



Tesco Property Finance 4 plc

£ 685,100,000 Secured 5.8006 per cent. Bonds due 13 October 2040

Issuer and Partnership Quarterly Report for the period covering February 2011 to April 2011

IPD 1

Report Date	11-Apr-11
Loan Interest Payment Date	11-Apr-11
Calculation Date	07-Apr-11
Interest Payment Date	13-Apr-11

Contents of the Report:

- 1 Partnership Rent Account
- 2 Partnership VAT Account
- 3 Partnership Transaction Account
- 4 Yardley Reserve Account
- 5 General Partner Corporation Tax Reserve Account
- 6 General Partner VAT Transaction Account
- 7 Partnership Pre-Enforcement Priority of Payments
- 8 Issuer Transaction Account
- 9 Issuer Pre-Enforcement Priority of Payments
- 10 Yardley Rent Account
- 11 Bond Information

Prepared by HSBC Bank plc acting as Cash Manager for and on behalf of Tesco Property Finance 4 plc, The Tesco Navona Limited Partnership, Tesco Navona (Nominee 1) Limited, Tesco Navona (Nominee 2) Limited and Tesco Navona (GP) Limited.

1. Partnership Rent Account 70728746

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	Initial Deposit on Closing Date	5,000.00	Cr
24-Mar-11	Rent	7,399,865.00	Cr
11-Apr-11	To Partnership Transaction Account	7,399,865.00	Dr
Closing Balance		<u>5,000.00</u>	Cr

2. Partnership VAT Account 70728703

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
24-Mar-11	VAT Funding	1,479,973.00	Cr
Closing Balance		<u>1,479,973.00</u>	Cr

3. Partnership Transaction Account 70728711

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	Funds left on account from Closing	112,496.74	Cr
07-Apr-11	Credit Interest	1,318.35	Cr
11-Apr-11	Transfer from Rent	7,399,865.00	Cr
11-Apr-11	Trustee Fee	0.00	Dr
11-Apr-11	Ongoing Fee	28,890.00	Dr
11-Apr-11	Expenses	28,478.12	Dr
11-Apr-11	Partnership Swap payment	2,773,901.06	Cr
11-Apr-11	Partnership Debt	10,016,566.35	Dr
Closing Balance		<u>213,646.68</u>	Cr

4. Yardley Reserve Account 70729192

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	From Closing	260,600.00	Cr
Closing Balance		<u>260,600.00</u>	Cr

5. General Partner Corporation Tax Reserve Account 70728770

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	From Closing	308,295.00	Cr
Closing Balance		<u>308,295.00</u>	Cr

6. General Partner VAT Transaction Account 70728762

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
Closing Balance		0.00 Cr	

Expense Reserve Ledger - Max GBP 500,000.00

Date
11-Apr-11 133,646.68 Cr

Balance 133,646.68

7. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
11-Apr-11	Partnership Available Funds		
	a Rental Income		7,399,865.00
	b Funds from Yardley Accounts		-
	c Funds from Issuer under Partnership Swaps		10,016,573.00
	d From Partnership VAT Account		-
	e From Partnership Disposal Proceeds Account		-
	f From Partnership Insurance Proceeds Account		-
	g Interest received by the Partnership Accounts and Rent Account		1,309.47
	h Eligible Investment Earnings by Partnership		-
	i Advance under Committed Subordinated Loan Agreement		-
	j Advance from Drawdown of Yardley Reserve Loan		-
	k Net proceeds of a CPO Disposal or a Mortgage Property		-
	l From 3rd anniversary of Closing, funds from Yardley Reserve Loan Ledger		-
	m Net proceeds of a disposal of a Mortgage Property		-
	n Any other sums standing to the credit of the Partnership Transaction Ac		112,505.62
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	-	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	28,140.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	2,550.00	
	d Property Advisor Fee (Annual 30K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	25,928.12	
	d PL Propco Corporate Services Provider Fees	-	
	d Nominees Side Letter payments	-	
	d Nominees Holdco Side Letter payments	-	
	d Account Bank Fee	-	
	d Cash Manager Fee	-	
	d Yardley Cash Manager Fee	-	
	d Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	-	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (max £6,250)	6,250.00	
	f Partnership Debt Interest	6,954,484.35	
	f Partnership Swap payment	7,242,671.94	
	g Partnership Debt Principal	3,062,082.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	80,000.00	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	127,396.68	
	l Alteration Adjustment Rent	-	
	m Substitution Adjustment Rent	-	
	n Credited to Subordinated Loan Reserve Ledger	-	
	o Payments to the Subordinated Loan Facility Provider	-	
	p Partnership Distribution Account	-	
	Totals	17,530,253.09	17,530,253.09

8. Issuer Transaction Account 70728789

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	ENTRY DETAILS		
09-Feb-11	From Close	17,364.00	Cr
13-Apr-11	Credit interest	0.00	Cr
13-Apr-11	Swaps Receipts	17,259,244.95	Cr
13-Apr-11	Expenses	28,140.00	Dr
13-Apr-11	Swap Pays	17,259,244.94	Dr
13-Apr-11	Partnership Debt	10,045,456.35	Cr
13-Apr-11	SFM Fee	0.00	Dr
13-Apr-11	Notes	10,016,566.36	Dr
13-Apr-11	Issuer Profit	750.00	Dr
13-Apr-11	Issuer Fees		
	Closing Balance	17,364.00	Cr

9. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-11	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		7,242,671.95
	b Amounts due to Issuer in respect of Partnership Loan		10,045,456.35
	c Any amount due to Issuer under Issuer Swap Agreement		10,016,573.00
	d Interest Received by Issuer on Transaction Account		-
	e Eligible Investment Earnings		-
	Issuer Pre-Enforcement Priority of Payments		
	a Bond Trustee Fee	-	
	a Issuer Security Trustee Fee	-	
	b Issuer Operating Expenses	28,140.00	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	-	
	c Paying Agent Fee	-	
	c Account Bank Fee	-	
	c Cash Manager Fee	-	
	d Bond Interest	6,954,484.36	
	d Bond Principal	3,062,082.00	
	d Issuer Swap Provider	7,242,671.94	
	d Partnership Swap payment	10,016,573.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	-	
	Totals	27,304,701.30	27,304,701.30

10. Yardley Rent Account 70729168

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
		-	Cr
	Closing Balance	0.00	Cr

9. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
Moody's	A3
Standard and Poor's	A-
Fitch	A-sf
Offered Date	09 February 2011
Expected Maturity	13 October 2040
Issue Amount	£685,100,000
ISIN code	XS0588909878
Interest Rate	5.8006%
Current Factor	1.0000000000000000
Next Factor	0.998543006938286

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