

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 April 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	767,499,427.50	23,643,697.50	13,135,387.50	23,643,697.50	0.00
Total Ending Balance Subsequent to Distribution	743,547,675.00	22,905,821.25	12,725,456.25	22,905,821.25	0.00
Total Principal Distribution	23,951,752.50	737,876.25	409,931.25	737,876.25	0.00
Pool Factor	52.59400000%	67.86910000%	67.86910000%	67.86910000%	0.00000000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	1,567,617.58	51,247.71	31,098.03	72,527.04	0.00
Payment Date	20/Apr/10	20/Apr/10	20/Apr/10	20/Apr/10	20/Apr/10
Quarterly Collection Date	31/Mar/10	31/Mar/10	31/Mar/10	31/Mar/10	31/Mar/10
Calculation Period	15	15	15	15	15
Accrual Beginning Date	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10	20/Jan/10
Accrual Ending Date	20/Apr/10	20/Apr/10	20/Apr/10	20/Apr/10	20/Apr/10
Accrual Period	90 days	90 days	90 days	90 days	90 days
Accrual Rate	0.817 %	0.867 %	0.947 %	1.227 %	1.927 %
Euro Reference Rate	0.677 %	0.677 %	0.677 %	0.677 %	0.677 %
Spread (bps)	14	19	27	55	125
Denomination	5,428.82	7,005.54	7,005.54	7,005.54	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	18 Jan 2010	18 Jan 2010	18 Jan 2010	18 Jan 2010	18 Jan 2010
New Denomination for the next period	5,259.40	6,786.91	6,786.91	6,786.91	0.00

(Amounts in Euro)

2. Collateral Level Information

CP ending 31 Mar 2010

Mortgage Asset Portfolio

	Amount	Nr of Loans	
Beginning Principal Outstanding Balance	829,697,551.91	13,494	
Beginning Principal Outstanding Balance (net of deemed Losses)	827,804,290.70	13,419	
Principal Redemption	25,092,612.41	285	
Scheduled Principal Redemption	6,936,552.98		
Prepayments	9,024,143.95		
Retired Mortgages Assets for non-permitted variations	9,131,915.48		
CPR	4.37%		
Deemed Principal Losses	772,339.40		
Principal Recoveries (to the extent of a debit balance recorded on the PDL's)	27,602.41		
Realized Losses	0.00		
Retired Mortgages Assets in excess of substitute loans	0.00		
Principal Adjustments	0.00		
Ending Principal Outstanding Balance	804,604,939.50	13,209	
Ending Principal Outstanding Balance (net of deemed losses)	801,966,941.30	13,116	
Ending Principal Outstanding Balance at Closing Date	1,491,707,242.68	21,875	
	31/12/2009	31/03/2010	
WA Interest Rate	1.64100 %	1.58200 %	
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	68.9%	68.3%	
WA Original LTV (Initial Loan Amount/Initial Valuation)	77.8%	77.7%	
Average Loan Balance	61,486.41	60,913.39	
Maximum Loan Balance	383,532.03	381,495.47	
Minimum Loan Balance	152.41	61.11	

Delinquent Mortgage Loans

	Amount	Nr of Loans
30 - 59 days	5,044,815.12	70
60 - 89 days	2,188,751.38	32
90 - 179 days	3,825,030.99	58
180 - 269 days	2,775,617.01	42
270 - 365 days	2,800,608.44	37
> 365 days	15,891,390.44	232
	32,526,213.38	471

	Amount	Nr of Loans
Number of loans in Legal Proceedings (of which the mortgage loan is current*)	14,539,776.67	206

* proceedings initiated by other creditors

Retired Mortgages Asset Pool

	Amount	Nr of Loans
Breach of Reps. & Warranties	0.00	0
Non Permitted Variations	9,131,915.48	0

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	149,747,422.22	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	290,375,150.00	300,000,003.26	Pass

Provisioning

	Loans in arrear	%	Amount
Principal Outstanding Balance to be provisioned			772,339.40
Amount to be provisioned	>= 24 months	35%	547,071.57
	>= 36 months	35%	225,267.83
	>= 48 months	30%	0.00

(Amounts in Euro)

3. Triggers and Tests Determinations

Portfolio Trigger Event

Mortgage Loans in arrears (90 - 365 days)	9,401,256.44
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1,500,000,016.28
Ratio	0.63%
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	15,891,390.44
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,016.28
Ratio	1.06%
Trigger (less than)	15.00%
Result	PASS

Pro-Rata Test

PASS

(a) Principal Amount Outstanding of the Class A Notes	743,547,675.00
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	52.59%
Trigger (less or equal)	75.00%
Result	PASS
(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)	9,401,256.44
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,016.28
Ratio	0.63%
Trigger (less)	1.80%
Result	PASS

