

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-Apr-19
Loan Interest Payment Date	10-Apr-19
Calculation Date	08-Apr-19
Interest Payment Date	15-Apr-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
21-Mar-19	Rent	9,350,746.25	CR
10-Apr-19	To Partnership Transaction Account	9,350,746.25	DR
	Closing Balance	-	CR

2. Partnership VAT Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	2,052,420.15	CR
09-Jan-19	SAVILLS (UK) LIMITED	18,637.29	CR
14-Jan-19	SAVILLS (UK) LIMITED	2,803.80	CR
18-Jan-19	SAVILLS (UK) LIMITED	3,005.67	CR
25-Jan-19	HMRC	2,032,638.85	DR
01-Feb-19	SAVILLS (UK) LIMITED	3,485.90	CR
08-Feb-19	SAVILLS (UK) LIMITED	5,302.33	CR
15-Feb-19	SAVILLS (UK) LIMITED	4,196.84	CR
21-Feb-19	SAVILLS (UK) LIMITED	562.33	CR
25-Feb-19	HMRC	9,551.77	DR
01-Mar-19	SAVILLS (UK) LIMITED	1,904.66	CR
14-Mar-19	SAVILLS (UK) LIMITED	6,230.94	CR
21-Mar-19	SAVILLS (UK) LIMITED	225.00	CR
21-Mar-19	TSL	2,011,875.23	CR
22-Mar-19	HMRC	4,138.77	DR
29-Mar-19	SAVILLS (UK) LIMITED	14,925.70	CR
10-Oct-18	Transfer to Partnership account	-	DR
	Closing Balance	2,079,246.45	

3. Partnership Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	500,000.00	CR
08-Apr-19	Credit Interest	4,897.05	CR
10-Apr-19	Transfer from Rent	9,350,746.25	CR
10-Apr-19	Trustee Fee	1,500.00	DR
10-Apr-19	Ongoing Fee	77,750.72	DR
10-Apr-19	Expenses	74,879.97	DR
10-Apr-19	Partnership Swap	168,723.36	CR
10-Apr-19	Partnership Debt	10,303,223.52	DR
10-Apr-19	Yardley Rent Account	1,015,661.81	CR
10-Apr-19	Partnership distribution account	82,674.26	DR
	Closing Balance	500,000.00	CR

4. Yardley Reserve Account

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	287,418.67	CR
		-	
	Closing Balance	287,418.67	CR

5. General Partner Corporation Tax Reserve Account

Opening Balance		310,697.35 CR	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance	<u>310,697.35</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 (£)
10-Apr-19	Partnership Available Funds		
	a Rental Income		9,350,746.25
	b Funds from Yardley Accounts		1,015,661.81
	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		4,897.05
	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)	72,000.72 73,960.65	
	c Partnership Operating Expenses excluding GP UK Tax	919.32	
	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	9,708,953.52	
	f Partnership Swap payment	9,847,849.64	
	g Partnership Debt Principal	594,270.00	
	h Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee	-	
	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	82,674.26	
	Totals	20,387,878.11	20,387,878.11

8. Issuer Transaction Account

Opening Balance		36,869.63	CR
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Feb-19	Credit Interest	19.42	CR
01-Mar-19	Credit Interest	11.32	CR
01-Apr-19	Credit Interest	12.39	CR
08-Apr-19	Issuer Swap	168,723.36	CR
15-Apr-19	Partnership Swap	168,723.36	DR
15-Apr-19	Partnership Debt	10,303,223.52	CR
15-Apr-19	Ongoing Fee (minus issuer profit portion)	77,000.72	CR
15-Apr-19	Expenses	77,000.72	DR
15-Apr-19	Notes	10,303,223.54	DR
15-Apr-19	Issuer Profit	750.00	CR
	Closing Balance	37,662.74	CR

9. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
15-Apr-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		10,380,974.24
	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	69,300.72	
	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	9,708,953.54	
	d Bond Principal	594,270.00	
	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	30,245,396.90	30,245,396.88

10. Yardley Rent Account

Opening Balance		0.00 CR	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Jan-19	SAVILLS (UK) LIMITED	93,186.50	CR
14-Jan-19	SAVILLS (UK) LIMITED	14,045.70	CR
18-Jan-19	SAVILLS (UK) LIMITED	15,028.37	CR
01-Feb-19	SAVILLS (UK) LIMITED	18,032.46	CR
08-Feb-19	SAVILLS (UK) LIMITED	26,511.62	CR
15-Feb-19	SAVILLS (UK) LIMITED	20,984.23	CR
21-Feb-19	SAVILLS (UK) LIMITED	2,811.66	CR
01-Mar-19	SAVILLS (UK) LIMITED	9,523.27	CR
14-Mar-19	SAVILLS (UK) LIMITED	31,154.70	CR
21-Mar-19	SAVILLS (UK) LIMITED	1,125.00	CR
21-Mar-19	Tesco Stores	708,629.81	CR
29-Mar-19	SAVILLS (UK) LIMITED	74,628.49	CR
10-Apr-19	To Partnership Transaction Account	1,015,661.81	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%
Current Factor	0.976382240548825
Next Factor	0.975502240548825

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