



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 April 2013 to July 2013

IPD 2

Report Date	09-Jul-13
Loan Interest Payment Date	10-Jul-13
Calculation Date	08-Jul-13
Interest Payment Date	15-Jul-13

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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		4,077.06 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
30-Apr-13	REVERSAL	356,708.00	Dr
30-Apr-13	REERSAL	356,708.00	Cr
01-May-13	Credit Interest	79.66	Cr
09-May-13	Tax Refund	0.05	Cr
09-May-13	Tax Refund	19.22	Cr
03-Jun-13	Credit Interest	0.57	Cr
19-Jun-13	Tesco Rent	3,993,987.39	Cr
01-Jul-13	Credit Interest	154.95	Cr
10-Jul-13	To Partnership Transaction Account	3,993,987.39	Dr
Closing Balance		4,331.51	Cr

2. Partnership Disposal Proceeds Account

3. Partnership Insurance Proceeds Account

4. Partnership VAT Account 73763511

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	VAT Funding	181,365.15	Cr
10-Apr-13	Vat on Rent (From Rent Account)	356,708.00	Cr
30-Apr-13	Reversal (Vat on rent)	356,708.00	Dr
24-May-13	HMRC	13,251.79	Dr
19-Jun-13	Tesco	683,395.53	Cr
09-Jul-13	Tesco	115,401.94	Cr
Closing Balance		966,910.83	Cr

5. Partnership Transaction Account 73763538

Opening Balance		5,796,816.38 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
08-Jul-12	Credit Interest	1,868.43	Cr
10-Jul-13	Transfer from Rent	3,993,987.39	Cr
10-Jul-13	Trustee Fee	1,500.00	Dr
10-Jul-13	Ongoing Fee	46,276.76	Dr
10-Jul-13	Expenses	20,700.00	Dr
10-Jul-13	Partnership Swap payment	0.00	Cr
10-Jul-13	Partnership Debt	6,674,591.85	Dr
10-Jul-13	Spenc Hill	0.00	Dr
Closing Balance		3,049,603.59	Cr

Expense Reserve Ledger - Max GBP 500,000.00

	Date		
	10-Jul-13	23,386.41	Cr
	Balance	23,386.41	

6. Gateshead Development Reserve Account 73763790

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	From Closing	31,377,265.11	Cr
01-Mar-13	Credit Interest	2,063.16	Cr
01-Apr-13	Credit Interest	3,997.64	Cr
01-May-13	Credit Interest	3,869.18	Cr
03-Jun-13	Spenc Hill - Gateshead	5,400,851.00	Dr
03-Jun-13	Credit Interest	4,256.62	Cr
01-Jul-13	Credit Interest	2,990.70	Cr
Closing Balance		25,993,591.41	Cr

7. Sunderland Development Reserve Account 73763782

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	From Closing	1,595,506.91	Cr
01-Mar-13	Credit Interest	104.91	Cr
01-Apr-13	Credit Interest	203.28	Cr
01-May-13	Credit Interest	196.74	Cr
03-Jun-13	Spen Hill - Sunderland	33,633.50	Dr
03-Jun-13	Credit Interest	216.45	Cr
01-Jul-13	Credit Interest	179.81	Cr
	Closing Balance	1,562,774.60	Cr

8. West Bromwich Development Reserve Account 73763774

Opening Balance		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13/02/13	From closing	28,162,023.59	Cr
01/03/13	Credit Interest	1,851.75	Cr
01/04/13	Credit Interest	3,588.00	Cr
01/05/13	Credit Interest	3,472.70	Cr
03/06/13	Tesco	6,188,169.97	Dr
03/06/13	Credit Interest	3,820.44	Cr
01/07/13	Credit Interest	2,529.96	Cr
	Closing Balance	21,989,116.47	Cr

9. General Partner Corporation Tax Reserve Account 73763597

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance		

10. General Partner Vat Transaction Account 73763511

Opening Balance		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13/02/13	From closing	181,365.15	Cr
10/04/13	Transfer	356,708.00	Cr
30/04/13	Reversal Trasfer	356,708.00	Dr
24/05/13	HMRC	13,251.79	Dr
19/06/13	Tesco	683,395.53	Cr
09/07/13	TEsco	115,401.94	Cr
	Closing Balance	966,910.83	

11. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jul-13	Partnership Available Funds		
	a Rental Income		3,993,987.39
	b Funds from Issuer under Partnership Swaps		-
	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		1,868.43
	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 Expense Reserve Ledger		26,143.44
	Interest Reserve Ledger		2,812,455.76
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	40,276.76	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	20,700.00	
	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)	6,250.00	
	f Partnership Debt Interest	6,674,591.85	
	f Partnership Swap payment	-	
	g Partnership Debt Principal	-	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	h	-	
	i Property Pool Manager Fee (reserved)	68,000.00	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	17,136.41	
	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	6,834,455.02	6,834,455.02

12. Issuer Transaction Account 73771516

Opening Balance		13,200.77	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-13	Credit interest	93.87	Cr
01-Jun-13	Credit interest	1.80	Cr
01-Jul-13	Credit interest	1.53	Cr
15-Jul-13	Swaps Receipts	0.00	Cr
15-Jul-13	Swap Pays	0.00	Dr
15-Jul-13	Partnership Debt	6,720,868.61	Cr
15-Jul-13	Expenses	45,526.76	Dr
15-Jul-13	Notes	6,674,591.85	Dr
	Closing Balance	14,047.97	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
15-Jul-13			
	Issuer Available Funds		
	a) Funds due to Issuer under Partnership Swap Agreement		-
	b) Amounts due to Issuer in respect of Partnership Loan		6,720,868.61
	c) Any amount due to Issuer under Issuer Swap Agreement		-
	d) Interest Received by Issuer on Transaction Account		97.20
	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	37,576.76	
	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	6,674,591.85	
	d) Bond Principal	-	
	d) Issuer Swap Provider	-	
	d) Partnership Swap payment	-	
	e) Issuer Profit	750.00	
	f) Swap Subordinated Amounts	-	
	g) Issuer Partnership Swap Termination Amount	-	
	h) Issuer Transaction Account	97.20	
	Totals	6,720,965.81	6,720,965.81

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	1.0000000000000000

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