Magellan Mortgages No. 4 plc

Euro 1,413,750,000 Class A Mortgage Backed Floating Rate Notes due 2059
Euro 33,750,000 Class B Mortgage Backed Floating Rate Notes due 2059
Euro 18,750,000 Class C Mortgage Backed Floating Rate Notes due 2059
Euro 33,750,000 Class D Mortgage Backed Floating Rate Notes due 2059
Euro 21,750,000 Class E Floating Rate Notes due 2059
Euro 250,000 Class F Notes due 2059

Investor Report July 2025

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

1. Security Level Information

Issuer Name	Magellan Mortgages No. 4 plc				
Security Class Name	Class A	Class B	Class C	Class D	Class E
ISIN	XS0260784318	XS0260784821	XS0260787840	XS0260788657	XS0260789382
Bloomberg Ticker	MAGEL 4 A	MAGEL 4 B	MAGEL 4 C	MAGEL 4 D	MAGEL 4 E
Issue Date	13 Jul 2006	13 Jul 2006	13 Jul 2006	13 Jul 2006	13 Jul 2006
Maturity Date	20 July 2059	20 July 2059	20 July 2059	20 July 2059	20 July 2059
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	AAA	AA+	AA	-
Moodys Rating	Aaa	Aa1	Aa1	Aa3	-
Currency	Euro	Euro	Euro	Euro	Euro
Total Original Balance	1,413,750,000.00	33,750,000.00	18,750,000.00	33,750,000.00	21,750,000.00
Total Beginning Balance Prior to Distribution	159,209,456.25	4,904,313.75	2,724,618.75	4,904,313.75	0.00
Total Ending Balance Subsequent to Distribution	154,607,700.00	4,762,563.75	2,645,868.75	4,762,563.75	0.00
Total Principal Distribution	4,601,756.25	141,750.00	78,750.00	141,750.00	0.00
Pool Factor	10.9360%	14.1113%	14.1113%	14.1113%	0.0000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	1,001,427.48	32,074.21	18,908.92	40,901.98	0.00
Payment Date	21/07/2025	21/07/2025	21/07/2025	21/07/2025	21/07/2025
Quarterly Collection Date	30/06/2025	30/06/2025	30/06/2025	30/06/2025	30/06/2025
Calculation Period	76	76	76	76	76
Accrual Beginning Date	22/04/2025	22/04/2025	22/04/2025	22/04/2025	22/04/2025
Accrual Ending Date	21/07/2025	21/07/2025	21/07/2025	21/07/2025	21/07/2025
Accrual Period	90	90	90	90	90
Accrual Rate	2.516 %	2.616 %	2.776 %	3.336 %	3.486 %
Euro Reference Rate	2.236 %	2.236 %	2.236 %	2.236 %	2.236 %
Spread (bps)	28	38	54	110	125
Denomination	1,126.15	1,453.13	1,453.13	1,453.13	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	16/04/2025	16/04/2025	16/04/2025	16/04/2025	16/04/2025
New Denomination for the next period	1,093.60	1,411.13	1,411.13	1,411.13	0.00

(Amounts in Euro)

2. Collateral Level Information

CP ending 30 June 2025

Mortgage Asset Portfolio

	Amount	Nr of Loans
Beginning Principal Outstanding Balance	177,704,806.59	5,417
Beginning Principal Outstanding Balance (net of deemed Losses)	171,741,580.60	5,101
Principal Redemption	4,977,264.59	99
Scheduled Principal Redemption	2,515,241.85	
Prepayments	2,378,868.07	
Retired Mortgages Assets for non-permitted variations	83,154.67	
CPR	5.51%	
Deemed Principal Losses	0.00	0
Principal Recoveries	13,881.79	0
Realized Losses	0.00	
Retired Mortgages Assets in excess of substitute loans	0.00	
Principal Adjustments	0.00	
Ending Principal Outstanding Balance	172,727,542.00	5,318
Ending Principal Outstanding Balance (net of deemed losses)	166,778,197.80	5,002
Ending Principal Outstanding Balance at Closing Date	1,491,707,242.68	21,875

	31/03/2025	30/06/2025
WA Interest Rate	3.516%	3.105%
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	41.6%	41.3%
WA Original LTV (Initial Loan Amount/Initial Valuation)	79.0%	79.1%
Average Loan Balance	32,744.57	32,418.83
Maximum Loan Balance	261,350.33	259,521.45
Minimum Loan Balance	54.59	13.72

Delinquent Mortgage Loans	Amount	Nr of Loans
30 - 59 days	349,482.13	10
60 - 89 days	0.00	0
90 - 179 days	197,518.33	6
180 - 269 days	131,167.86	4
270 - 365 days	8,496.60	1
> 365 days	5,625,165.39	160
	6,311,830.31	181

