

# 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 January 2010



**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	801,487,391.25	24,690,757.50	13,717,087.50	24,690,757.50	0.00
Total Ending Balance Subsequent to Distribution	767,499,427.50	23,643,697.50	13,135,387.50	23,643,697.50	0.00
Total Principal Distribution	33,987,963.75	1,047,060.00	581,700.00	1,047,060.00	0.00
Pool Factor	54.28820000%	70.05540000%	70.05540000%	70.05540000%	0.00000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	1,800,407.84	58,618.60	35,370.27	81,334.10	0.00
Payment Date	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10
Quarterly Collection Date	31/Dec/09	31/Dec/09	31/Dec/09	31/Dec/09	31/Dec/09
Calculation Period	14	14	14	14	14
Accrual Beginning Date	20/Oct/09	20/Oct/09	20/Oct/09	20/Oct/09	20/Oct/09
Accrual Ending Date	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10
Accrual Period	92 days	92 days	92 days	92 days	92 days
Accrual Rate	0.879 %	0.929 %	1.009 %	1.289 %	1.989 %
Euro Reference Rate	0.739 %	0.739 %	0.739 %	0.739 %	0.739 %
Spread (bps)	14	19	27	55	125
Denomination	5,669.23	7,315.78	7,315.78	7,315.78	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	16 Oct 2009	16 Oct 2009	16 Oct 2009	16 Oct 2009	16 Oct 2009
New Denomination for the next period	5,428.82	7,005.54	7,005.54	7,005.54	0.00

(Amounts in Euro)

## 2. Collateral Level Information

CP ending 31 Dec 2009

**Mortgage Asset Portfolio**

	<b>Amount</b>	<b>Nr of Loans</b>
Beginning Principal Outstanding Balance	865,936,119.32	13,938
Beginning Principal Outstanding Balance ( net of deemed Losses)	864,468,918.29	13,880
Principal Redemption	36,238,567.41	444
Scheduled Principal Redemption	6,991,309.58	
Prepayments	7,150,179.84	
Retired Mortgages Assets for non-permitted variations	22,097,077.99	
CPR	3.38%	
Deemed Principal Losses	697,365.07	
Principal Recoveries (to the extent of a debit balance recorded on the PDL's)	271,304.89	
Realized Losses	0.00	
Retired Mortgages Assets in excess of substitute loans	0.00	
Principal Adjustments	0.00	
Ending Principal Outstanding Balance	829,697,551.91	13,494
Ending Principal Outstanding Balance ( net of deemed losses)	827,804,290.70	13,419
Ending Principal Outstanding Balance at Closing Date	1,491,707,242.68	21,875
	<b>30/09/2009</b>	<b>31/12/2009</b>
WA Interest Rate	1.91159 %	1.64100 %
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	69.8%	68.9%
WA Original LTV (Initial Loan Amount/Initial Valuation)	77.9%	77.8%
Average Loan Balance	62,127.72	61,486.41
Maximum Loan Balance	385,485.61	383,532.03
Minimum Loan Balance	175.58	152.41

**Delinquent Mortgage Loans**

	<b>Amount</b>	<b>Nr of Loans</b>
30 - 59 days	3,655,933.69	55
60 - 89 days	2,179,270.74	37
90 - 179 days	3,658,457.88	60
180 - 269 days	4,081,678.95	53
270 - 365 days	2,604,390.38	42
> 365 days	15,155,489.63	223
	<u>31,335,221.27</u>	<u>470</u>

	<b>Amount</b>	<b>Nr of Loans</b>
Number of loans in Legal Proceedings ( of which the mortgage loan is current*)	13,710,322.00	190

\* proceedings initiated by other creditors

**Retired Mortgages Asset Pool**

	<b>Amount</b>	<b>Nr of Loans</b>
Breach of Reps. & Warranties	0.00	0
Non Permitted Variations	22,097,077.99	0

**Substitute Mortgage Asset Pool**

	<b>Amount</b>	<b>Trigger</b>	<b>Result</b>
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	149,747,422.22	150,000,001.63	Pass
Current WA Spread for the Pool	0.95%	0.90%	Pass

**Permitted Variations**

	<b>Amount</b>	<b>Trigger</b>	<b>Result</b>
Cumulative since Closing Date	290,375,150.00	300,000,003.26	Pass

**Provisioning**

	<b>Loans in arrear</b>	<b>%</b>	<b>Amount</b>
Principal Outstanding Balance to be provisioned			<b>697,365.07</b>
Amount to be provisioned	>= 24 months	35%	574,172.76
	>= 36 months	35%	123,192.32
	>= 48 months	30%	0.00

(Amounts in Euro)

## 3. Triggers and Tests Determinations

**Portfolio Trigger Event**

Mortgage Loans in arrears (90 - 365 days)	10,344,527.21
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1,500,000,016.28
Ratio	0.69%
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	15,155,489.63
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,016.28
Ratio	1.01%
Trigger (less than)	<b>15.00%</b>
Result	<b>PASS</b>

**Pro-Rata Test**

PASS

(a) Principal Amount Outstanding of the Class A Notes	767,499,427.50
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	54.29%
Trigger (less or equal)	<b>75.00%</b>
Result	<b>PASS</b>

