



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 January 2019 to April 2019

IPD 25

Report Date	08-Apr-19
Loan Interest Payment Date	10-Apr-19
Calculation Date	08-Apr-19
Interest Payment Date	15-Apr-19

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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		-	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-19	Credit Interest	916.16	Cr
01-Mar-19	Credit Interest	0.28	Cr
21-Mar-19	TSL AP ELECTRONIC	1,842,098.03	Cr
21-Mar-19	Tesco Rent	5,129,502.27	Cr
01-Apr-19	Credit Interest	764.32	Cr
10-Apr-19	Credit Interest Transfer to Partnership Transaction Account	1,680.76	Dr
10-Apr-19	To Partnership Transaction Account	6,971,600.30	Dr
Closing Balance		-	Cr

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

Opening Balance		1,310,356.87	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
25-Jan-19	HMRC VAT payment	1,224,730.14	Dr
21-Mar-19	Tesco Dorney Limited Partnership	1,027,842.50	Cr
21-Mar-19	Tesco Dorney Limited Partnership	252,645.23	Cr
10-Apr-19	Transfer to Partnership transaction account	-	Dr
Closing Balance		1,366,114.46	Cr

5. Partnership Transaction Account

Opening Balance		410,428.57	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
08-Apr-19	Credit Interest	981.80	CR
10-Apr-19	Credit Interest from other accounts	1,680.76	Cr
10-Apr-19	Transfer from Rent	6,971,600.30	Cr
10-Apr-19	Trustee Fee	1,500.00	Dr
10-Apr-19	Ongoing Fee	74,189.45	Dr
10-Apr-19	Expenses	38,281.52	Dr
10-Apr-19	Partnership Swap payment	826,776.60	Cr
10-Apr-19	Partnership Debt	7,862,006.26	Dr
Closing Balance		235,490.80	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Apr-19	Ledger Receipts to date	410,428.57	Cr
10-Apr-19	Ledger Credit	-	Cr
Closing Balance		235,490.80	Cr

6. Gateshead Development Reserve Account

Opening Balance		2,832,476.67	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
25-Jan-19	Expenses	27,555.26	Dr
01-Feb-19	Credit Interest	929.11	Cr
15-Feb-19	Expenses	44,003.04	Dr
01-Mar-19	Credit Interest	854.22	Cr
12-Mar-19	Expenses	236,303.30	Dr
01-Apr-19	Credit Interest	886.77	Cr
10-Apr-19	Credit Interest Transfer to Partnership Transaction Account	-	Dr
Closing Balance		2,527,285.17	Cr

7. Sunderland Development Reserve Account

Opening Balance		481,143.50	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-19	Credit Interest	158.18	Cr
01-Mar-19	Credit Interest	147.69	Cr
01-Apr-19	Credit Interest	163.56	Cr
10-Apr-19	Credit Interest Transfer to Partnership Transaction Account	-	Dr
Closing Balance		481,612.93	Cr

8. West Bromwich Development Reserve Account

Opening Balance		13,514.31	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-19	Credit Interest	4.44	Cr
01-Mar-19	Credit Interest	4.15	Cr
01-Apr-19	Credit Interest	4.59	Cr
10-Apr-19	Credit Interest Transfer to Partnership Transaction Account	-	Dr
	Closing Balance	13,527.49	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-19	Partnership Available Funds		
	a Rental Income		6,971,600.31
	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		2,662.56
	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		174,937.76
	Interest Reserve Ledger		-
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b (Ongoing Partnership Facility Fee)	68,189.45	
	c Partnership Operating Expenses excluding GP UK Tax	38,281.52	
	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 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	6,429,286.26	
	f Partnership Swap payment	4,823,849.40	
	g Partnership Debt Principal	1,432,720.00	
	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	12,799,826.63	12,799,826.63

12. Issuer Transaction Account

Opening Balance		32,025.45	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-19	Credit Interest	46.67	CR
01-Mar-19	Credit Interest	9.84	CR
01-Apr-19	Credit Interest	10.90	CR
15-Apr-19	Swaps Receipts	826,776.60	Cr
15-Apr-19	Swap Pays	826,776.60	Dr
15-Apr-19	Partnership Debt	7,936,195.71	Cr
15-Apr-19	Expenses	73,439.45	Dr
15-Apr-19	Notes	7,862,006.26	Dr
Closing Balance		32,842.86	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
15-Apr-19	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,823,849.40
	b Amounts due to Issuer in respect of Partnership Loan		7,936,195.71
	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	65,489.45	
	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	6,429,286.26	
	d Bond Principal	1,432,720.00	
	d Issuer Swap Provider	4,823,849.40	
	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	18,410,671.11	18,410,671.11

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	0.960344081880827
Next Factor	0.957367067288204

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