



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 January 2019 to April 2019

IPD 26

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 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-Apr-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	1,369,256.49	Cr
25-Jan-19	VAT Payment	1,347,365.15	Dr
21-Mar-19	VAT Funding	1,368,858.01	Cr
	Closing Balance	1,390,749.35	Cr

5. Partnership Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	500,000.00	Cr
10-Apr-19	Additional Funds Due to Partnership Distribution A/c	0.00	Cr
10-Apr-19	Transfer to the Partnership Distribution A/c	0.00	Dr
10-Apr-19	Transfer from General Partner VAT Transaction Account	0.00	Cr
10-Apr-19	Credit Interest	2,876.86	Cr
10-Apr-19	Transfer from Rent A/c	6,844,290.02	Cr
10-Apr-19	Trustee Fee	1,500.00	Dr
10-Apr-19	Ongoing Fee	58,541.35	Dr
10-Apr-19	Expenses	34,988.52	Dr
10-Apr-19	Partnership Swap Payment	144,823.33	Dr
10-Apr-19	Partnership Debt	6,544,660.00	Dr
10-Apr-19	Spem Hill	120,605.00	Dr
01-Sep-18	Credit Interest	-	Cr
	Closing Balance	442,048.68	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Ledger Receipts to date	500,000.00	Cr
	Debits to the Ledger	57,951.32	Dr
	Closing Balance	442,048.68	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
10-Apr-19	Credit Interest	141.70	Cr
	Closing Balance	50,210.57	Cr

9. 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		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		2,876.86
	g) Eligible Investment Earnings by Partnership		-
	h) Advance under Partnership Expenses Facility		57,951.32
	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		-
	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)	52,791.35	
	c) Partnership Operating Expenses excluding GP UK Tax	919.32	
	d) Partnership Operator Fee	34,069.20	
	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	6,268,403.99	
	f) Partnership Swap payment	6,689,483.33	
	g) Partnership Debt Principal	276,256.01	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i) Property Pool Manager Fee (reserved)	120,605.00	
	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	-	
	Totals	13,449,778.20	13,449,778.20

10. Issuer Transaction Account

	Opening Balance	42,808.22	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Apr-19	Credit Interest	42.43	Cr
10-Apr-19	Additional Net Payments from Prior Payment Date	-	Dr
10-Apr-19	Swaps Receipts	-144,823.33	Cr
10-Apr-19	Swap Pays	-144,823.33	Dr
10-Apr-19	Partnership Debt	6,602,451.35	Cr
15-Apr-19	Expenses	57,791.35	Dr
15-Apr-19	Notes	6,544,601.78	Dr
15-Apr-19	Issuer Profit	750.00	Cr
	Closing Balance	43,658.87	

11. 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		6,689,483.33
	b) Amounts due to Issuer in respect of Partnership Loan		6,603,201.35
	c) Any amount due to Issuer under Issuer Swap Agreement		6,544,660.00
	d) Interest Received by Issuer on Transaction Account		42.43
	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	50,091.35	
	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	6,268,345.77	
	d) Bond Principal	276,256.01	
	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	100.65	
	Totals	19,837,387.11	19,837,387.11

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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