



## 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 October 2012 to January 2013

IPD 7

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

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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		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	Initial Deposit on Closing Date	5,000.00	Cr
20-Dec-12	Rent	7,995,184.14	Cr
10-Jan-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		2,140,759.84 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Oct-12	HMRC Payment	1,672,622.27	Dr
06-Nov-12	Savills Payment	1,715.00	Cr
06-Dec-12	Savills Payment	1,012.00	Cr
18-Dec-12	Savills Payment	1,936.85	Cr
20-Dec-12	Tesco Stores	1,716,801.84	Cr
21-Dec-12	Savills Payment	885.55	Cr
31-Dec-12	Savills Payment	13,478.95	Cr
02-Jan-13	Savills Payment	8,418.87	Cr
Closing Balance		<u>2,212,386.63</u>	Cr

**3. Partnership Transaction Account 70728711**

Opening Balance		184,789.43 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Oct-12	HMRC	970.00	Dr
21-Nov-12	Ongoing Fee Correction (October)	23,010.52	Dr
21-Nov-12	Ongoing Fee Correction (October)	54,210.52	Cr
21-Nov-12	PWC Invoice Correction (October)	31,200.00	Dr
07-Jan-13	Credit Interest	867.37	Cr
10-Jan-13	Property Pool Manager Fee (April Reserved)	0.00	Cr
10-Jan-13	Transfer from Rent	7,995,184.14	Cr
10-Jan-13	Trustee Fee	1,500.00	Dr
10-Jan-13	Ongoing Fee	14,141.68	Dr
10-Jan-13	Expenses	40,602.67	Dr
10-Jan-13	Partnership Swap payment	1,596,350.00	Cr
10-Jan-13	Partnership Debt	10,016,563.31	Dr
10-Jan-13	Property Pool Manager Fee	53,808.22	Dr
10-Jan-13	Yardley Rent Account	588,825.00	Cr
10-Jan-13	To Navona Distribution	0.00	Dr
Closing Balance		<u>238,430.07</u>	Cr

**4. Yardley Reserve Account 70729192**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
09-Feb-11	From Closing Interest	260,600.00	Cr
		151.02	Cr
Closing Balance		<u>260,751.02</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 Interest	308,295.00	Cr
		167.91	Cr
Closing Balance		<u>308,462.91</u>	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  
10-Jan-13                      237,457.79 Cr

Balance                                      237,457.79

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-13	<b>Partnership Available Funds</b>		
	a Rental Income		7,995,184.14
	b Funds from Yardley Accounts		588,825.00
	c Funds from Issuer under Partnership Swaps		9,421,694.90
	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		867.37
	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		182,847.15
	<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)	8,391.68	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	31,602.67	
	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	9,879,205.31	
	f Partnership Swap payment	7,825,344.90	
	g Partnership Debt Principal	137,358.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	53,808.22	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	230,704.97	
	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>18,189,418.56</b>	<b>18,189,418.56</b>

**8. Issuer Transaction Account 70728789**

Opening Balance		17,221.32 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Nov-12	Interest	41.35	Cr
21-Nov-12	Ongoing Fee Correction (October)	54,210.52	Dr
21-Nov-12	Ongoing Fee Correction (October)	23,010.52	Cr
21-Nov-12	PWC Invoice Correction (October)	31,200.00	Cr
03-Dec-12	Interest	0.13	Dr
02-Jan-13	Interest	0.92	Cr
14-Jan-13	Swaps Receipts	17,247,039.81	Cr
14-Jan-13	Swap Pays	17,247,039.80	Dr
14-Jan-13	Partnership Debt	10,029,954.99	Cr
14-Jan-13	Expenses	13,391.68	Dr
14-Jan-13	Notes	10,016,563.32	Dr
14-Jan-13	Issuer Profit	750.00	Cr
Closing Balance		18,013.46	Cr

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Jan-13			
	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		7,825,344.91
	b Amounts due to Issuer in respect of Partnership Loan		10,030,704.99
	c Any amount due to Issuer under Issuer Swap Agreement		9,421,694.90
	d Interest Received by Issuer on Transaction Account		42.14
	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	5,691.68	
	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	9,879,205.32	
	d Bond Principal	137,358.00	
	d Issuer Swap Provider	7,825,344.90	
	d Partnership Swap payment	9,421,694.90	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	42.14	
	<b>Totals</b>	<b>27,277,786.94</b>	<b>27,277,786.94</b>

**10. Yardley Rent Account 70729168**

Opening Balance		99,083.89 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Nov-12	Savills Payment	8,575.00	Cr
06-Dec-12	Savills Payment	5,060.00	Cr
18-Dec-12	Savills Payment	9,684.25	Cr
20-Dec-12	Yardley Rent	588,825.00	Cr
31-Dec-12	Savills Payment	67,394.72	Cr
02-Jan-13	Savills Payment	42,094.35	Cr
07-Jan-13	Credit Interest	61.21	Cr
10-Jan-13	Yardley Rent	588,825.00	Dr
10-Jan-13	Transfer to PTA	231,953.42	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	0.994386264778864
Next Factor	0.994185771420231

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