

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 2013



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

1. Security Level Information

	Magellan Mortgages No. 4 plc				
	Class A	Class B	Class C	Class D	Class E
Issuer Name					
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	A-	A-	A-	B	-
Moodys Rating	Ba1	Ba3	B2	Caa1	-
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	599,714,163.75	18,474,851.25	10,263,806.25	18,474,851.25	0.00
Total Ending Balance Subsequent to Distribution	582,848,126.25	17,955,270.00	9,975,150.00	17,955,270.00	0.00
Total Principal Distribution	16,866,037.50	519,581.25	288,656.25	519,581.25	0.00
Pool Factor	41.2271%	53.2008%	53.2008%	53.2008%	0.0000%
Principal Deficiency Ledger	0.00	0.00	0.00	0.00	n/a
Total Interest Distributions	523,000.73	18,446.63	12,323.70	35,258.74	0.00
Payment Date	21/01/2013	21/01/2013	21/01/2013	21/01/2013	21/01/2013
Quarterly Collection Date	31/12/2012	31/12/2012	31/12/2012	31/12/2012	31/12/2012
Calculation Period	26	26	26	26	26
Accrual Beginning Date	22/10/2012	22/10/2012	22/10/2012	22/10/2012	22/10/2012
Accrual Ending Date	21/01/2013	21/01/2013	21/01/2013	21/01/2013	21/01/2013
Accrual Period	91	91	91	91	91
Accrual Rate	0.345 %	0.395 %	0.475 %	0.755 %	1.455 %
Euro Reference Rate	0.205 %	0.205 %	0.205 %	0.205 %	0.205 %
Spread (bps)	14	19	27	55	125
Denomination	4,242.01	5,474.03	5,474.03	5,474.03	0.00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	18/10/2012	18/10/2012	18/10/2012	18/10/2012	18/10/2012
New Denomination for the next period	4,122.71	5,320.08	5,320.08	5,320.08	0.00

(Amounts in Euro)

2. Collateral Level Information

CP ending 31 December 2012

Mortgage Asset Portfolio

	Amount	Nr of Loans
Beginning Principal Outstanding Balance	656,427,534.91	11,804
Beginning Principal Outstanding Balance (net of deemed Losses)	646,809,577.90	11,613
Principal Redemption	17,346,150.84	172
Scheduled Principal Redemption	5,452,620.84	
Prepayments	6,662,198.93	
Retired Mortgages Assets for non-permitted variations	5,231,331.07	
CPR	4.12%	
Deemed Principal Losses	1,580,968.17	26
Principal Recoveries	732,941.02	10
Principal Recoveries adjustment from last period	0.00	
Ending Principal Outstanding Balance	639,197,916.66	11,632
Ending Principal Outstanding Balance (net of deemed losses)	628,731,932.50	11,425
Ending Principal Outstanding Balance at Closing Date	1,491,707,242.68	21,875
	28/09/2012	31/12/2012
WA Interest Rate	1.395%	1.126%
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	64.2%	63.6%
WA Original LTV (Initial Loan Amount/Initial Valuation)	78.1%	78.0%
Average Loan Balance	55,951.89	55,284.42
Maximum Loan Balance	362,014.81	359,771.10
Minimum Loan Balance	150.57	148.86

Delinquent Mortgage Loans

	Amount	Nr of Loans
30 - 59 days	3,331,923.54	52
60 - 89 days	2,012,261.28	36
90 - 179 days	4,119,446.60	63
180 - 269 days	3,426,282.86	54
270 - 365 days	1,816,758.91	32
> 365 days	16,688,302.03	257
	31,394,975.22	494

	Amount	Nr of Loans
Number of loans in Legal Proceedings	20,986,155.69	319

Retired Mortgages Asset Pool

	Amount	Nr of Loans
Breach of Reprs. & Waranties	0.00	0
Non Permitted Variations	5,231,331.07	38

Substitute Mortgage Asset Pool

	Amount	Trigger	Result
Current Period	116,532.59		
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

Permitted Variations

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

Provisioning

	Loans in arrear	%	Amount
Principal Outstanding Balance to be provisioned			1,580,968.17
Amount to be provisioned	>= 24 months	35%	576,528.81
	>= 36 months	35%	110,289.58
	>= 48 months	30%	894,149.78

(Amounts in Euro)

3. Triggers and Tests Determinations**Portfolio Trigger Event**

Mortgage Loans in arrears (90 - 365 days)	9,362,488.37
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1,500,000,016.28
Ratio	0.62%
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	16,688,302.03
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1,500,000,016.28
Ratio	1.11%
Trigger (less than)	15.00%
Result	PASS

Pro-Rata Test

PASS

(a) Principal Amount Outstanding of the Class A Notes	582,848,126.25
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1,413,750,000.00
Ratio	41.23%
Trigger (less or equal)	75.00%
Result	PASS

(b) Cash Reserve Account	11,644,698.11
Cash Reserve Account Required Balance	11,644,698.11
Result	PASS

(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days)	9,362,488.37
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1,500,000,016.28
Ratio	0.62%
Trigger (less)	1.80%
Result	PASS

Contingent Liquidity Event

YES

(Amounts in Euro)

