



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 2018 to January 2019

IPD 24

Report Date	08-Jan-19
Loan Interest Payment Date	10-Jan-19
Calculation Date	08-Jan-19
Interest Payment Date	14-Jan-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-Nov-18	Credit Interest	1,044.94	Cr
03-Dec-18	Credit Interest	0.37	Cr
14-Dec-18	TSL AP ELECTRONIC	5,129,502.27	Cr
19-Dec-18	Tesco Rent	1,834,909.01	Issuer and Partnership Q
02-Jan-19	Credit Interest	1,161.18	Cr
10-Jan-19	Credit Interest Transfer to Partnership Transaction Account	2,206.49	Dr
10-Jan-19	To Partnership Transaction Account	6,964,411.28	Dr
Closing Balance		-	1,834,909.01 Cr

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

Opening Balance		1,244,393.22	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
29-Oct-18	HMRC VAT payment	1,213,086.12	Dr
14-Dec-18	Tesco Dorney Limited Partnership	1,027,842.35	Cr
19-Dec-18	Tesco Dorney Limited Partnership	251,207.42	Cr
10-Jan-19	Transfer to Partnership transaction account	-	Dr
Closing Balance			1,310,356.87 Cr

5. Partnership Transaction Account

Opening Balance		500,000.00	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
07-Jan-19	Credit Interest	464.38	Cr
07-Jan-19	Credit Interest	702.08	Cr
10-Jan-19	Credit Interest from other accounts	5,595.54	Cr
10-Jan-19	Transfer from Rent	6,964,411.28	Cr
10-Jan-19	Transfer from VAT	-	CR
10-Jan-19	Trustee Fee	1,500.00	Dr
10-Jan-19	Ongoing Fee	8,700.00	Dr
10-Jan-19	Expenses	20,560.46	Dr
10-Jan-19	Partnership Swap payment	826,776.60	Cr
10-Jan-19	Partnership Debt	7,853,371.80	Dr
10-Jan-19	Spen Hill	0.00	Dr
10-Jan-19	Payment to Distribution Account	0.00	Dr
Closing Balance			413,817.62 Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-19	Ledger Receipts to date	500,000.00	Cr
10-Jan-19	Ledger Credit	-	86,182.38 Cr
Closing Balance			413,817.62 Cr

6. Gateshead Development Reserve Account

Opening Balance		2,973,423.18	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Nov-18	Credit Interest	961.64	Cr
03-Dec-18	Credit Interest	992.63	Cr
01-Oct-18	Credit Interest	930.92	Cr
10-Jan-19	Credit Interest Transfer to Partnership Transaction Account	2,885.19	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-Nov-18	Credit Interest	163.35	Cr
03-Dec-18	Credit Interest	168.61	Cr
02-Jan-19	Credit Interest	158.13	Cr
10-Jan-19	Credit Interest Transfer to Partnership Transaction Account	490.09	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-Nov-18	Credit Interest	4.59	Cr
03-Dec-18	Credit Interest	4.74	Cr
02-Jan-19	Credit Interest	4.44	Cr
10-Jan-19	Credit Interest Transfer to Partnership Transaction Account	13.77	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-Jan-19	Partnership Available Funds		
	a Rental Income		6,964,411.28
	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		5,595.54
	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		87,348.84
	Interest Reserve Ledger		-
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b (Ongoing Partnership Facility Fee)	2,700.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	20,560.46	
	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	6,448,293.80	
	f Partnership Swap payment	4,823,849.40	
	g Partnership Debt Principal	1,405,078.00	
	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	12,707,981.66	12,707,981.66

12. Issuer Transaction Account

Opening Balance		31,189.59	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Nov-18	Credit Interest	64.62	CR
03-Dec-18	Credit Interest	10.96	CR
02-Jan-19	Credit Interest	10.28	CR
14-Jan-19	Swaps Receipts	826,776.60	Cr
14-Jan-19	Swap Pays	826,776.60	Dr
14-Jan-19	Partnership Debt	7,862,071.80	Cr
14-Jan-19	Expenses	7,950.00	Dr
14-Jan-19	Notes	7,853,371.80	Dr
Closing Balance		32,025.45	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Jan-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		7,862,071.80
	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	-	
	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	6,448,293.80	
	d Bond Principal	1,405,078.00	
	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	18,336,547.20	18,336,547.20

12. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
Moody's	Ba1
Standard and Poor's	BB+
Fitch	BB+
Offered Date	13 February 2013
Expected Maturity	Issuer and Partnership Quarterly Report for the period cov
Issue Amount	£493,400,000
ISIN code	XS0883200262
Interest Rate	5.4111%
Current Factor	0.968929246047831
Next Factor	0.966095597892177

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