	Amount	Nr of Loans
Number of loans in Legal Proceedings	5,764,829.85	165

Retired Mortgages Asset Pool	Amount	Nr of Loans
Breach of Reps. & Waranties	0.00	0
Non Permitted Variations	83,154.67	2

Substitute Mortgage Asset Pool	Amount	Trigger	Result
Current Period	0.00		
Cumulative during 1 year from the Closing Date	74,999,784.57	75,000,000.81	Pass
Cumulative since Closing Date	149,863,954.81	150,000,001.63	Pass
Current WA Spread for the Pool	0.95%	0.90%	Pass

Permited Variations	Amount	Trigger	Result
Cumulative since Closing Date	292,422,752.69	300,000,003.26	Pass

Provisioning	Loans in arrear	%	Amount
Principal Oustanding Balance to be provisioned			**0.00**
Amount to be provisioned	>= 24 months	35%	0.00
	>= 36 months	35%	0.00
	>= 48 months	30%	0.00

(Amounts in Euro)

3. Triggers and Tests Determinations

Portfolio Trigger Event	
Mortgage Loans in arrears (90 - 365 days)	337,182.79
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1,500,000,016.28
Ratio	0.02%
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	5,625,165.39
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,016.28
Ratio	0.38%
Trigger (less than)	15.00%
Result	PASS
Pro-Rata Test	PASS
(a) Principal Amount Outstanding of the Class A Notes	154,607,700.00
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	10.94%
Trigger (less or equal)	75.00%
Result	PASS
(b) Cash Reserve Account	9,000,000.00
Cash Reserve Account Required Balance	9,000,000.00
Result	PASS
(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days)	337,182.79
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,016.28
Ratio	0.02%
Trigger (less)	1.80%
Result	PASS
Contingent Liquidity Event	YES

(Amounts in Euro)

4. Unit Waterfall

Unit Interest Waterfall

	FDD 17 July 2025
Opening Balance	0.00
Additions to Interest Waterfall	
Interest Collections Proceeds	1,480,892.37
Corporate Tax Return	0.00
	1,503,304.28
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	54,582.28
Unit Distribution - Interest Component	1,448,722.00
	1,503,304.28
Closing Balance	0.00

Unit Principal Waterfall

	FDD 17 July 2025
Opening Balance	0.00
Additions to Principal Waterfall	
Principal Collections Proceeds	4,977,264.59
	4,977,264.59
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	4,977,264.59
	4,977,264.59
Closing Balance	0.00

Fund Expenses:	
Supervision Fee due and payable by the Fund to the C.M.V.M.	295.81
Fund Manager Fees and Liabilities	4,874.66
Custodian Fees and Liabilities	4,491.98
Servicer Fees and Expenses	44,919.83
	54,582.28

(Amounts in Euro)

