

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 2014



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	A-	A-	A-	B	-
Moodys Rating	Ba1	B2	B3	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	518.347.196,25	15.968.205,00	8.871.225,00	15.968.205,00	0,00
Total Ending Balance Subsequent to Distribution	507.756.795,00	15.641.943,75	8.689.968,75	15.641.943,75	0,00
Total Principal Distribution	10.590.401,25	326.261,25	181.256,25	326.261,25	0,00
Pool Factor	35,9156%	46,3465%	46,3465%	46,3465%	0,0000%
Principal Deficiency Ledger	0,00	0,00	0,00	0,00	n/a
Total Interest Distributions	605.170,35	20.638,90	13.240,30	35.010,29	0,00
Payment Date	21-07-2014	21-07-2014	21-07-2014	21-07-2014	21-07-2014
Quarterly Collection Date	30-06-2014	30-06-2014	30-06-2014	30-06-2014	30-06-2014
Calculation Period	32	32	32	32	32
Accrual Beginning Date	22-04-2014	22-04-2014	22-04-2014	22-04-2014	22-04-2014
Accrual Ending Date	21-07-2014	21-07-2014	21-07-2014	21-07-2014	21-07-2014
Accrual Period	90	90	90	90	90
Accrual Rate	0,467 %	0,517 %	0,597 %	0,877 %	1,577 %
Euro Reference Rate	0,327 %	0,327 %	0,327 %	0,327 %	0,327 %
Spread (bps)	14	19	27	55	125
Denomination	3.666,47	4.731,32	4.731,32	4.731,32	0,00
Day Basis	Act/360	Act/360	Act/360	Act/360	Act/360
Reset Rate Effective Date	16-04-2014	16-04-2014	16-04-2014	16-04-2014	16-04-2014
New Denomination for the next period	3.591,56	4.634,65	4.634,65	4.634,65	0,00

(Amounts in Euro)

2. Collateral Level Information

CP ending 30 June 2014

Mortgage Asset Portfolio

	Amount	Nr of Loans	
Beginning Principal Outstanding Balance	571.927.848,45	10.848	
Beginning Principal Outstanding Balance (net of deemed Losses)	559.153.404,75	10.609	
Principal Redemption	10.816.548,73	112	
Scheduled Principal Redemption	5.627.711,52		
Prepayments	2.844.012,70		
Retired Mortgages Assets for non-permitted variations	2.344.824,51		
CPR	2,05%		
Deemed Principal Losses	811.166,28	27	
Principal Recoveries	204.108,46	1	
Realized Losses	0,00		
Retired Mortgages Assets in excess of substitute loans	0,00		
Principal Adjustments	0,00		
Ending Principal Outstanding Balance	561.111.299,72	10.736	
Ending Principal Outstanding Balance (net of deemed losses)	547.729.798,20	10.471	
Ending Principal Outstanding Balance at Closing Date	1.491.707.242,68	21.875	
	31-03-2014	30-06-2014	
WA Interest Rate	1,203%	1,239%	
WA Current LTV (Outstanding Loan Amount/Initial Valuation)	61,2%	60,7%	
WA Original LTV (Initial Loan Amount/Initial Valuation)	78,2%	78,2%	
Average Loan Balance	52.692,82	52.235,32	
Maximum Loan Balance	348.164,07	345.864,81	
Minimum Loan Balance	172,64	102,66	

Delinquent Mortgage Loans

	Amount	Nr of Loans
30 - 59 days	1.584.243,44	24
60 - 89 days	995.924,77	18
90 - 179 days	1.569.469,61	34
180 - 269 days	477.143,45	10
270 - 365 days	818.839,12	12
> 365 days	20.860.767,27	347
	<u>26.306.387,66</u>	<u>445</u>

	Amount	Nr of Loans
Number of loans in Legal Proceedings	20.682.951,88	345

Retired Mortgages Asset Pool

	Amount	Nr of Loans
Breach of Reps. & Warranties	0,00	0
Non Permitted Variations	2.344.824,51	48

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

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			811.166,28
Amount to be provisioned	>= 24 months	35%	451.495,02
	>= 36 months	35%	229.826,37
	>= 48 months	30%	129.844,89

(Amounts in Euro)

3. Triggers and Tests Determinations

Portfolio Trigger Event

Mortgage Loans in arrears (90 - 365 days)	2.865.452,18
Aggregate Principal Outstanding Balance of the Mortgage Loans on 13 July 2006 (CDD)	1.500.000.016,28
Ratio	0,19%
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	20.860.767,27
Aggregate Principal Outstanding Balance of the Mortgage Assets as at the CDD	1.500.000.016,28
Ratio	1,39%
Trigger (less than)	15,00%
Result	PASS

Pro-Rata Test

PASS

(a) Principal Amount Outstanding of the Class A Notes	507.756.795,00
Principal Amount Outstanding of the Class A Notes as at the Closing Date	1.413.750.000,00
Ratio	35,92%
Trigger (less or equal)	75,00%
Result	PASS

(b) Cash Reserve Account	10.064.786,96
Cash Reserve Account Required Balance	10.064.786,96
Result	PASS

(c) Principal Outstanding Balance of the Mortgage Loans in arrears (90-365 days)	2.865.452,18
Principal Outstanding Balance of the Mortgage Loans as at the CDD	1.500.000.016,28
Ratio	0,19%
Trigger (less)	1,80%
Result	PASS

Contingent Liquidity Event

YES

(Amounts in Euro)