Contingent Liquidity Event**NO**

(Amounts in Euro)

4. Unit Waterfall

Unit Interest Waterfall	FDD
	16 Apr 2010
Opening Balance	<u>0.00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	3,354,716.40
Interest on Fund Account	<u>7,899.85</u>
	<u>3,362,616.25</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	293,305.40
Unit Distribution - Interest Component	<u>3,069,310.85</u>
	<u>3,362,616.25</u>
Closing Balance	<u>0.00</u>
Unit Principal Waterfall	FDD
	16 Apr 2010
Opening Balance	<u>0.00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	<u>25,092,612.41</u>
	<u>25,092,612.41</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	<u>25,092,612.41</u>
	<u>25,092,612.41</u>
Closing Balance	<u>0.00</u>
Fund Expenses:	
Supervision Fee due and payable by the Fund to the C.M.V.M.	16,897.43
Fund Manager Fees and Liabilities	21,572.14
Custodian Fees and Liabilities	20,742.44
Servicer Fees and Expenses	207,424.39
Corporate Income Tax	<u>26,669.00</u>
	<u>293,305.40</u>

(Amounts in Euro)

5. Interest Distribution

IPD
20 Apr 2010

Available Interest Distribution Amount	
Unit Distributions - Interest Component	3,069,310.85
Principal Recoveries (to the extent of a debit balance recorded on the PDL's)	27,602.41
Receipts under the Swap Agreement	169,886.73
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	699.49
Interest accrued and credited to the Cash Reserve Account	18,123.75
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	<u>16,785,623.23</u>
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)	31,562.15
(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.)	0.00
(6th i) Class A Notes unpaid interest	1,567,617.58
(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	51,247.71
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th) Class C Notes unpaid interest	31,098.03
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th) Class D Notes unpaid interest	72,527.04
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	772,339.40
(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	758,356.32
(20th) Release of the Balance (if any) to the Issuer	0.00
Total Pre-Enforcement Interest Payment Priorities	<u>16,785,623.23</u>
Issuer Expenses	
Account Bank fees	1,000.00
Transaction Manager fees and Liabilities	10,352.15
SPV Management Fee and Liabilities	20,210.00
	<u>31,562.15</u>

(Amounts in Euro)

6. Principal Distribution

IPD
20 Apr 2010

Available Principal Distribution Amounts	
Unit Distribution - Principal Component (see detail below)	25,092,612.41
Available Interest Distribution Amount used to reduce PDL's	772,339.40
Residual Principal Component re. previous period	1,106.06
Less, Principal Recoveries (to the extent of a debit balance recorded on the PDL)	27,602.41
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	<u>25,838,455.46</u>
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)	23,951,752.50
Principal Amount Outstanding of Class B Notes	737,876.25
Principal Amount Outstanding of Class C Notes	409,931.25
Principal Amount Outstanding of Class D Notes	737,876.25
Total Pre-Enforcement Principal Payment Priorities	<u>25,837,436.25</u>
Total Available Principal Distribution Amount	23,952,733.16
Number of outstanding Class A Notes	141,375.00
Class A Notes Principal Payment - per Note	169.42
Class A Notes Principal Payment	23,951,752.50
Residual Principal Component due to rounding	980.66
Total Available Principal Distribution Amount	737,891.33
Number of outstanding Class B Notes	3,375.00
Class B Notes Principal Payment - per Note	218.63
Class B Notes Principal Payment	737,876.25
Residual Principal Component due to rounding	15.08
Total Available Principal Distribution Amount	409,939.63
Number of outstanding Class C Notes	1,875.00
Class C Notes Principal Payment - per Note	218.63
Class C Notes Principal Payment	409,931.25
Residual Principal Component due to rounding	8.38
Total Available Principal Distribution Amount	737,891.33
Number of outstanding Class D Notes	3,375.00
Class D Notes Principal Payment - per Note	218.63
Class D Notes Principal Payment	737,876.25
Residual Principal Component due to rounding	15.08

(Amounts in Euro)

7. Cash Reserve	IPD
	20 Apr 2010
Opening Balance	<u>13,500,000.00</u>
Additions to Cash Reserve	
Interest accrued on Issuer Cash Reserve Account	<u>18,123.75</u>
	<u>18,123.75</u>
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	<u>18,123.75</u>
	<u>18,123.75</u>
Closing Balance	<u>13,500,000.00</u>
 Cash Reserve Account Required Balance	 13,500,000.00

(Amounts in Euro)

	IPD
	20 Apr 2010
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	<u>0.00</u>
	<u>0.00</u>
Closing Balance	<u>0.00</u>

(Amounts in Euro)

9. Contacts

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