5. Interest Distribution

		IPD 21 July 2025
Available Interest Distribution Amount		
	Unit Distributions - Interest Component	1,448,722.00
	Principal Recoveries	13,881.79
	Receipts under the Swap Agreement	0.00
	Receipts under the Interest Rate Cap Transation	0.00
	Gains on Authorised Investments	0.00
	Amounts standing to the credit of the Cash Reserve Account	9,000,000.00
	Amounts standing to the credit of the Interest Rate Cap Cash Reserve Account	0.00
	Principal Draw Amount	0.00
	Contingent Liquidity Drawing	0.00
	Interest accrued and credited to the Issuer Account	4,397.14
	Interest accrued and credited to the Cash Reserve Account	47,160.00
	Interest accrued and credited to the Interest Rate Cap Cash Reserve Account	0.00
	Class F proceeds to the extent not used to fund initial up-front transaction expenses	0.00
	Avail. Principal Dist. Amt. remaining after redemp. in full of the Class A to D Notes	0.00
	Residual Interest Component re. previous period	0.00
	Total Available Interest Distribution Amount	**10,514,160.93**
Pre-Enforcement Interest Payment Priorities		
(1st)	Issuer's Liability to tax	0.00
(2nd)	Trustee fees and Liabilities	1,750.00
(3rd)	Issuer Expenses (See detail below)	20,898.80
(4th)	Amounts due and payable to the Contingent Liquidity Facility Provider	0.00
(5th i)	Payments under Hedge Provider (except for an Early Termination of Hedge Agreem.)	56,277.15
(6th i)	Class A Notes unpaid interest	1,001,427.48
(6th ii)	Amounts due and payable to the Hedge Provider	0.00
(7th)	Reduction of the debit balance on the Class A Principal Deficiency Ledger	0.00
(8th)	Class B Notes unpaid interest	32,074.21
(9th)	Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th)	Class C Notes unpaid interest	18,908.92
(11th)	Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th)	Class D Notes unpaid interest	40,901.98
(13th)	Reduction of the debit balance on the Class D Principal Deficiency Ledger	0.00
(14th)	Class E Notes unpaid interest	0.00
(15th)	Payment to the Cash Reserve Account	9,000,000.00
(16th)	Payments under Hedge Provider (under Interest Rate Cap Transaction)	0.00
(17th)	Payments under Hedge Provider (in case of default by Hedge Provider)	0.00
(18th)	Payment of Principal Amount Outstanding on the Class E Notes (see detail below)	0.00
(19th)	Class F Notes Distribution Amount	341,922.39
(20th)	Release of the Balance (if any) to the Issuer	0.00
	Total Pre-Enforcement Interest Payment Priorities	**10,514,160.93**
Issuer Expenses		
	Account Bank fees	2,000.00
	Transaction Manager fees and Liabilities	2,173.80
	Rating Agencies Fees	16,725.00
		20,898.80
Payment of Principal Amount Outstanding on the Class E Notes		
	Residual Available Interest Distribution Amount	0.00
	Number of outstanding Class E Notes	0
	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 21 July 2025
Available Principal Distribution Amounts	
Unit Distribution - Principal Component	4,977,264.59
Available Interest Distribution Amount used to reduce PDL's	0.00
Residual Principal Component re. previous period	841.25
Less, Principal Recoveries	13,881.79
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	**4,964,224.05**
Pre-Enforcement Principal Payment Priorities	
Pro-Rata Test Satisfied (TRUE/FALSE)	TRUE
Where the Pro-Rata Test has not been satisfied, payment of:	
Principal Amount Outstanding of Class A Notes (see detail below)	4,601,756.25
Principal Amount Outstanding of Class B Notes	141,750.00
Principal Amount Outstanding of Class C Notes	78,750.00
Principal Amount Outstanding of Class D Notes	141,750.00
Residual Principal Component for the next period	217.80
Total Pre-Enforcement Principal Payment Priorities	**4,964,224.05**
Total Available Principal Distribution Amount	4,601,950.48
Number of outstanding Class A Notes	141,375.00
Class A Notes Principal Payment - per Note	32.55
Class A Notes Principal Payment	4,601,756.25
Residual Principal Component due to rounding	194.23
Total Available Principal Distribution Amount	141,759.22
Number of outstanding Class B Notes	3,375.00
Class B Notes Principal Payment - per Note	42.00
Class B Notes Principal Payment	141,750.00
Residual Principal Component due to rounding	9.22
Total Available Principal Distribution Amount	78,755.12
Number of outstanding Class C Notes	1,875.00
Class C Notes Principal Payment - per Note	42.00
Class C Notes Principal Payment	78,750.00
Residual Principal Component due to rounding	5.12
Total Available Principal Distribution Amount	141,759.22
Number of outstanding Class D Notes	3,375.00
Class D Notes Principal Payment - per Note	42.00
Class D Notes Principal Payment	141,750.00
Residual Principal Component due to rounding	9.22

(Amounts in Euro)

7. Contingent Liquidity Ledger

	IPD 21 July 2025
Opening Balance	0.00
Additions to Contingent Liquidity Ledger	
Contingent Liquidity Drawing	0.00
Contingent Liquidity Drawing repaid to the Issuer Account	0.00
	0.00
Deductions from Contingent Liquidity Ledger	
Contingent Liquidity Drawing	0.00
Contingent Liquidity Drawing repaid to the C.L.F. Provider	0.00
	0.00
Closing Balance	0.00
Contingent Liquidity Event	YES

(Amounts in Euro)

8. Cash Reserve

	IPD 21 July 2025
Opening Balance	9,000,000.00
Additions to Cash Reserve	
Interest accrued on Issuer Cash Reserve Account	47,160.00
Amount up to the Cash Reserve Account from the Interest Distribution Amo	9,000,000.00
	9,047,160.00
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	47,160.00
Openning Balance transfered to the Interest Avaiable Distribution Amount	9,000,000.00
	9,047,160.00
Closing Balance	9,000,000.00

Cash Reserve Account Required Balance	**9,000,000.00**
Portfolio Trigger Event	**NO**
Third Anniversary of the Closing Date	**13/Jul/09**
Payment Shortfall	**NO**

(Amounts in Euro)

9. Interest Rate Cap Cash Reserve Account	IPD 21 July 2025
Opening Balance	0.00
Additions to Interest Rate Cap Cash Reserve Account	
Pre-Enforcement Interest Payments Priorities	0.00
Interest accrued on Interest Rate CapCash Reserve Account	0.00
	0.00
Deductions from Interest Rate Cap Cash Reserve Account	
Transf. to Issuer Account	0.00
	0.00
Closing Balance	0.00

(Amounts in Euro)

10. Contacts

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