

Tesco Property Finance 6 Plc  
1 Bartholomew Lane  
London  
EC2N 2AX

29<sup>rd</sup> April 2021

For the attention of the holders of the Bonds: XS0883200262

To whom it may concern,

As stated in the Cushman & Wakefield valuation dated 31st January 2021 and subject to the reservations stated therein, the market value of the long leasehold interests in the properties as at 31st January 2021 is:

**£475,360,000**



Yours faithfully,  
Per pro Intertrust Directors 1 Limited  
As Director  
Authorised Signatory for  
Tesco Property Finance 4 Plc