

# 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 October 2007



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

## 1. Security Level Information

Issuer Name	Magellan Mortgages No. 4 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	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	AA	A	BBB	BB
Moodys Rating	Aaa	Aa3	A2	Baa2	Ba2
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	1,249,417,113.75	33,750,000.00	18,750,000.00	33,750,000.00	6,772,384.50
Total Ending Balance Subsequent to Distribution	1,095,558,701.25	33,750,000.00	18,750,000.00	33,750,000.00	5,115,774.00
Total Principal Distribution	153,858,412.50	0.00	0.00	0.00	1,656,610.50
Pool Factor	77.49310000%	100.00000000%	100.00000000%	100.00000000%	23.52080000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	14,227,182.09	388,719.38	219,871.88	420,444.38	96,746.15
Payment Date	22 Oct 2007	22 Oct 2007	22 Oct 2007	22 Oct 2007	22 Oct 2007
Quarterly Collection Date	28/Sep/07	28/Sep/07	28/Sep/07	28/Sep/07	28/Sep/07
Calculation Period	5	5	5	5	5
Accrual Beginning Date	20 Jul 2007	20 Jul 2007	20 Jul 2007	20 Jul 2007	20 Jul 2007
Accrual Ending Date	22 Oct 2007	22 Oct 2007	22 Oct 2007	22 Oct 2007	22 Oct 2007
Accrual Period	94 days	94 days	94 days	94 days	94 days
Accrual Rate	4.361 %	4.411 %	4.491 %	4.771 %	5.471 %
Euro Reference Rate	4.221 %	4.221 %	4.221 %	4.221 %	4.221 %
Spread (bps)	14	19	27	55	125
Denomination	8,837.61	10,000.00	10,000.00	10,000.00	3,113.74
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	18 Jul 2007	18 Jul 2007	18 Jul 2007	18 Jul 2007	18 Jul 2007
New Denomination for the next period	7,749.31	10,000.00	10,000.00	10,000.00	2,352.08

(Amounts in Euro)

## 2. Collateral Level Information

CP ending 28 Sept 2007

**Mortgage Asset Portfolio**

	Amount	Nr of Loans
Beginning Principal Outstanding Balance	1,335,550,533.50	20,264
Principal Redemption	153,858,190.13	2,042
Scheduled Principal Redemption	5,774,760.11	
Prepayments	40,729,705.64	
Retired Mortgages Assets for non-permitted variations	107,353,724.38	
CPR	12.68%	
Deemed Principal Losses	0.00	
Retired Mortgages Assets in excess of substitute loans	0.00	209
Principal Adjustments	45,443.22	0
Ending Principal Outstanding Balance	1,181,737,786.59	18,013
Ending Principal Outstanding Balance at Closing Date	1,491,707,242.68	21,875
	<b>29 Jun 07</b>	<b>28 Sept 07</b>
WA Interest Rate	4.97592 %	5.28803 %
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	74.8%	73.1%
WA Original LTV (Initial Loan Amount/Initial Valuation)	80.5%	78.8%
Average Loan Balance	65,907.56	65,604.72
Maximum Loan Balance	394,110.03	393,413.74
Minimum Loan Balance	182.76	182.08

**Delinquent Mortgage Loans**

	Amount	Nr of Loans
30 - 59 days	4,359,528.79	74
60 - 89 days	2,553,004.26	42
90 - 179 days	4,275,661.41	57
180 - 269 days	2,191,197.40	34
270 - 365 days	970,151.32	15
> 365 days	240,656.56	3
	<u>14,590,199.74</u>	<u>225</u>

Number of loans in Legal Proceedings	0
( 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	74,702,194.43	969

**Substitute Mortgage Asset Pool**

	Amount	Trigger	Result
Current Period	74,747,637.65		
Cumulative during 1 year from the Closing Date	74,999,784.57	75,000,000.81	Pass
Cumulative since Closing Date	149,747,422.22	150,000,001.63	Pass
Current WA Spread for the Pool	0.95%	0.90%	Pass

**Permitted Variations**

	Amount	Trigger	Result
Cumulative since Closing Date	242,792,682.83	300,000,003.26	Pass

**Provisioning**

	Loans in arrear	%	Amount
Principal Outstanding Balance to be provisioned			<b>0.00</b>
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)	7,437,010.13
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1,500,000,016.28
Ratio	0.50%
Trigger (maximum)	<b>4.50%</b>
Result	<b>PASS</b>

**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	240,656.56
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,016.28
Ratio	0.02%
Trigger (less than)	<b>15.00%</b>
Result	<b>PASS</b>

**Pro-Rata Test****FAIL**

(a) Principal Amount Outstanding of the Class A Notes	1,095,558,701.25
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	77.49%
Trigger (less or equal)	<b>75.00%</b>
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)	7,437,010.13
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,016.28
Ratio	0.50%
Trigger (less)	<b>1.80%</b>
Result	PASS

