



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 July 2014 to October 2014

IPD 7

Report Date	08-Oct-14
Loan Interest Payment Date	10-Oct-14
Calculation Date	08-Oct-14
Interest Payment Date	13-Oct-14

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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		5,685.17 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-14	Credit Interest	204.69	CR
01-Sep-14	Credit Interest	0.75	CR
24-Sep-14	Tesco Rent	4,466,702.26	CR
25-Sep-14	Tesco Rent	99,683.17	CR
25-Sep-14	Tesco Rent	909,329.36	CR
01-Oct-14	Credit Interest	135.74	CR
10-Jul-14	To Partnership Transaction Account	5,475,714.79	DR
Closing Balance		6,026.35	Cr

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

Opening Balance		1,120,725.89 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Jul-14	HMRC	1,069,044.62	Dr
24-Sep-14	Tesco	893,340.45	Cr
25-Sep-14	Tesco	19,936.63	Cr
25-Sep-14	Tesco	181,865.87	Cr
Closing Balance		1,146,824.22	Cr

5. Partnership Transaction Account 73763538

Opening Balance		523,053.42 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-14	Credit Interest	406.07	Cr
10-Oct-14	Transfer from Rent	5,475,714.79	Cr
10-Oct-14	Trustee Fee	1,500.00	Dr
10-Oct-14	Ongoing Fee	17,868.00	Dr
10-Oct-14	Expenses	8,040.00	Dr
10-Oct-14	Partnership Swap payment	1,419,968.24	Cr
10-Oct-14	Partnership Debt	6,760,185.85	Dr
10-Oct-14	Spem Hill	174,450.55	Dr
Closing Balance		457,098.12	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Date		
	10-Oct-14	6,437.50	Cr
	Balance	6,437.50	

6. Gateshead Development Reserve Account 73763790

Opening Balance		8,805,069.37 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
17-Jul-14	Berwin Leighton Aisner LLP Client	1,831,164.00	Dr
01-Aug-14	Credit Interest	1,008.86	Cr
21-Aug-14	Spem Hill Regeneration Ltd	1,224,438.36	Dr
01-Sep-14	Credit Interest	833.23	Cr
01-Oct-14	Credit Interest	709.07	Cr
Closing Balance		5,752,018.17	Cr

7. Sunderland Development Reserve Account 73763782

Opening Balance		1,565,120.38	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-14	Credit Interest	199.39	Cr
21-Aug-14	Spen Hill Regeneation Ltd	969,330.44	Dr
01-Sep-14	Credit Interest	155.60	Cr
01-Oct-14	Credit Interest	73.50	Cr
	Closing Balance	596,218.43	Cr

8. West Bromwich Development Reserve Account 73763774

Opening Balance		4,570,042.60	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
08/07/2014	Berwin Leighton Aisner	2,911,621.00	Dr
01/08/2014	Credit Interest	295.04	Cr
01/09/2014	Credit Interest	211.32	Cr
01/10/2014	Credit Interest	204.53	Cr
	Closing Balance	1,659,132.49	Cr

9. General Partner Corporation Tax Reserve Account 73763597

Opening Balance		-	
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 (£)
10-Oct-14	Partnership Available Funds		
	a Rental Income		5,475,714.79
	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		406.07
	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 #		-
	Partnership Expense Reserve Ledger		72,392.80
	Interest Reserve Ledger		-
	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)	11,868.00	
	c Partnership Operating Expenses excluding GP UK Tax	3,840.00	
	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)	6,437.50	
	f Partnership Debt Interest	6,674,591.85	
	f Partnership Swap payment	4,351,265.76	
	g Partnership Debt Principal	85,594.00	
	g Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	174,450.55	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	0.00	
	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	11,319,747.66	11,319,747.66

12. Issuer Transaction Account 73771516			
Opening Balance		17,512.03 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-14	Credit interest	112.70	Cr
01-Sep-14	Credit interest	2.24	Cr
01-Oct-14	Credit interest	2.17	Cr
13-Oct-14	Swaps Receipts	10,122,499.76	Cr
13-Oct-14	Swap Pays	10,122,499.76	Dr
13-Oct-14	Partnership Debt	6,778,053.85	Cr
13-Oct-14	Expenses	17,118.00	Dr
13-Oct-14	Notes	6,760,185.85	Dr
Closing Balance		18,379.14	Cr

13. Issuer Pre-Enforcement Priority of Payments			
Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Oct-14			
	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,351,265.76
	b Amounts due to Issuer in respect of Partnership Loan		6,778,053.85
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		117.11
	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	9,168.00	
	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	6,674,591.85	
	d Bond Principal	85,594.00	
	d Issuer Swap Provider	4,351,265.76	
	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	117.11	
	Totals	16,900,670.72	16,900,670.72

12. Bond Information

Listing Irish Stock Exchange

Original Rating

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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