



## 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 2013 to July 2013

### IPD 10

Report Date	10-Oct-13
Loan Interest Payment Date	10-Oct-13
Calculation Date	08-Oct-13
Interest Payment Date	14-Oct-13

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
25-Sep-13	Rent	7,995,184.14	Cr
10-Oct-13	To Partnership Transaction Account	7,995,184.14	Dr
	Closing Balance	<u>5,000.00</u>	Cr

**2. Partnership VAT Account 70728703**

Opening Balance		2,078,362.42 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
27-Jul-13	Savills Payment	7,901.56	Dr
29-Jul-13	HMRC Payment	1,756,321.82	Dr
16-Aug-13	Savills Payment	3,895.22	Cr
16-Aug-13	Savills Payment	5,250.80	Cr
20-Aug-13	Spen Hill	140,000.00	Dr
03-Sep-13	HMRC Payment	16,962.53	Cr
12-Sep-13	Savills Payment	108.00	Cr
12-Sep-13	Savills Payment	8,557.03	Cr
19-Sep-13	Savills Payment	41.68	Cr
19-Sep-13	Savills Payment	5,051.89	Cr
24-Sep-13	Savills Payment	22,908.01	Dr
25-Sep-13	Tesco Stores	1,720,217.03	Cr
01-Oct-13	HMRC Payment	1,736.14	Cr
03-Oct-13	Savills Payment	29,196.08	Cr
	Closing Balance	<u>1,942,247.43</u>	Cr

**3. Partnership Transaction Account 70728711**

Opening Balance		128,069.50 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
08-Oct-13	Credit Interest	1,528.10	Cr
10-Oct-13	Property Pool Manager Fee (April Reserved)		Cr
10-Oct-13	Transfer from Rent	7,995,184.14	Cr
10-Oct-13	Trustee Fee	1,500.00	Dr
10-Oct-13	Ongoing Fee	12,290.00	Dr
10-Oct-13	Expenses	39,645.00	Dr
10-Oct-13	Partnership Swap payment	1,596,349.69	Cr
10-Oct-13	Partnership Debt	10,277,163.56	Dr
10-Oct-13	Property Pool Manager Fee	238,066.12	Dr
10-Oct-13	Yardley Rent Account	861,201.50	Cr
10-Oct-13	To Navona Distribution	0.00	Dr
	Closing Balance	<u>13,668.25</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
07-Oct-13	Interest	443.67	Cr
	Closing Balance	<u>261,043.67</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
07-Oct	Interest	514.11	Cr
Closing Balance		<u>308,809.11</u>	Cr

**6. General Partner VAT Transaction Account 70728762**

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

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

	Date	
	10-Oct-13	13,668.25 Cr
	Balance	<u>13,668.25</u>

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Oct-13			
	<b>Partnership Available Funds</b>		
	a Rental Income		7,995,184.14
	b Funds from Yardley Accounts		861,201.50
	c Funds from Issuer under Partnership Swaps		9,980,077.08
	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		1,528.10
	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		128,069.50
	<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)	6,540.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	30,645.00	
	d Property Advisor Fee (Annual 30K)	-	
	d Nominees Corporate Services Provider Fee	3,000.00	
	d Nominees Holdco Corporate Services Provider Fee	1,500.00	
	d PL Propco Corporate Services Provider Fees	4,500.00	
	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)	6,752.81	
	f Partnership Debt Interest	9,865,529.56	
	f Partnership Swap payment	8,383,727.39	
	g Partnership Debt Principal	411,634.00	
	h Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	238,066.12	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	6,915.44	
	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	0.00	
	<b>Totals</b>	<b>18,966,060.32</b>	<b>18,966,060.32</b>

**8. Issuer Transaction Account 70728789**

Opening Balance		19,138.72 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-13	Interest	214.59	Cr
02-Sep-13	Interest	2.54	Cr
01-Oct-13	Interest	2.31	Cr
14-Oct-13	Swaps Receipts	18,363,804.48	Cr
14-Oct-13	Swap Pays	18,363,804.47	Dr
14-Oct-13	Partnership Debt	10,288,703.56	Cr
14-Oct-13	Expenses	11,540.00	Dr
14-Oct-13	Notes	10,277,163.56	Dr
14-Oct-13	Issuer Profit	750.00	Cr
Closing Balance		20,108.17	

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Oct-13			
	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		8,383,727.40
	b Amounts due to Issuer in respect of Partnership Loan		10,289,453.56
	c Any amount due to Issuer under Issuer Swap Agreement		9,980,077.08
	d Interest Received by Issuer on Transaction Account		219.44
	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	3,840.00	
	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	9,865,529.56	
	d Bond Principal	411,634.00	
	d Issuer Swap Provider	8,383,727.39	
	d Partnership Swap payment	9,980,077.08	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	219.44	
	<b>Totals</b>	<b>28,653,477.48</b>	<b>28,653,477.48</b>

**10. Yardley Rent Account 70729168**

Opening Balance		52,114.98 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
16-Aug-13	Savills Payment	19,476.10	Cr
16-Aug-13	Savills Payment	26,253.98	Cr
12-Sep-13	Savills Payment	540.00	Cr
12-Sep-13	Savills Payment	42,785.17	Cr
19-Sep-13	Savills Payment	208.32	Cr
19-Sep-13	Savills Payment	25,259.46	Cr
25-Sep-13	Tesco Stores	605,900.93	Cr
03-Oct-13	Savills Payment	145,980.34	Cr
10-Oct-13	Yardley Rent	861,201.50	Dr
Closing Balance		57,317.78	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	0.993009738724274
Next Factor	0.992408900890381

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