



Tesco Property Finance 3 plc

£ 958,450,000 Secured 5.744 per cent. Bonds due 13 April 2040

Issuer and Partnership Quarterly Report for the period covering January 2011 to April 2011

IPD 2

Report Date	07-Apr-11
Loan Interest Payment Date	11-Apr-11
Calculation Date	07-Apr-11
Interest Payment Date	13-Apr-11

Contents of the Report:

- 1 Partnership Rent Account
- 2 Partnership VAT Account
- 3 Partnership Transaction Account
- 4 General Partner Corporation Tax Reserve Account
- 5 General Partner VAT Transaction Account
- 6 Partnership Pre-Enforcement Priority of Payments
- 7 Issuer Transaction Account
- 8 Issuer Pre-Enforcement Priority of Payments
- 9 Bond Information

Prepared by HSBC Bank plc acting as Cash Manager for and on behalf of Tesco Property Finance 3 plc, The Tesco Passaic Limited Partnership, Tesco Passaic (Nominee 1) Limited, Tesco Passaic (Nominee 2) Limited and Tesco Passaic (GP) Limited.

1. Partnership Rent Account 70295444

Opening Balance		0.03 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-10	Initial Deposit on Closing Date	5,000.00	Cr
24-Mar-11	Rent	12,183,580.00	Cr
11-Apr-11	To Partnership Transaction Account	12,183,580.00	Dr
Closing Balance		<u>5,000.03</u>	Cr

2. Partnership VAT Account 70295460

Opening Balance		2,132,126.53 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
27-Jan-11	VAT Funding	2,132,126.53	Dr
23-Mar-11	VAT Payment	2,436,716.00	Cr
Closing Balance		<u>2,436,716.00</u>	Cr

3. Partnership Transaction Account 70295452

Opening Balance		591,349.04 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
11-Apr-11	Property Pool Manager Fee	393,600.00	Dr
11-Apr-11	Transfer from Rent	12,183,580.00	Cr
11-Apr-11	Trustee Fee	2,000.00	Dr
11-Apr-11	Ongoing Fee	13,315.00	Dr
11-Apr-11	Expenses	21,669.72	Dr
11-Apr-11	Partnership Swap payment	2,509,003.10	Cr
11-Apr-11	Partnership Debt	14,456,591.93	Dr
11-Apr-11	Transfer to General	0.00	Dr
Closing Balance		<u>396,755.49</u>	Cr

4. General Partner Corporation Tax Reserve Account 70295487

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
Closing Balance		<u>0.00</u>	Cr

5. General Partner VAT Transaction Account 70298993

Opening Balance		11,326.50 Cr
DATE	ENTRY DETAILS	AMOUNT (£) CR/DR
01-Mar-11		831.25 Cr
Closing Balance		12,157.75 Cr

Expense Reserve Ledger - Max GBP 500,000.00

Date
11-Apr-11 398,138.78 Cr

Balance 398,138.78

6. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
11-Apr-11	Partnership Available Funds		
	a Rental Income		12,183,580.00
	b Funds from Issuer under Partnership Swaps		14,456,632.00
	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		1,383.29
	g Eligible Investment Earnings by Partnership		-
	h Advance under Committed Subordinated Loan Agreement		-
	i Net proceeds of a CPO Disposal or a Mortgage Property		-
	j Net proceeds of a disposal of a Mortgage Property		-
	k Any other sums standing to the credit of the Partnership Transaction Ac		273,599.04
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	2,000.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	7,565.00	
	c Partnership Operating Expenses excluding GP UK Tax	8,169.72	
	d Partnership Operator Fee	4,500.00	
	d Property Advisor Fee (Annual 25 K Jan)	-	
	d Nominees Corporate Services Provider Fee	4,500.00	
	d Nominees Holdco Corporate Services Provider Fee	-	
	d PL Propco Corporate Services Provider Fees	4,500.00	
	d Nominees Side Letter payments	-	
	d Nominees Holdco Side Letter payments	-	
	d Account Bank Fee	-	
	d Cash Manager Fee	-	
	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)	6,250.00	
	f Partnership Debt Interest	13,753,386.93	
	f Partnership Swap payment	11,947,628.90	
	g Partnership Debt Principal	703,205.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Partnership Swap Termination Amount	-	
	j Property Pool Manager Fee	75,850.00	
	k Partnership Expenses Ledger payment	391,888.78	
	l Alteration Adjustment Rent	-	
	m Committed Subordinated Loan payment	-	
	n Partnership Distribution Account	-	
	Totals	26,915,194.33	26,915,194.33

7. Issuer Transaction Account 70295495

Opening Balance		18,998.18 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Apr-11	Credit interest	185.44	Cr
13-Apr-11	Issuer Profit	750.00	Cr
13-Apr-11	Swaps Receipts	2,509,003.10	Cr
13-Apr-11	Partnership Debt	14,456,591.93	Cr
13-Apr-11	Swap Pays	2,509,003.10	Dr
13-Apr-11	Ongoing Fee	13,315.00	Cr
13-Apr-11	HSBC Fee	7,700.00	Dr
13-Apr-11	SFM Fee	4,865.00	Dr
13-Apr-11	Issuer Fees	0.00	Dr
13-Apr-11	Notes	14,456,591.93	Dr
Closing Balance		20,683.62	Cr

8. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-11	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		11,947,628.90
	b Amounts due to Issuer in respect of Partnership Loan		14,469,906.93
	c Any amount due to Issuer under Issuer Swap Agreement		14,456,632.00
	d Interest Received by Issuer on Transaction Account		185.44
	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	4,865.00	
	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	13,753,386.93	
	d Bond Principal	703,205.00	
	d Issuer Swap Provider	11,947,628.90	
	d Partnership Swap payment	14,456,632.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	185.44	
	Totals	40,874,353.27	40,874,353.27

9. Bond Information

Listing Irish Stock Exchange

Original Rating

Moody's A3
Standard and Poor's A-
Fitch A-

Offered Date 07 July 2010
Expected Maturity 13 April 2040

Issue Amount £958,450,000

ISIN code XS0512401976

Interest Rate 5.744% p.a.

Current Factor 1.0000000000000000
Next Factor 0.998543006938286

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