



Tesco Property Finance 5 plc

£ 450,500,000 Secured 5.6611 per cent. Bonds due 13 October 2041

Issuer and Partnership Quarterly Report for the period covering October 2018 to January 2019

IPD 26

Report Date	08-Jan-19
Loan Interest Payment Date	10-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 5 plc, The Tesco Sarum Limited Partnership, Tesco Sarum (Nominee 1) Limited, Tesco Sarum (Nominee 2) Limited and Tesco Sarum (GP) Limited.

1. Partnership Rent Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	27,064.60	Cr
14-Dec-18	Rent	6,844,290.02	Cr
10-Jan-19	To Partnership Transaction Account	6,844,290.02	Dr
Closing Balance		27,064.60	Cr

2. Partnership Disposal Proceeds Account**3. Partnership Insurance Proceeds Account****4. Partnership VAT Account**

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	1,323,100.99	Cr
29-Oct-18	VAT Payment	1,322,702.51	Dr
14-Dec-18	VAT Funding	1,368,858.01	Cr
Closing Balance		1,369,256.49	Cr

5. Partnership Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	500,000.00	Cr
10-Jan-19	Additional Funds Due to Partnership Distribution A/c	62,826.40	Cr
10-Jan-19	Transfer to the Partnership Distribution A/c	211,784.58	Dr
10-Jan-19	Transfer from General Partner VAT Transaction Account	0.00	Cr
10-Jan-19	Credit Interest	5,020.80	Cr
10-Jan-19	Transfer from Rent A/c	6,844,290.02	Cr
10-Jan-19	Trustee Fee	1,500.00	Dr
10-Jan-19	Ongoing Fee	8,450.00	Dr
10-Jan-19	Expenses	919.31	Dr
10-Jan-19	Partnership Swap Payment	144,823.33	Dr
10-Jan-19	Partnership Debt	6,544,660.00	Dr
10-Jan-19	Spen Hill	0.00	Dr
Closing Balance		500,000.00	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Ledger Receipts to date	500,000.00	Cr
Closing Balance		500,000.00	Cr

6. Woolwich Development Reserve Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	8,053.67	Cr
Closing Balance		8,053.67	Cr

7. General Partner Corporation Tax Reserve Account

	Opening Balance	0.00	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	0.00	Cr

8. General Partner VAT Transaction Account

	Opening Balance	50,068.87	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	50,068.87	Cr

9. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-19	Partnership Available Funds		
	a Rental Income		6,844,290.02
	b Funds from Issuer under Partnership Swaps		6,544,660.00
	c From Partnership VAT Account		-
	d From Partnership Disposal Proceeds Account		-
	e From Partnership Insurance Proceeds Account		-
	f Interest received by the Partnership Accounts and Rent Account		5,020.80
	g Eligible Investment Earnings by Partnership		-
	h Advance under Partnership Expenses Facility		-
	i Net proceeds of a CPO Disposal or a Mortgage Property		-
	j From 3rd anniversary of Closing, funds from Subordinated Loan Reserve Ledger		-
	k Net proceeds of a disposal of a Mortgage Property		-
	l Any other sums standing to the credit of the Partnership Transaction Ac		62,826.40
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer		
	b (Ongoing Partnership Facility Fee)	2,700.00	
	c Partnership Operating Expenses excluding GP UK Tax	919.31	
	d Partnership Operator Fee	-	
	d Property Advisor Fee (Annual 40K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	-	
	d Nominees Side Letter payments	-	
	d Nominees Holdco Side Letter payments	-	
	d Account Bank Fee	-	
	d Cash Manager Fee	-	
	d Woolwich 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)	-	
	f Partnership Debt Interest	6,272,259.21	
	f Partnership Swap payment	6,689,483.33	
	g Partnership Debt Principal	272,400.79	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	-	
	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	211,784.58	
	Totals	13,456,797.22	13,456,797.22

10. Issuer Transaction Account

	Opening Balance	41,109.88	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-19	Credit Interest	81.30	Cr
10-Jan-19	Additional Net Payments from Prior Payment Date	-	Dr
10-Jan-19	Swaps Receipts	-144,823.33	Cr
10-Jan-19	Swap Pays	-144,823.33	Dr
10-Jan-19	Partnership Debt	6,552,360.00	Cr
14-Jan-19	Expenses	7,700.00	Dr
14-Jan-19	Notes	6,544,601.78	Dr
14-Jan-19	Issuer Profit	750.00	Cr
	Closing Balance	41,999.40	

11. 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		6,689,483.33
	b Amounts due to Issuer in respect of Partnership Loan		6,553,110.00
	c Any amount due to Issuer under Issuer Swap Agreement		6,544,660.00
	d Interest Received by Issuer on Transaction Account		81.30
	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	6,272,200.99	
	d Bond Principal	272,400.79	
	d Issuer Swap Provider	6,689,483.33	
	d Partnership Swap payment	6,544,660.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	139.52	
	Totals	19,787,334.63	19,787,334.63

12. Bond Information

Listing Irish Stock Exchange

Original Rating

Moody's Ba1
Standard and Poor's BB+

Offered Date 31 January 2012
Expected Maturity 14 October 2041

Issue Amount IPD 26

ISIN code XS0735866583

Interest Rate 5.6611%

Current Factor 0.984933202819090
Next Factor 0.984345298268591

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