**Contingent Liquidity Event****NO****(Amounts in Euro)**

**4. Unit Waterfall**

<b>Unit Interest Waterfall</b>	<b>FDD</b>
	<b>18 Oct 2007</b>
Opening Balance	<u>0.00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	15,775,468.50
Interest on Fund Account	<u>1,114,662.02</u>
	<u>16,890,130.52</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	432,538.06
Unit Distribution - Interest Component	<u>16,457,592.46</u>
	<u>16,890,130.52</u>
Closing Balance	<u>0.00</u>
<b>Unit Principal Waterfall</b>	<b>FDD</b>
	<b>18 Oct 2007</b>
Opening Balance	<u>0.00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	<u>153,858,190.13</u>
	<u>153,858,190.13</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	<u>153,858,190.13</u>
	<u>153,858,190.13</u>
Closing Balance	<u>0.00</u>
Fund Expenses:	
Supervision Fee due and payable by the Fund to the C.M.V.M.	27,421.06
Fund Manager Fees and Liabilities	33,759.75
Custodian Fees and Liabilities	33,759.75
Servicer Fees and Expenses	<u>337,597.50</u>
	<u>432,538.06</u>

**(Amounts in Euro)**

## 5. Interest Distribution

IPD  
22 Oct 2007

Available Interest Distribution Amount	
Unit Distributions - Interest Component	16,457,592.46
Receipts under the Swap Agreement	439,378.09
Receipts under the Interest Rate Cap Transaction	0.00
Gains on Authorised Investments	0.00
Amounts standing to the credit of the Cash Reserve Account	13,500,000.00
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	20,697.23
Interest accrued and credited to the Cash Reserve Account	143,855.25
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	16.65
<b>Total Available Interest Distribution Amount</b>	<b><u>30,561,539.68</u></b>
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)	51,952.29
(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 Agreement.)	0.00
(6th i) Class A Notes unpaid interest	14,227,182.09
(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	388,719.38
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th) Class C Notes unpaid interest	219,871.88
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th) Class D Notes unpaid interest	420,444.38
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	0.00
(14th) Class E Notes unpaid interest	96,746.15
(15th) Payment to the Cash Reserve Account	13,500,000.00
(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)	1,656,610.50
(19th) Class F Notes Distribution Amount	0.00
(20th) Release of the Balance (if any) to the Issuer	0.00
<b>Total Pre-Enforcement Interest Payment Priorities</b>	<b><u>30,561,526.67</u></b>
Issuer Expenses	
Transaction Manager fees and Liabilities	16,970.10
Rating Agencies Fees	7,500.00
Corporate Services Provider fees and Liabilities	27,482.19
	<u>51,952.29</u>
Payment of Principal Amount Outstanding on the Class E Notes	
Residual Available Interest Distribution Amount	1,656,623.51
Number of outstanding Class E Notes	2,175
Class E Notes Principal Payment - per Note	761.66
Class E Notes Principal Payment	1,656,610.50
Residual Interest Component due to rounding	13.01

(Amounts in Euro)

## 6. Principal Distribution

IPD  
22 Oct 2007

Available Principal Distribution Amounts	
Unit Distribution - Principal Component (see detail below)	153,858,190.13
Available Interest Distribution Amount used to reduce PDL's	0.00
Residual Principal Component re. previous period	354.08
Less, Principal Draw Amount	0.00
<b>Total Available Principal Distribution Amount</b>	<b>153,858,544.21</b>
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)	153,858,412.50
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
<b>Total Pre-Enforcement Principal Payment Priorities</b>	<b>153,858,412.50</b>
Unit Distribution - Principal Component	153,858,544.21
Interest Addition Amount	0.00
Number of outstanding Class A Notes	141,375
Class A Notes Principal Payment - per Note	1,088.30
Class A Notes Principal Payment	153,858,412.50
Residual Principal Component due to rounding	131.71

(Amounts in Euro)

<b>7. Cash Reserve</b>	<b>IPD</b>
	<b>22 Oct 2007</b>
Opening Balance	<u>13,500,000.00</u>
Additions to Cash Reserve	
Interest accrued on Issuer Cash Reserve Account	<u>143,855.25</u>
	<u>143,855.25</u>
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	<u>143,855.25</u>
	<u>143,855.25</u>
Closing Balance	<u>13,500,000.00</u>
 <b>Cash Reserve Account Required Balance</b>	 <b>13,500,000.00</b>

(Amounts in Euro)

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	<b>IPD</b>
	<b>22 Oct 2007</b>
Opening Balance	<u>0.00</u>
Additions to Interest Rate Cap Cash Reserve Account	
Pre-Enforcement Interest Payments Priorities	0.00
Interest accrued on Interest Rate CapCash Reserve Account	<u>0.00</u>
	<u>0.00</u>
Deductions from Interest Rate Cap Cash Reserve Account	
Transf. to Issuer Account	0.00
	<u>0.00</u>
Closing Balance	<u>0.00</u>

**(Amounts in Euro)**

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**9. Contacts**

**Transaction Manager, Custodian and Servicer**

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