



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 July 2018 to October 2018

IPD 23

Report Date	08-Oct-18
Loan Interest Payment Date	10-Oct-18
Calculation Date	08-Oct-18
Interest Payment Date	15-Oct-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-Aug-18	Credit Interest	308.55	Cr
01-Sep-18	Credit Interest	3.44	Cr
27-Sep-18	Tesco Rent	6,800,837.92	Cr
01-Oct-18	Credit Interest	226.57	Cr
10-Oct-18	Credit Interest Transfer to Partnership Transaction Account	538.56	Dr
10-Oct-18	To Partnership Transaction Account	6,810,235.73	Dr
Closing Balance		0.00	Cr

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

Opening Balance		2,613,228.12	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
30-Jul-18	HMRC VAT payment	1,236,910.29	Dr
27-Sep-18	Tesco Dorney Limited Partnership	1,244,393.22	Cr
10-Oct-18	Transfer to Partnership transaction account	1,376,317.83	Dr
Closing Balance		1,244,393.22	Cr

5. Partnership Transaction Account

Opening Balance		52,059.22	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
08-Oct-18	Credit Interest	49.52	Cr
08-Oct-18	Credit Interest	1,421.64	Cr
10-Oct-18	Credit Interest from other accounts	3,228.01	Cr
10-Oct-18	Transfer from Rent	6,810,235.73	Cr
10-Oct-18	Transfer from VAT	1,376,317.83	CR
10-Oct-18	Trustee Fee	1,500.00	Dr
10-Oct-18	Ongoing Fee	40,800.00	Dr
10-Oct-18	Expenses	9,062.03	Dr
10-Oct-18	Partnership Swap payment	988,024.20	Cr
10-Oct-18	Partnership Debt	7,865,329.24	Dr
10-Oct-18	Spen Hill	190,052.89	Dr
10-Oct-18	Payment to Distribution Account	624,591.99	Dr
Closing Balance		500,000.00	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Oct-18	Ledger Receipts to date	52,059.22	Cr
10-Oct-18	Ledger Credit	447,940.78	Cr
Closing Balance		500,000.00	Cr

6. Gateshead Development Reserve Account

Opening Balance		2,973,423.18	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Aug-18	Credit Interest	366.67	Cr
03-Sep-18	Credit Interest	1,055.08	Cr
10-Sep-18	Expenses	2,040.00	Dr
10-Sep-18	Expenses	23,940.02	Dr
10-Sep-18	Expenses	117,851.65	Dr
01-Oct-18	Credit Interest	879.73	Cr
10-Oct-18	Credit Interest Transfer to Partnership Transaction Account	2,301.48	Dr
Closing Balance		2,829,591.51	Cr

7. Sunderland Development Reserve Account

Opening Balance		480,653.41	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Aug-18	Credit Interest	59.27	Cr
03-Sep-18	Credit Interest	170.55	Cr
01-Oct-18	Credit Interest	147.56	Cr
10-Oct-18	Credit Interest Transfer to Partnership Transaction Account	377.38	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-Aug-18	Credit Interest	1.66	Cr
03-Sep-18	Credit Interest	4.79	Cr
01-Oct-18	Credit Interest	4.14	Cr
10-Oct-18	Credit Interest Transfer to Partnership Transaction Account	10.59	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-Oct-18	Partnership Available Funds		
	a Rental Income		6,810,235.73
	b Funds from Issuer under Partnership Swaps		5,650,626.00
	c From Partnership VAT Account		1,376,317.83
	d From Partnership Disposal Proceeds Account		-
	e From Partnership Insurance Proceeds Account		-
	f Interest received by the Partnership Accounts and Rent Account		4,699.17
	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 Account		-
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b (Ongoing Partnership Facility Fee)	34,800.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	9,062.03	
	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)	7,245.46	
	f Partnership Debt Interest	6,467,207.24	
	f Partnership Swap payment	4,662,601.80	
	g Partnership Debt Principal	1,398,122.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	190,052.89	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	440,695.32	
	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	624,591.99	
	Totals	13,841,878.73	13,841,878.73

12. Issuer Transaction Account

Opening Balance		30,403.09	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Aug-18	Credit Interest	15.90	CR
03-Sep-18	Credit Interest	10.79	CR
01-Oct-18	Credit Interest	9.34	CR
15-Oct-18	Swaps Receipts	988,024.68	Cr
15-Oct-18	Swap Pays	988,024.20	Dr
15-Oct-18	Partnership Debt	7,906,129.24	Cr
15-Oct-18	Expenses	40,050.00	Dr
15-Oct-18	Notes	7,865,329.24	Dr
Closing Balance		31,189.60	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
15-Oct-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		7,906,129.24
	c Any amount due to Issuer under Issuer Swap Agreement		5,650,626.00
	d Interest Received by Issuer on Transaction Account		36.03
	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	32,100.00	
	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	6,467,207.24	
	d Bond Principal	1,398,122.00	
	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	36.03	
	Totals	18,219,393.07	18,219,393.07

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 cove
Issue Amount	£493,400,000
ISIN code	XS0883200262
Interest Rate	5.4111%
Current Factor	0.968929246047831
Next Factor	0.966095597892177

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