



## Tesco Property Finance 6 plc

£ 493,400,000 Secured 5.4111 per cent. Bonds due 13 July 2044

Issuer and Partnership Quarterly Report for the period covering October 2014 to January 2015

### IPD 8

Report Date	08-Jan-15
Loan Interest Payment Date	12-Jan-15
Calculation Date	08-Jan-15
Interest Payment Date	13-Jan-15

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Prepared by HSBC Bank plc acting as Cash Manager for and on behalf of Tesco Property Finance 6 plc, The Tesco Dorney Limited Partnership, Tesco Dorney (Nominee 1) Limited, Tesco Dorney (Nominee 2) Limited and Tesco Dorney (GP) Limited.

**1. Partnership Rent Account 73763809**

Opening Balance		6,026.35 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Nov-14	Credit Interest	203.34	CR
01-Dec-14	Credit Interest	0.72	CR
22-Dec-14	Tesco Rent	4,650,576.53	CR
30-Dec-14	Tesco Rent	201,142.49	CR
30-Dec-14	Tesco Rent	931,066.32	CR
02-Jan-15	Credit Interest	205.90	CR
10-Jul-14	To Partnership Transaction Account	5,782,785.34	DR
Closing Balance		6,436.31	Cr

**2. Partnership Disposal Proceeds Account****3. Partnership Insurance Proceeds Account****4. Partnership VAT Account 73763511**

Opening Balance		1,146,824.22 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Oct-14	HMRC	1,095,142.96	Dr
22-Dec-14	Tesco	930,115.33	Cr
30-Dec-14	Tesco	40,228.50	Cr
30-Dec-14	Tesco	186,213.26	Cr
Closing Balance		1,208,238.35	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		586,060.24 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Nov-14	HMRC Shipley	3,423.00	Dr
07-Jul-14	Credit Interest	404.89	Cr
12-Jan-15	Transfer from Rent	5,782,785.34	Cr
12-Jan-15	Trustee Fee	1,500.00	Dr
12-Jan-15	Ongoing Fee	18,481.00	Dr
12-Jan-15	Partnership Swap payment	1,315,953.92	Cr
12-Jan-15	Partnership Debt	6,960,508.95	Dr
12-Jan-15	Spen Hill	15,153.30	Dr
Closing Balance		686,138.14	Cr

**Expense Reserve Ledger - Max GBP 500,000.00**

	Date		
	12-Jan-15	500,000.00	Cr
	Balance	500,000.00	

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		5,752,018.17 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Nov-14	Credit Interest	780.07	Cr
01-Dec-14	Credit Interest	661.97	Cr
02-Jan-15	Credit Interest	756.62	Cr
Closing Balance		5,754,216.83	Cr

7. Sunderland Development Reserve Account 73763782			
Opening Balance		596,218.43 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Nov-14	Credit Interest	80.86	Cr
01-Dec-14	Credit Interest	68.61	Cr
02-Jan-15	Credit Interest	78.43	Cr
	Closing Balance	596,446.33	Cr

8. West Bromwich Development Reserve Account 73763774			
		1,659,132.49 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03/11/2014	Credit Interest	225.01	Cr
01/12/2014	Credit Interest	190.94	Cr
02/01/2015	Credit Interest	218.24	Cr
	Closing Balance	1,659,766.68	Cr

9. General Partner Corporation Tax Reserve Account 73763597			
		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance	0.00	

10. General Partner Vat Transaction Account 73763589			
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR

**11. Partnership Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
12-Jan-15	<b>Partnership Available Funds</b>		
	a Rental Income		5,782,785.34
	b Funds from Issuer under Partnership Swaps		5,771,234.00
	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		404.89
	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		66,479.16
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	<b>Partnership Pre-Enforcement Priority of Payments</b>		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	12,481.00	
	c Partnership Operating Expenses excluding GP UK Tax	2,288.62	
	d Partnership Operator Fee	4,200.00	
	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	-	
	d Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	5,250.00	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,673,433.95	
	f Partnership Swap payment	4,455,280.08	
	g Partnership Debt Principal	287,075.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	15,153.30	
	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	163,491.44	
	<b>Totals</b>	<b>11,620,903.39</b>	<b>11,620,903.39</b>

**12. Issuer Transaction Account 73771516**

Opening Balance		18,379.14 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Nov-14	Credit interest	86.02	Cr
01-Dec-14	Credit interest	2.12	Cr
02-Jan-15	Credit interest	2.43	Cr
13-Jan-15	Swaps Receipts	10,226,514.08	Cr
13-Jan-15	Swap Pays	10,226,514.08	Dr
13-Jan-15	Partnership Debt	6,978,989.95	Cr
13-Jan-15	Expenses	17,731.00	Dr
13-Jan-15	Notes	6,960,508.95	Dr
Closing Balance		19,219.71	Cr

**13. Issuer Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jan-15			
	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,455,280.08
	b Amounts due to Issuer in respect of Partnership Loan		6,978,989.95
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		90.57
	e Eligible Investment Earnings		-
	<b>Issuer Pre-Enforcement Priority of Payments</b>		
	a Bond Trustee Fee	1,200.00	
	a Issuer Security Trustee Fee	1,500.00	
	b Issuer Operating Expenses	9,781.00	
	Tax	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	-	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	1,000.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	6,673,433.95	
	d Bond Principal	287,075.00	
	d Issuer Swap Provider	4,455,280.08	
	d Partnership Swap payment	5,771,234.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	90.57	
	<b>Totals</b>	<b>17,205,594.60</b>	<b>17,205,594.60</b>

## 12. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
Moody's	Baa1
Standard and Poor's	A-
Fitch	A-sf
Offered Date	13 February 2013
Expected Maturity	13 July 2044
Issue Amount	£493,400,000
ISIN code	XS0883200262
Interest Rate	5.4111%
Current Factor	1.0000000000000000
Next Factor	#N/A

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