



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 2016 to January 2017

IPD 16

Report Date	06-Jan-17
Loan Interest Payment Date	10-Jan-17
Calculation Date	06-Jan-17
Interest Payment Date	13-Jan-17

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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

Opening Balance		9,173.72	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
22-Dec-16	Tesco Rent	5,410,853.83	Cr
23-Dec-16	Tesco Rent	1,311,677.62	Cr
10-Jan-17	To Partnership Transaction Account	6,722,531.45	Dr
Closing Balance		9,173.72	Cr

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

Opening Balance		1,060,204.68	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Oct-16	HMRC	1,316,487.21	Dr
31-Oct-16	Tesco Dorney Limited Partnership	256,282.53	Cr
22-Dec-16	Tesco	969,793.01	Cr
23-Dec-16	Tesco	262,335.52	Cr
Closing Balance		1,232,128.53	Cr

5. Partnership Transaction Account

Opening Balance		499,999.98	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Oct-16	Tesco Dorney Limited Partnership VAT	256,282.53	Dr
04-Nov-16	HMRC Shipley	40,321.00	Dr
10-Jan-17	Transfer from Rent	6,722,531.45	Cr
10-Jan-17	Trustee Fee	1,500.00	Dr
10-Jan-17	Ongoing Fee	47,331.14	Dr
10-Jan-17	Expenses	10,961.50	Dr
10-Jan-17	Partnership Swap payment	1,162,850.55	Cr
10-Jan-17	Partnership Debt	7,647,991.22	Dr
Closing Balance		380,994.59	Cr

Expense Reserve Ledger - Max GBP 500,000.00

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-17	Ledger Receipts to date	500,000.00	Cr
		119,005.39	Dr
Closing Balance		380,994.61	Cr

6. Gateshead Development Reserve Account

Opening Balance		4,731,341.34	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
Closing Balance		4,731,341.34	Cr

7. Sunderland Development Reserve Account

Opening Balance		597,869.59 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	597,869.59	Cr

8. West Bromwich Development Reserve Account

Opening Balance		1,506,863.43 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	1,506,863.43	Cr

9. General Partner Corporation Tax Reserve Account

10. General Partner Vat Transaction Account

11. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-17	Partnership Available Funds		
	a Rental Income		6,722,531.45
	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		-
	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		119,005.39
	Partnership Expense Reserve Ledger		-
	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)	34,808.03	
	c Partnership Operating Expenses excluding GP UK Tax	302,934.53	
	d Partnership Operator Fee	4,630.50	
	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 Woolwich Cash Manager Fee	-	
	d Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	11,773.11	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,576,654.22	
	f Partnership Swap payment	4,487,775.45	
	g Partnership Debt Principal	1,071,337.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	h Fee)		
	i Property Pool Manager Fee (reserved)	-	
	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	-	
	Totals	12,492,162.84	12,492,162.84

12. Issuer Transaction Account

Opening Balance		24,951.38	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
13-Jan-17	Swaps Receipts	10,138,401.45	Cr
13-Jan-17	Swap Pays	10,138,401.45	Dr
13-Jan-17	Partnership Debt	7,695,322.36	Cr
13-Jan-17	Expenses	46,581.14	Dr
13-Jan-17	Notes	7,647,991.22	Dr
Closing Balance		25,701.38	

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jan-17	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,487,775.45
	b Amounts due to Issuer in respect of Partnership Loan		7,695,322.36
	c Any amount due to Issuer under Issuer Swap Agreement		5,650,626.00
	d Interest Received by Issuer on Transaction Account		-
	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	32,108.03	
	Tax	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	6,523.11	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	1,000.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	6,576,654.22	
	d Bond Principal	1,071,337.00	
	d Issuer Swap Provider	4,487,775.45	
	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	-	
	Totals	17,833,723.81	17,833,723.81

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	0.985326799756790
Next Factor	0.983155464126469

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