(b) Cash Reserve Account	13,500,000.00
Cash Reserve Account Required Balance	13,500,000.00
Result	<b>PASS</b>

(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days)	10,344,527.21
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,016.28
Ratio	0.69%
Trigger (less)	<b>1.80%</b>
Result	<b>PASS</b>

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

## 4. Unit Waterfall

<b>Unit Interest Waterfall</b>	<b>FDD</b>
	<b>18 Jan 2010</b>
Opening Balance	<u>0.00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	3,953,565.22
Interest on Fund Account	<u>5,948.95</u>
	<u>3,959,514.17</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	318,959.71
Unit Distribution - Interest Component	<u>3,640,554.46</u>
	<u>3,959,514.17</u>
Closing Balance	<u>0.00</u>
<b>Unit Principal Waterfall</b>	<b>FDD</b>
	<b>18 Jan 2010</b>
Opening Balance	<u>0.00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	<u>36,238,567.41</u>
	<u>36,238,567.41</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	<u>36,238,567.41</u>
	<u>36,238,567.41</u>
Closing Balance	<u>0.00</u>
Fund Expenses:	
Supervision Fee due and payable by the Fund to the C.M.V.M.	17,520.78
Fund Manager Fees and Liabilities	23,014.66
Custodian Fees and Liabilities	22,129.48
Servicer Fees and Expenses	221,294.79
Corporate Income Tax	<u>35,000.00</u>
	<u>318,959.71</u>

**(Amounts in Euro)**

## 5. Interest Distribution

IPD  
20 Jan 2010

Available Interest Distribution Amount	
Unit Distributions - Interest Component	3,640,554.46
Principal Recoveries ( to the extent of a debit balance recorded on the PDL's)	271,304.89
Receipts under the Swap Agreement	0.00
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	531.97
Interest accrued and credited to the Cash Reserve Account	20,665.50
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
<b>Total Available Interest Distribution Amount</b>	<b><u>17,433,056.82</u></b>
Pre-Enforcement Interest Payment Priorities	
(1st) Issuer's Liability to tax	0.00
(2nd) Trustee fees and Liabilities	875.00
(3rd) Issuer Expenses (See detail below)	18,125.68
(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.)	46,074.23
(6th i) Class A Notes unpaid interest	1,800,407.84
(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	58,618.60
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th) Class C Notes unpaid interest	35,370.27
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th) Class D Notes unpaid interest	81,334.10
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	697,365.07
(14th) Class E Notes unpaid interest	0.00
(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 )	0.00
(19th) Class F Notes Distribution Amount	1,194,886.03
(20th) Release of the Balance ( if any ) to the Issuer	0.00
<b>Total Pre-Enforcement Interest Payment Priorities</b>	<b><u>17,433,056.82</u></b>
Issuer Expenses	
Account Bank fees	1,000.00
Transaction Manager fees and Liabilities	11,050.68
KPMG	6,075.00
	<u>18,125.68</u>

(Amounts in Euro)

## 6. Principal Distribution

IPD  
20 Jan 2010

Available Principal Distribution Amounts	
Unit Distribution - Principal Component (see detail below)	36,238,567.41
Available Interest Distribution Amount used to reduce PDL's	697,365.07
Residual Principal Component re. previous period	262.22
Less, Principal Recoveries (to the extent of a debit balance recorded on the PDL)	271,304.89
Less, Principal Draw Amount	0.00
<b>Total Available Principal Distribution Amount</b>	<b><u>36,664,889.81</u></b>
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)	33,987,963.75
Principal Amount Outstanding of Class B Notes	1,047,060.00
Principal Amount Outstanding of Class C Notes	581,700.00
Principal Amount Outstanding of Class D Notes	1,047,060.00
<b>Total Pre-Enforcement Principal Payment Priorities</b>	<b><u>36,663,783.75</u></b>
Total Available Principal Distribution Amount	33,989,038.80
Number of outstanding Class A Notes	141,375.00
Class A Notes Principal Payment - per Note	240.41
Class A Notes Principal Payment	33,987,963.75
Residual Principal Component due to rounding	1,075.05
Total Available Principal Distribution Amount	1,047,072.14
Number of outstanding Class B Notes	3,375.00
Class B Notes Principal Payment - per Note	310.24
Class B Notes Principal Payment	1,047,060.00
Residual Principal Component due to rounding	12.14
Total Available Principal Distribution Amount	581,706.74
Number of outstanding Class C Notes	1,875.00
Class C Notes Principal Payment - per Note	310.24
Class C Notes Principal Payment	581,700.00
Residual Principal Component due to rounding	6.74
Total Available Principal Distribution Amount	1,047,072.14
Number of outstanding Class D Notes	3,375.00
Class D Notes Principal Payment - per Note	310.24
Class D Notes Principal Payment	1,047,060.00
Residual Principal Component due to rounding	12.14

(Amounts in Euro)

<b>7. Cash Reserve</b>	<b>IPD</b>
	<b>20 Jan 2010</b>
Opening Balance	<u>13,500,000.00</u>
Additions to Cash Reserve	
Interest accrued on Issuer Cash Reserve Account	<u>20,665.50</u>
	<u>20,665.50</u>
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	<u>20,665.50</u>
	<u>20,665.50</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>20 Jan 2010</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**

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