4. Unit Waterfall**Unit Interest Waterfall**

	FDD
	17 July 2014
Opening Balance	<u>0,00</u>
Additions to Interest Waterfall	
Interest Collections Proceeds	1.652.133,66
Interest on Fund Account	717,89
	<u>1.652.851,55</u>
Deductions from Interest Waterfall	
Incorrect Payments to Originators	0,00
Fund Expenses (see detail below)	207.807,18
Unit Distribution - Interest Component	1.445.044,37
	<u>1.652.851,55</u>
Closing Balance	<u>0,00</u>

Unit Principal Waterfall

	FDD
	17 July 2014
Opening Balance	<u>0,00</u>
Additions to Principal Waterfall	
Principal Collections Proceeds	10.816.548,73
	<u>10.816.548,73</u>
Deductions from Principal Waterfall	
Unit Distribution - Principal Component	10.816.548,73
	<u>10.816.548,73</u>
Closing Balance	<u>0,00</u>

Fund Expenses:

Supervision Fee due and payable by the Fund to the C.M.V.M.	11.481,11
Fund Manager Fees and Liabilities	15.035,35
Custodian Fees and Liabilities	14.457,07
Servicer Fees and Expenses	144.570,65
	<u>207.807,18</u>

(Amounts in Euro)

5. Interest Distribution

IPD
21 July 2014

Available Interest Distribution Amount	
Unit Distributions - Interest Component	1.445.044,37
Principal Recoveries	204.108,46
Receipts under the Swap Agreement	200.953,13
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	10.296.857,90
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	83,51
Interest accrued and credited to the Cash Reserve Account	4.813,78
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	12.151.861,15
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)	9.143,96
(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	605.170,35
(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	20.638,90
(9th) Reduction of the debit balance on the Class B Principal Deficiency Ledger	0,00
(10th) Class C Notes unpaid interest	13.240,30
(11th) Reduction of the debit balance on the Class C Principal Deficiency Ledger	0,00
(12th) Class D Notes unpaid interest	35.010,29
(13th) Reduction of the debit balance on the Class D Principal Deficiency Ledger	811.166,28
(14th) Class E Notes unpaid interest	0,00
(15th) Payment to the Cash Reserve Account	10.064.786,96
(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	592.704,11
(20th) Release of the Balance (if any) to the Issuer	0,00
Total Pre-Enforcement Interest Payment Priorities	12.151.861,15
Issuer Expenses	
Account Bank fees	0,00
Transaction Manager fees and Liabilities	7.070,26
Listing Fees	2.000,00
Audit Fees	0,00
	<u>9.143,96</u>

(Amounts in Euro)

6. Principal Distribution

IPD
21 July 2014

Available Principal Distribution Amounts	
Unit Distribution - Principal Component	10.816.548,73
Available Interest Distribution Amount used to reduce PDL's	811.166,28
Residual Principal Component re. previous period	1.145,86
Less, Principal Recoveries	204.108,46
Less, Principal Draw Amount	0,00
Total Available Principal Distribution Amount	<u>11.424.752,41</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)	10.590.401,25
Principal Amount Outstanding of Class B Notes	326.261,25
Principal Amount Outstanding of Class C Notes	181.256,25
Principal Amount Outstanding of Class D Notes	326.261,25
Residual Principal Component for the next period	572,41
Total Pre-Enforcement Principal Payment Priorities	<u>11.424.752,41</u>
Total Available Principal Distribution Amount	10.590.963,45
Number of outstanding Class A Notes	141.375,00
Class A Notes Principal Payment - per Note	74,91
Class A Notes Principal Payment	10.590.401,25
Residual Principal Component due to rounding	562,20
Total Available Principal Distribution Amount	326.265,25
Number of outstanding Class B Notes	3.375,00
Class B Notes Principal Payment - per Note	96,67
Class B Notes Principal Payment	326.261,25
Residual Principal Component due to rounding	4,00
Total Available Principal Distribution Amount	181.258,47
Number of outstanding Class C Notes	1.875,00
Class C Notes Principal Payment - per Note	96,67
Class C Notes Principal Payment	181.256,25
Residual Principal Component due to rounding	2,22
Total Available Principal Distribution Amount	326.265,25
Number of outstanding Class D Notes	3.375,00
Class D Notes Principal Payment - per Note	96,67
Class D Notes Principal Payment	326.261,25
Residual Principal Component due to rounding	4,00

(Amounts in Euro)

7. Contingent Liquidity Ledger	
	IPD
	21 July 2014
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
	21 July 2014
Opening Balance	<u>10.296.857,90</u>
Additions to Cash Reserve	
Interest accrued on Issuer Cash Reserve Account	4.813,78
Amount up to the Cash Reserve Account from the Interest Distribution Amou	<u>10.064.786,96</u>
	<u>10.069.600,74</u>
Deductions from Cash Reserve	
Interest on Issuer Cash Reserve Account tansf. to Issuer Account	4.813,78
Opening Balance transfered to the Interest Avaiable Distribution Amount	<u>10.296.857,90</u>
	<u>10.301.671,68</u>
Closing Balance	<u>10.064.786,96</u>
 Cash Reserve Account Required Balance	 10.064.786,96
 Portfolio Trigger Event	 NO
 Third Anniversary of the Closing Date	 13-Jul-09
 Payment Shortfall	 NO

(Amounts in Euro)

	IPD
	21 July 2014
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)

10. Contacts

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