4. Unit Waterfall**Unit Interest Waterfall**

	FDD
	17 January 2013
Opening Balance	<u>0.00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	2,335,683.79
Interest on Fund Account	<u>0.00</u>
	<u>2,335,683.79</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0.00
Fund Expenses (see detail below)	235,968.87
Unit Distribution - Interest Component	<u>2,099,714.92</u>
	<u>2,335,683.79</u>
Closing Balance	<u>0.00</u>

Unit Principal Waterfall

	FDD
	17 January 2013
Opening Balance	<u>0.00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	17,345,606.76
	<u>17,345,606.76</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	17,345,606.76
	<u>17,345,606.76</u>
Closing Balance	<u>0.00</u>

Fund Expenses:

Supervision Fee due and payable by the Fund to the C.M.V.M.	13,314.37
Fund Manager Fees and Liabilities	34,113.93
Custodian Fees and Liabilities	17,140.05
Servicer Fees and Expenses	<u>171,400.52</u>
	<u>235,968.87</u>

(Amounts in Euro)

5. Interest Distribution

IPD
21 January 2013

Available Interest Distribution Amount	
Unit Distributions - Interest Component	2,099,714.92
Principal Recoveries	732,941.02
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	11,908,062.92
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	0.00
Interest accrued and credited to the Cash Reserve Account	1,956.56
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>14,742,675.42</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)	29,679.26
(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.)	49,267.61
(6th i) Class A Notes unpaid interest	523,000.73
(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	18,446.63
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0.00
(10th) Class C Notes unpaid interest	12,323.70
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0.00
(12th) Class D Notes unpaid interest	35,258.74
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	1,580,968.17
(14th) Class E Notes unpaid interest	0.00
(15th) Payment to the Cash Reserve Account	11,644,698.11
(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	848,157.47
(20th) Release of the Balance (if any) to the Issuer	0.00
Total Pre-Enforcement Interest Payment Priorities	<u>14,742,675.42</u>
Issuer Expenses	
Account Bank fees	1,000.00
Transaction Manager fees and Liabilities	8,449.26
SPV Management Fee and Liabilities	20,230.00
	<u>29,679.26</u>

(Amounts in Euro)

6. Principal Distribution

IPD
21 January 2013

Available Principal Distribution Amounts	
Unit Distribution - Principal Component	17,345,606.76
Available Interest Distribution Amount used to reduce PDL's	1,580,968.17
Residual Principal Component re. previous period	1,281.37
Less, Principal Recoveries	732,941.02
Less, Principal Draw Amount	0.00
Total Available Principal Distribution Amount	18,194,915.28
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)	16,866,037.50
Principal Amount Outstanding of Class B Notes	519,581.25
Principal Amount Outstanding of Class C Notes	288,656.25
Principal Amount Outstanding of Class D Notes	519,581.25
Residual Principal Component for the next period	1,059.03
Total Pre-Enforcement Principal Payment Priorities	18,194,915.28
Total Available Principal Distribution Amount	16,867,029.91
Number of outstanding Class A Notes	141,375.00
Class A Notes Principal Payment - per Note	119.30
Class A Notes Principal Payment	16,866,037.50
Residual Principal Component due to rounding	992.41
Total Available Principal Distribution Amount	519,607.32
Number of outstanding Class B Notes	3,375.00
Class B Notes Principal Payment - per Note	153.95
Class B Notes Principal Payment	519,581.25
Residual Principal Component due to rounding	26.07
Total Available Principal Distribution Amount	288,670.73
Number of outstanding Class C Notes	1,875.00
Class C Notes Principal Payment - per Note	153.95
Class C Notes Principal Payment	288,656.25
Residual Principal Component due to rounding	14.48
Total Available Principal Distribution Amount	519,607.32
Number of outstanding Class D Notes	3,375.00
Class D Notes Principal Payment - per Note	153.95
Class D Notes Principal Payment	519,581.25
Residual Principal Component due to rounding	26.07

(Amounts in Euro)

	IPD
	<u>21 January 2013</u>
Opening Balance	<u>0.00</u>
Additions to Contingent Liquidity Ledger	
Contingent Liquidity Drawing	0.00
Contingent Liquidity Drawing repaid to the Issuer Account	<u>0.00</u>
	<u>0.00</u>
Deductions from Contingent Liquidity Ledger	
Contingent Liquidity Drawing	0.00
Contingent Liquidity Drawing repaid to the C.L.F. Provider	<u>0.00</u>
	<u>0.00</u>
Closing Balance	<u>0.00</u>
Contingent Liquidity Event	YES

(Amounts in Euro)

8. Cash Reserve	IPD
	<u>21 January 2013</u>
Opening Balance	<u>11,908,062.92</u>
Additions to Cash Reserve	
Class E Notes Proceeds (excl. unit purchase amount and up-front expenses)	0.00
Interest accrued on Issuer Cash Reserve Account	1,956.56
Amount up to the Cash Reserve Account from the Interest Distribution Amount	<u>11,644,698.11</u>
	<u>11,646,654.67</u>
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account transf. to Issuer Account	1,956.56
Opening Balance transferred to the Interest Available Distribution Amount	<u>11,908,062.92</u>
	<u>11,910,019.48</u>
Closing Balance	<u>11,644,698.11</u>
 Cash Reserve Account Required Balance	 11,644,698.11
 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
	<u>21 January 2013</u>
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)

10. Contacts

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Investor Reports available on www.securitisation.pt
