



## 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 April 2015 to July 2015

IPD 18

Report Date	08-Jul-15
Loan Interest Payment Date	10-Jul-15
Calculation Date	08-Jul-15
Interest Payment Date	13-Jul-15

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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		5,000.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	Initial Deposit on Closing Date	5,000.00	Cr
23-Jun-15	Rent	8,455,812.06	Cr
10-Jul-15	To Partnership Transaction Account	8,455,812.06	Dr
	Closing Balance	5,000.00	Cr

**2. Partnership VAT Account 70728703**

Opening Balance		1,905,681.89 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
15-Apr-15	SAVILLS (UK) LIMITED	2,885.95	Cr
15-Apr-15	SAVILLS (UK) LIMITED	12,272.90	Cr
29-Apr-15	HMRC	1,796,283.52	Dr
09-Jun-15	SAVILLS (UK) LIMITED	2,093.20	Cr
09-Jun-15	SAVILLS (UK) LIMITED	10,417.53	Cr
22-Jun-15	TESCO STORES	1,819,324.22	Cr
26-Jun-15	SAVILLS (UK) LIMITED	19,791.29	Cr
03-Jul-15	SAVILLS (UK) LIMITED	5,720.33	Cr
10-Jul-15	Transfer to Partnership Transaction Account	87,067.95	Dr
	Closing Balance	1,894,835.84	Cr

**3. Partnership Transaction Account 70728711**

Opening Balance		205,862.02 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Jul-15	Credit Interest	1,367.56	Cr
10-Jul-15	Transfer from Rent	8,455,812.06	Cr
10-Jul-15	Trustee Fee	1,500.00	Dr
10-Jul-15	Ongoing Fee	14,593.27	Dr
10-Jul-15	Expenses	10,795.14	Dr
10-Jul-15	Partnership Swap payment	1,111,233.95	Cr
10-Jul-15	Partnership Debt	10,277,163.94	Dr
10-Jul-15	Yardley Rent Account	906,714.83	Cr
10-Jul-15	Transfer from Partnership VAT Account	87,067.95	Cr
10-Jul-15	Property Pool Manager Fee	234,646.43	Dr
	Closing Balance	229,359.59	Cr

**4. Yardley Reserve Account 70729192**

Opening Balance		261,631.04 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-15	Credit Interest	97.84	Cr
	Closing Balance	261,728.88	Cr

**5. General Partner Corporation Tax Reserve Account 70728770**

Opening Balance		309,503.95 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-15	Credit Interest	115.74	Cr
Closing Balance		309,619.69	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		
Opening Balance	205,865.66	Cr
10-Jul-15	7,141.86	Cr
10-Jul-15	16,355.71	Cr

Balance 229,363.23

**7. Partnership Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jul-15	<b>Partnership Available Funds</b>		
	a Rental Income		8,455,812.06
	b Funds from Yardley Accounts		906,714.83
	c Funds from Issuer under Partnership Swaps		10,016,573.00
	d From Partnership VAT Account		87,067.95
	e From Partnership Disposal Proceeds Account		0.00
	f From Partnership Insurance Proceeds Account		0.00
	g Interest received by the Partnership Accounts and Rent Account		1,367.56
	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		-
	<b>Partnership Pre-Enforcement Priority of Payments</b>		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	8,843.27	
	c Partnership Operating Expenses excluding GP UK Tax	10,795.14	
	d Partnership Operator Fee	-	
	d Property Advisor Fee (Annual 30K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	-	
	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)	5,000.00	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (max £6,250 indexed annually)	7,141.86	
	f Partnership Debt Interest	9,821,881.94	
	f Partnership Swap payment	8,905,339.05	
	g Partnership Debt Principal	455,282.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee	234,646.43	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	16,355.71	
	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	-	
	<b>Totals</b>	<b>19,467,535.40</b>	<b>19,467,535.40</b>

**8. Issuer Transaction Account 70728789**

Opening Balance		25,464.27 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-15	Interest	130.79	Cr
01-Jun-15	Interest	3.26	Cr
01-Jul-15	Interest	3.16	Cr
13-Jul-15	Swaps Receipts	18,921,912.05	Cr
13-Jul-15	Swap Pays	18,921,912.05	Dr
13-Jul-15	Partnership Debt	10,297,797.07	Cr
13-Jul-15	Expenses	20,633.36	Dr
13-Jul-15	Notes	10,277,163.71	Dr
13-Jul-15	Issuer Profit	750.00	Cr
Closing Balance		26,351.48	

**9. Issuer Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jul-15	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		8,905,339.05
	b Amounts due to Issuer in respect of Partnership Loan		10,298,547.07
	c Any amount due to Issuer under Issuer Swap Agreement		10,016,573.00
	d Interest Received by Issuer on Transaction Account		137.21
	e Eligible Investment Earnings		0.00
	<b>Issuer Pre-Enforcement Priority of Payments</b>		
	a Bond Trustee Fee	1,200.00	
	a Issuer Security Trustee Fee	1,500.00	
	b Issuer Operating Expenses	12,933.36	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	0.00	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	750.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	9,834,804.71	
	d Bond Principal	442,359.00	
	d Issuer Swap Provider	8,905,339.05	
	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	137.21	
	<b>Totals</b>	29,220,596.33	29,220,596.33

**10. Yardley Rent Account 70729168**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
15-Apr-15	SAVILLS (UK) LIMITED	14,429.75	Cr
15-Apr-15	SAVILLS (UK) LIMITED	61,364.50	Cr
09-Jun-15	SAVILLS (UK) LIMITED	10,465.99	Cr
09-Jun-15	SAVILLS (UK) LIMITED	52,087.67	Cr
22-Jun-15	TESCO STORES	640,808.80	Cr
26-Jun-15	SAVILLS (UK) LIMITED	98,956.45	Cr
03-Jul-15	SAVILLS (UK) LIMITED	28,601.67	Cr
10-Jul-15	To Partnership Transaction Account	906,714.83	Dr
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	0.988616410742957
Next Factor	0.987951862501825

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