



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 February 2018 to April 2018

IPD 20

Report Date	13-Apr-18
Loan Interest Payment Date	10-Apr-18
Calculation Date	13-Apr-18
Interest Payment Date	13-Apr-18

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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		9,397.81	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Mar-18	Credit Interest	1.08	Cr
22-Mar-18	Tesco Rent	6,790,815.19	Cr
02-Apr-18	Credit Interest	280.31	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	281.39	Dr
10-Apr-18	To Partnership Transaction Account	6,790,815.19	Dr
Closing Balance		9,397.81	Cr

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

Opening Balance		2,467,818.09	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
25-Jan-18	HMRC VAT payment	1,212,089.74	Dr
22-Feb-18	Tesco	23,443.24	Dr
22-Mar-18	Tesco VAT Funding	1,245,947.92	Cr
Closing Balance		2,478,233.03	Cr

5. Partnership Transaction Account

Opening Balance		273,279.39	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
06-Apr-18	Credit Interest	102.92	Cr
06-Apr-18	Credit Interest	606.35	Cr
10-Apr-18	Credit Interest from other accounts	1,143.64	Cr
10-Apr-18	Transfer from Rent	6,790,815.19	Cr
10-Apr-18	Trustee Fee	1,500.00	Dr
10-Apr-18	Ongoing Fee	53,460.00	Dr
10-Apr-18	Expenses	56,597.63	Dr
10-Apr-18	Partnership Swap payment	988,024.20	Cr
10-Apr-18	Partnership Debt	7,699,703.35	Dr
10-Apr-18	Spenn Hill	0.00	Dr
Closing Balance		242,710.71	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Apr-18	Ledger Receipts to date	273,279.39	Cr
	Ledger Debt	30,568.68	Dr
Closing Balance		242,710.71	Cr

6. Gateshead Development Reserve Account

Opening Balance		3,055,359.18	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
22-Feb-18	Expenses	81,936.00	Dr
01-Feb-18	Credit Interest	376.71	Cr
01-Mar-18	Credit Interest	349.26	Cr
02-Apr-18	Credit Interest	391.12	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	1,117.09	Dr
Closing Balance		2,973,423.18	Cr

7. Sunderland Development Reserve Account

Opening Balance		480,653.41	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-18	Credit Interest	59.26	Cr
01-Mar-18	Credit Interest	55.31	Cr
02-Apr-18	Credit Interest	63.23	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	177.80	Dr
Closing Balance		480,653.41	Cr

8. West Bromwich Development Reserve Account

Opening Balance		13,500.54	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-18	Credit Interest	1.66	Cr
01-Mar-18	Credit Interest	1.55	Cr
02-Jan-18	Credit Interest	1.78	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	4.99	Dr
Closing Balance		13,500.54	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-Apr-18	Partnership Available Funds		
	a Rental Income		6,790,815.19
	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		1,852.91
	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		30,568.68
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b (Ongoing Partnership Facility Fee)	47,460.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	19,823.63	
	d Property Advisor Fee (Annual 40K)	36,774.00	
	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)	5,250.00	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,500,709.35	
	f Partnership Swap payment	4,662,601.80	
	g Partnership Debt Principal	1,198,994.00	
	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	-	
	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	12,473,862.78	12,473,862.78

12. Issuer Transaction Account

Opening Balance		28,707.08	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
13-Apr-18	Swaps Receipts	988,024.20	Cr
13-Apr-18	Swap Pays	988,024.20	Dr
13-Apr-18	Partnership Debt	7,753,163.35	Cr
13-Apr-18	Expenses	53,460.00	Dr
13-Apr-18	Notes	7,699,703.35	Dr
Closing Balance		28,707.08	

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-18	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,662,601.80
	b Amounts due to Issuer in respect of Partnership Loan		7,753,163.35
	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	44,760.00	-
	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	6,500,709.35	-
	d Bond Principal	1,198,994.00	-
	d Issuer Swap Provider	4,662,601.80	-
	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	18,066,391.15	18,066,391.15

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
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ISIN code	XS0883200262
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Interest Rate	5.4111%
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Current Factor	0.976309035265505
Next Factor	0.973948595460073

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