	171 149.07	7	
270 - 365 days	0.00	0	
> 365 days	8 413 001.48	261	
	9 229 578.66	286	
Number of loans in Legal Proceedings	403 735.83	16	
of which the mortgage loan is current*)	0		
* proceedings initiated by other creditors			
Retired Mortgages Asset Pool	Amount	Nr of Loans	
Breach of Reps. & Waranties	0.00	0	
Non Permitted Variations	278 990.85	9	
Substitute Mortgage Asset Pool	Amount	Trigger	Result
Current Period	0.00		
Cumulative during 1 year from the Closing Date	39 002 347.96	75 000 001.60	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
Provisioning	Loans in arrear	9/0	Amount
Principal Oustanding Balance to be provisioned			3 297.3
Amount to be provisioned	>= 12 months	25%	3 297.3
r	>= 24 months	50%	0.0

>= 24 months

 \geq 36 months

50%

100%

0.00

0.00

3. Triggers and Tests Determinations

Portfolio Trigger Event Mortgage Loans in arrears (90 - 365 days) Aggregate Principal Outstanding Balance of the Mortgage Loans on 21 June 2005 (CDD) Ratio Trigger (maximum) Result	385 037.22 1 500 000 031.92 0.03% 4.50% 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 Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD Ratio Trigger (less than) Result	8 413 001.48 1 500 000 031.92 0.56% 15.00% PASS
Pro-Rata Test	PASS
(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	123 550 440.00 1 413 750 000.00 8.74% 75.00% PASS
(b) Cash Reserve Account Cash Reserve Account Required Balance Result	9 000 000.00 9 000 000.00 PASS
(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	385 037.22 1 500 000 031.92 0.03% 1.80% PASS
Cash Reserve Release Test	FAIL
Contingent Liquidity Event	YES

4. Unit Waterfall

Unit Interest Waterfall	FDD 13 nov 2025
Opening Balance	0.00
Additions to Interest Waterfall	
Interest Collections Proceeds	1 061 554.37
Interest on Fund Account	15 778.34
	1 077 332.71
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	52 996.73
Unit Distribution - Interest Component	1 024 335.98
	1 077 332.71
Closing Balance	0.00
Unit Principal Waterfall	FDD 13 nov 2025
Opening Balance	0.00
Additions to Principal Waterfall	
Principal Collections Proceeds	4 480 067.98
Timopai concedent Freeda	4 480 067.98
Deductions from Principal Waterfall	1 100 007150
Unit Distribution - Principal Component	4 480 067.98
	4 480 067.98
	1 100 007150
Closing Balance	0.00
E .1E	
Fund Expenses:	E 004 40
Supervision Fee due and payable by the Fund to the C.M.V.M.	5 884.48
Fund Manager Fees and Liabilities	5 851.52
Custodian Fees and Liabilities	3 750.98
Servicer Fees and Expenses	37 509.75
(Amounts in Error)	52 996.73
(Amounts in Euro)	

Unit Distribution Amount	5. Interest Distribution	IPD 17 nov 2025
Unit Distributions - Interest Component 95781.59 Principal Recoveries in the esteate of a debit balance recorded on the PDL5) 95781.59 Receipts under the Swap Agreement 0.00 Gains on Authorised Investments 0.00 Cash Reserve Drawing 0.00 Gash 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 1.75503 Interest accrued and credited to the Kash Reserve Account 48 24976 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 Excess of provision for Issuer Expenses 0.00 Total Available Interest Distribution Amount 107551.84 (4d) 1.8suer's Liability to tax 0.00 (3a) 1.ssuer's Liability to tax 0.00 (4b) 1.ssuer's Liability to tax 0.00 (5h) 1.syarments under Swap Agreeme, (seeps for an Italy Termination of Issuer Expenses 1.00 (5h) 1.pyarments under Swap Agreeme, (seeps for an Italy	Available Interest Distribution Amount	
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Pre-En-Forcement Interest Payment Priorities	Residual Interest Component re. previous period	0.00
Sissuer's Liability to tax	Excess of provision for Issuer Expenses	0.00
Sist Suever's Liability to tax 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	Total Available Interest Distribution Amount	1 176 751.84
Signature Sign	Pre-Enforcement Interest Payment Priorities	
Trustee fees and Liabilities	·	0.00
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Class E Notes Principal Payment 0.00	Number of outstanding Class E Notes	0
	Class E Notes Principal Payment - per Note	0.00
Residual Interest Component due to rounding 0.00		
	Residual Interest Component due to rounding	0.00

6. Principal Distribution	IPD 17 nov 2025
Available Principal Distribution Amount	
Unit Distribution - Principal Component	4 480 067.98
Available Interest Distribution Amount used to reduce PDL's	3 297.38
Residual Principal Component re. previous period	1 250.59
Less Principal Recoveries (to the extent of a debit balance recorded on the PDL)	95 781.59
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	4 388 834.36
Pre-Enforcement Principal Payment Priorities	
Pro-Rata Test Satisfied (TRUE/FALSE)	TRUE
Where the Pro-Rata Test has been satisfied, payment of:	men
Principal Amount Outstanding of Class A Notes (see detail below)	4 075 841.25
Principal Amount Outstanding of Class B Notes	122 411.25
Principal Amount Outstanding of Class C Notes	57 125.25
Principal Amount Outstanding of Class D Notes	133 292.25
Total Pre-Enforcement Principal Payment Priorities	4 388 670.00
Total Available Principal Distribution Amount	4 075 983.08
Number of outstanding Class A Notes	141 375
Class A Notes Principal Payment - per Note	28.83
Class A Notes Principal Payment	4 075 841.25
Residual Principal Component due to rounding	141.83
Total Available Principal Distribution Amount	122 420.06
Number of outstanding Class B Notes	3 375
Class B Notes Principal Payment - per Note	36.27
Class B Notes Principal Payment	122 411.25
Residual Principal Component due to rounding	8.81
Total Available Principal Distribution Amount	57 129.36
Number of outstanding Class C Notes	1 575
Class C Notes Principal Payment - per Note	36.27
Class C Notes Principal Payment	57 125.25
Residual Principal Component due to rounding	4.11
Total Available Principal Distribution Amount	133 301.85
Number of outstanding Class D Notes	3 675
Class D Notes Principal Payment - per Note	36.27
Class D Notes Principal Payment	133 292.25
Residual Principal Component due to rounding	9.60

7. Cash Reserve Account	IPD 17 nov 2025
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	48 249.76
	48 249.76
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	48 249.76
	48 249.76
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.

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