



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 July 2017 to October 2017

IPD 23

Report Date	06-Oct-17
Loan Interest Payment Date	10-Oct-17
Calculation Date	06-Oct-17
Interest Payment Date	13-Oct-17

Contents of the Report:

- 1 **Partnership Rent Account**
- 2 **Partnership Disposal Proceeds Account**
- 3 **Partnership Insurance Proceeds Account**
- 4 **Partnership VAT Account**
- 5 **Partnership Transaction Account**
- 6 **Woolwich Development Reserve Account**
- 7 **General Partner Corporation Tax Reserve Account**
- 8 **General Partner VAT Transaction Account**
- 9 **Partnership Pre-Enforcement Priority of Payments**
- 10 **Issuer Transaction Account**
- 11 **Issuer Pre-Enforcement Priority of Payments**
- 12 **Bond Information**

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
28-Sep-17	Rent	6,367,408.48	Cr
10-Oct-17	To Partnership Transaction Account	6,367,408.48	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	1,344,082.65	Cr
01-Aug-17	VAT Payment	1,253,735.12	Dr
28-Sep-17	VAT Funding	1,273,490.72	Cr
	Closing Balance	1,363,838.25	Cr

5. Partnership Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	500,000.00	Cr
10-Oct-17	Transfer to the Partnership Distribution A/c	4,013.69	Dr
10-Oct-17	Transfer from Rent A/c	6,367,408.48	Cr
10-Oct-17	Trustee Fee	1,500.00	Dr
10-Oct-17	Ongoing Fee	15,683.82	Dr
10-Oct-17	Expenses	3,375.83	Dr
10-Oct-17	Partnership Swap Receipt	321,227.94	Cr
10-Oct-17	Partnership Debt	6,544,660.00	Dr
10-Oct-17	Spen Hill	119,403.08	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	50,031.44	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	50,031.44	Cr

9. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Oct-17	Partnership Available Funds		
	a Rental Income		6,367,408.48
	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		-
	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		-
	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)	3,297.40	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	857.63	
	d Property Advisor Fee (Annual 40K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	2,518.20	
	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)	11,636.42	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (max £6,250)	-	
	f Partnership Debt Interest	6,290,743.17	
	f Partnership Swap payment	6,223,432.06	
	g Partnership Debt Principal	253,916.83	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	119,403.08	
	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	4,013.69	
	Totals	12,912,068.48	12,912,068.48

10. Issuer Transaction Account

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Opening Balance	37,699.28	Cr
10-Oct-17	Swaps Receipts	321,227.94	Cr
10-Oct-17	Swap Pays	321,227.94	Dr
10-Oct-17	Partnership Debt	6,559,593.82	Cr
13-Oct-17	Expenses	14,933.82	Dr
13-Oct-17	Notes	6,544,601.77	Dr
10-Oct-17	Issuer Profit	750.00	Cr
	Closing Balance	38,507.51	

11. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Oct-17	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		6,223,432.06
	b Amounts due to Issuer in respect of Partnership Loan		6,560,343.82
	c Any amount due to Issuer under Issuer Swap Agreement		6,544,660.00
	d Interest Received by Issuer on Transaction Account		-
	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	597.40	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	6,636.42	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	750.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	6,290,684.94	
	d Bond Principal	253,916.83	
	d Issuer Swap Provider	6,223,432.06	
	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	58.23	
	Totals	19,328,435.88	19,328,435.88

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 23

ISIN code XS0735866583

Interest Rate 5.6611%

Current Factor 0.986648146703663
Next Factor 0.986084513340733

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