

Tesco Property Finance 4 plc

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

Issuer and Partnership Quarterly Report

Report Date	08-Jan-19
Loan Interest Payment Date	14-Jan-19
Calculation Date	08-Jan-19
Interest Payment Date	14-Jan-19

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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

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	-	CR
14-Dec-18	Rent	9,350,746.25	CR
14-Jan-19	To Partnership Transaction Account	9,350,746.25	DR
	Closing Balance	<u>-</u>	CR

2. Partnership VAT Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	1,996,987.53	CR
12-Oct-18	SAVILLS (UK) LIMITED	7,502.31	CR
19-Oct-18	SAVILLS (UK) LIMITED	5,537.45	CR
29-Oct-18	HMRC	1,944,777.99	DR
12-Nov-18	SAVILLS (UK) LIMITED	9,342.40	CR
28-Nov-18	HMRC	46,776.60	DR
30-Nov-18	SAVILLS (UK) LIMITED	3,975.51	CR
13-Dec-18	SAVILLS (UK) LIMITED	5,982.27	CR
14-Dec-18	TSL AP ELECTRONIC	2,011,875.23	CR
17-Dec-18	HMRC	421.29	DR
28-Dec-18	SAVILLS (UK) LIMITED	3,193.33	CR
10-Oct-18	Transfer to Partnership account	-	DR
	Closing Balance	<u>2,052,420.15</u>	

3. Partnership Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	500,000.00	CR
07-Jan-19	Credit Interest	5,347.35	CR
14-Jan-19	Transfer from Rent	9,350,746.25	CR
10-Oct-18	Transfer from VAT	-	CR
14-Jan-19	Trustee Fee	1,500.00	DR
14-Jan-19	Ongoing Fee	8,450.00	DR
14-Jan-19	Expenses	52,498.54	DR
14-Jan-19	Partnership Debt Principal	168,723.36	CR
14-Jan-19	Partnership Debt	10,303,224.16	DR
14-Jan-19	Yardley Rent Account	886,899.20	CR
14-Jan-19	Property Pool Manager Fee	1,979.09	DR
14-Jan-19	Partnership distribution account	44,064.37	DR
	Closing Balance	<u>500,000.00</u>	CR

4. Yardley Reserve Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	287,132.32	CR
07/01/2019	Credit Interest	286.35	
	Closing Balance	<u>287,418.67</u>	CR

5. General Partner Corporation Tax Reserve Account

Opening Balance		310,697.35 CR	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07/01/2019	Credit Interest	309.85	CR
Closing Balance		<u>311,007.20</u>	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		500,000.00 CR	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
Closing Balance		500,000.00	CR

7. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Jan-19	Partnership Available Funds		
	a Rental Income		9,350,746.25
	b Funds from Yardley Accounts		886,899.20
	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		5,347.35
	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		-
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	2,700.00 51,445.50	
	c Partnership Operating Expenses excluding GP UK Tax	1,053.04	
	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 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)	-	
	f Partnership Debt Interest	9,717,448.16	
	f Partnership Swap payment	9,847,849.64	
	g Partnership Debt Principal	585,776.00	
	h Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee	1,979.09	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	-	
	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	44,064.37	
	Totals	20,259,565.80	20,259,565.80

8. Issuer Transaction Account

Opening Balance		36,054.96	CR
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Nov-18	Credit Interest	39.42	CR
03-Dec-18	Credit Interest	12.66	CR
02-Jan-19	Credit Interest	11.87	CR
08-Jan-19	Issuer Swap	168,723.36	CR
14-Jan-19	Partnership Swap	168,723.36	DR
14-Jan-19	Partnership Debt	10,303,224.16	CR
14-Jan-19	Ongoing Fee (minus issuer profit portion)	7,700.00	CR
14-Jan-19	Expenses	7,700.00	DR
14-Jan-19	Notes	10,303,224.17	DR
14-Jan-19	Issuer Profit	750.00	CR
	Closing Balance	36,868.90	CR

9. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Jan-19			
	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		9,847,849.64
	b Amounts due to Issuer in respect of Partnership Loan		10,311,674.16
	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	1,200.00	
	a Issuer Security Trustee Fee	1,500.00	
	b Issuer Operating Expenses	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	-	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	750.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	9,717,448.17	
	d Bond Principal	585,776.00	
	d Issuer Swap Provider	9,847,849.64	
	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	30,176,096.81	30,176,096.80

10. Yardley Rent Account

Opening Balance		0.00 CR	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
12-Oct-18	SAVILLS (UK) LIMITED	37,511.57	CR
19-Oct-18	SAVILLS (UK) LIMITED	27,687.26	CR
12-Nov-18	SAVILLS (UK) LIMITED	47,315.07	CR
30-Nov-18	SAVILLS (UK) LIMITED	19,877.45	CR
13-Dec-18	SAVILLS (UK) LIMITED	29,911.37	CR
14-Dec-18	TSL AP ELECTRONIC	708,629.81	CR
28-Dec-18	SAVILLS (UK) LIMITED	15,966.67	CR
14-Jan-19	To Partnership Transaction Account	886,899.20	DR
	Closing Balance	0.00	CR

9. Bond Information

Listing	Irish Stock Exchange	
<u>Original Rating</u>		
Moody's		
Standard and Poor's	BB+	
Fitch	BB+	
Offered Date	09 February 2011	
Expected Maturity	13 October 2040	
Issue Amount	£685,100,000	
ISIN code	XS0588909878	
Interest Rate	5.8006%	14/01/2019
Current Factor	0.978947483579040	
Next Factor	0.978104683987739	

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