



## 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 2016 to July 2016

IPD 14

Report Date	07-Jul-16
Loan Interest Payment Date	11-Jul-16
Calculation Date	07-Jul-16
Interest Payment Date	13-Jul-16

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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		8,469.60 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-May-16	Credit Interest	218.48	Cr
01-Jun-16	Credit Interest	1.07	Cr
22-Jun-16	Tesco Rent	5,392,373.23	Cr
28-Jun-16	Tesco Rent	1,560,461.43	Cr
01-Jul-16	Credit Interest	197.59	Cr
11-Jul-16	To Partnership Transaction Account	6,952,834.66	Dr
Closing Balance		8,886.74	Cr

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

Opening Balance		1,263,785.16 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
11-Apr-16	Tesco	264,171.94	Cr
29-Apr-16	HMRC	1,320,496.20	Dr
22-Jun-16	Tesco	1,078,474.67	Cr
Closing Balance		1,285,935.57	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		84,035.83 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
11-May-16	HMRC Shipley	44,743.00	Dr
06-Jul-16	Credit Interest	280.14	Cr
11-Jul-16	Transfer from Rent	6,952,834.66	Cr
11-Jul-16	Trustee Fee	1,500.00	Dr
11-Jul-16	Ongoing Fee	15,420.00	Dr
11-Jul-16	Expenses	26,028.00	Dr
11-Jul-16	Partnership Swap payment	1,146,805.90	Cr
11-Jul-16	Partnership Debt	7,700,058.08	Dr
Closing Balance		396,207.45	Cr

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

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Date		
	12-Jan-15	500,000.00	Cr
	10-Apr-15	148,278.74	Dr
	10-Jul-15	104,041.36	Cr
	12-Oct-15	158,510.11	Dr
	11-Jan-16	49,515.54	Cr
	11-Apr-16	262,732.20	Dr
	11-Jul-16	312,171.62	Cr
Closing Balance		396,207.47	Cr

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		4,728,911.63 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-May-16	Credit Interest	602.45	Cr
01-Jun-16	Credit Interest	583.09	Cr
01-Jul-16	Credit Interest	583.16	Cr
Closing Balance		4,730,680.33	Cr

**7. Sunderland Development Reserve Account 73763782**

Opening Balance		597,562.56 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-May-16	Credit Interest	76.13	Cr
01-Jun-16	Credit Interest	73.68	Cr
01-Jul-16	Credit Interest	73.69	Cr
Closing Balance		597,786.06	Cr

**8. West Bromwich Development Reserve Account 73763774**

Opening Balance		1,506,089.60 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-May-16	Credit Interest	191.87	Cr
01-Jun-16	Credit Interest	185.71	Cr
01-Jul-16	Credit Interest	185.73	Cr
Closing Balance		1,506,652.91	Cr

**9. General Partner Corporation Tax Reserve Account 73763597**

**10. General Partner Vat Transaction Account 73763589**

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
11-Jul-16	<b>Partnership Available Funds</b>		
	a Rental Income		6,952,834.66
	b Funds from Issuer under Partnership Swaps		5,650,626.00
	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		280.14
	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		-
	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)	9,420.00	
	c Partnership Operating Expenses excluding GP UK Tax	70,771.00	
	d Partnership Operator Fee	-	
	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)	6,829.54	
	f Partnership Debt Interest	6,605,103.08	
	f Partnership Swap payment	4,503,820.10	
	g Partnership Debt Principal	1,094,955.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	-	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	305,342.08	
	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	12,603,740.80	12,603,740.80

**12. Issuer Transaction Account 73771516**

Opening Balance		23,311.83 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-May-16	Credit interest	67.04	Cr
01-Jun-16	Credit interest	2.88	Cr
01-Jul-16	Credit interest	2.88	Cr
13-Jul-16	Swaps Receipts	10,154,446.10	Cr
13-Jul-16	Swap Pays	10,154,446.10	Dr
13-Jul-16	Partnership Debt	7,715,478.08	Cr
13-Jul-16	Expenses	14,670.00	Dr
13-Jul-16	Notes	7,700,058.08	Dr
Closing Balance		24,134.63	Cr

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jul-16	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,503,820.10
	b Amounts due to Issuer in respect of Partnership Loan		7,715,478.08
	c Any amount due to Issuer under Issuer Swap Agreement		5,650,626.00
	d Interest Received by Issuer on Transaction Account		72.80
	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	6,720.00	
	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	6,605,103.08	
	d Bond Principal	1,094,955.00	
	d Issuer Swap Provider	4,503,820.10	
	d Partnership Swap payment	5,650,626.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	72.80	
	Totals	17,869,996.98	17,869,996.98

## 12. Bond Information

Listing Irish Stock Exchange

### Original Rating

Moody's	Ba1
Standard and Poor's	BB+
Fitch	BB+
Offered Date	13 February 2013
Expected Maturity	13 July 2044
Issue Amount	£493,400,000
ISIN code	XS0883200262
Interest Rate	5.4111%
Current Factor	0.989589061613296
Next Factor	0.987369858127280

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