

Tesco Property Finance 5 Plc  
35 Great St. Helen's  
London  
EC3A 6AP

7 March 2018

For the attention of the holders of the Bonds: XS0735866583

To whom it may concern,

As stated in the Cushman & Wakefield valuation dated 31st January 2018 and subject to the reservations stated therein, the market value of the long leasehold interests in the properties as at 31st January 2018 is:

**£483,960,000**

Yours faithfully,



Per pro Intertrust Directors 1 Limited  
As Director  
Tesco Property Finance 5 Plc