



## 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 January 2017 to April 2017

Report Date	13-Apr-17
Loan Interest Payment Date	10-Apr-17
Calculation Date	06-Apr-17
Interest Payment Date	13-Apr-17

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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**

Opening Balance		5,000.00	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
23-Mar-17	Rent	8,699,274.29	Cr
10-Apr-17	To Partnership Transaction Account	8,699,274.29	Dr
	Closing Balance	<u>5,000.00</u>	Cr

**2. Partnership VAT Account**

Opening Balance		2,190,616.52	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Jan-17	SAVILLS (UK) LIMITED	6,121.61	Cr
13-Jan-17	SAVILLS (UK) LIMITED	1,194.54	Cr
27-Jan-17	SAVILLS (UK) LIMITED	613.44	Cr
31-Jan-17	HMRC	1,863,173.93	Dr
06-Feb-17	SAVILLS (UK) LIMITED	7,588.80	Cr
10-Feb-17	SAVILLS (UK) LIMITED	614.00	Cr
17-Feb-17	SAVILLS (UK) LIMITED	375.00	Cr
24-Feb-17	SAVILLS (UK) LIMITED	450.00	Cr
06-Mar-17	SAVILLS (UK) LIMITED	5,674.41	Cr
13-Mar-17	SAVILLS (UK) LIMITED	801.64	Cr
13-Mar-17	SAVILLS (UK) LIMITED	1,788.47	Cr
24-Mar-17	Tesco Stores	1,871,710.17	Cr
24-Mar-17	SAVILLS (UK) LIMITED	8,381.15	Cr
31-Mar-17	SAVILLS (UK) LIMITED	17,717.10	Cr
07-Apr-17	SAVILLS (UK) LIMITED	5,251.31	Cr
	Closing Balance	<u>2,255,724.23</u>	Cr

**3. Partnership Transaction Account**

Opening Balance		445,706.64	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jan-17	Credit Interest	-	Cr
10-Apr-17	Transfer from Rent	8,699,274.29	Cr
10-Apr-17	Trustee Fee	1,500.00	Dr
10-Apr-17	Ongoing Fee	64,523.00	Dr
10-Apr-17	Expenses	13,259.83	Dr
10-Apr-17	Partnership Swap payment	854,815.63	Cr
10-Apr-17	Partnership Debt	10,303,224.14	Dr
10-Apr-17	Yardley Rent Account	912,941.37	Cr
10-Apr-17	Property Pool Manager Fee	84,524.31	Dr
	Closing Balance	<u>445,706.64</u>	Cr

**4. Yardley Reserve Account**

Opening Balance		262,152.93	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Apr-17	Expense Payment	3,600.00	Dr
	Closing Balance	<u>258,552.93</u>	Cr

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

	Opening Balance	310,121.34	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance	310,121.34	Cr

**6. General Partner VAT Transaction Account**

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

**Expense Reserve Ledger - Max GBP 500,000.00**

	Opening Balance	467,376.09	CR
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance	467,376.09	Cr

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Apr-17	<b>Partnership Available Funds</b>		
	a Rental Income		8,699,274.29
	b Funds from Yardley Accounts		912,941.37
	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		-
	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)	50,700.00	
	c Partnership Operating Expenses excluding GP UK Tax	10,135.00	
	d Partnership Operator Fee	857.63	
	d Property Advisor Fee (Annual 30K)	-	
	d Nominees Corporate Services Provider Fee	2,267.20	
	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)	13,073.00	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (max £6,250 indexed annually)	-	
	f Partnership Debt Interest	9,773,606.14	
	f Partnership Swap payment	9,161,757.37	
	g Partnership Debt Principal	529,618.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee	84,524.31	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	0.00	
	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>19,628,788.66</b>	<b>19,628,788.66</b>

### 8. Issuer Transaction Account

Opening Balance		31,323.12	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
10-Apr-17	Issuer Swap	854,815.63	Cr
13-Jan-17	Partnership Swap	854,815.63	Dr
13-Jan-17	Partnership Debt	10,303,224.14	Cr
13-Jan-17	Ongoing Fee (minus issuer profit portion)	63,773.00	Cr
13-Jan-17	Expenses	63,773.00	Dr
13-Jan-17	Notes	10,303,224.14	Dr
13-Apr-17	Issuer Profit	750.00	Cr
	<b>Closing Balance</b>	<b>32,073.12</b>	<b>Cr</b>

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-17	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		9,161,757.37
	b Amounts due to Issuer in respect of Partnership Loan		10,367,747.14
	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		-
	<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	48,000.00	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	8,073.00	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	750.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	9,773,606.14	
	d Bond Principal	529,618.00	
	d Issuer Swap Provider	9,161,757.37	
	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	-	
	<b>Totals</b>	<b>29,546,077.51</b>	<b>29,546,077.51</b>

### 10. Yardley Rent Account

Opening Balance		0.00	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Jan-17	SAVILLS (UK) LIMITED	5,972.70	Cr
20-Jan-17	SAVILLS (UK) LIMITED	670.00	Cr
27-Jan-17	SAVILLS (UK) LIMITED	670.00	Cr
27-Jan-17	SAVILLS (UK) LIMITED	3,067.16	Cr
06-Feb-17	SAVILLS (UK) LIMITED	37,944.04	Cr
10-Feb-17	SAVILLS (UK) LIMITED	3,069.97	Cr
17-Feb-17	SAVILLS (UK) LIMITED	1,966.88	Cr
24-Feb-17	SAVILLS (UK) LIMITED	2,250.00	Cr
06-Mar-17	SAVILLS (UK) LIMITED	28,372.11	Cr
13-Mar-17	SAVILLS (UK) LIMITED	4,008.21	Cr
13-Mar-17	SAVILLS (UK) LIMITED	8,942.35	Cr
23-Mar-17	Tesco Stores	659,260.10	Cr
24-Mar-17	SAVILLS (UK) LIMITED	41,905.77	Cr
31-Mar-17	SAVILLS (UK) LIMITED	88,585.50	Cr
07-Apr-17	SAVILLS (UK) LIMITED	26,256.58	Cr
10-Apr-17	To Partnership Transaction Account	912,941.37	Dr
	<b>Closing Balance</b>	<b>0.00</b>	<b>Cr</b>

## 9. Bond Information

Listing Irish Stock Exchange

Original Rating

Moody's	Ba1
Standard and Poor's	BB+
Fitch	BB+

Offered Date	09 February 2011
Expected Maturity	13 October 2040

Issue Amount	£685,100,000
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ISIN code	XS0588909878
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Interest Rate	5.8006%
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Current Factor	0.983757235440082
Next Factor	0.982984183330901

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