



## 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 2013 to April 2013

### IPD 1

Report Date	09-Apr-13
Loan Interest Payment Date	10-Apr-13
Calculation Date	08-Apr-13
Interest Payment Date	15-Apr-13

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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 73763809**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	Rent	4,000.00	Cr
01-Mar-13	Tax from MSS	0.05	Dr
01-Mar-13	Credit Interest	0.26	Cr
20-Mar-13	Tesco Rent Vat	349,833.00	Cr
20-Mar-13	Tesco Rent	1,749,165.00	Cr
27-Mar-13	Tesco Rent Vat	6,875.00	Cr
27-Mar-13	Tesco Rent	34,375.00	Cr
01-Apr-13	Tax from MSS	19.22	Dr
01-Apr-13	Credit Interest	96.07	Cr
10-Apr-13	To Partnership Transaction Account	1,783,540.00	Dr
10-Apr-13	To the Partnership Vat Account	356,708.00	Dr
Closing Balance		4,077.06	Cr

**2. Partnership Disposal Proceeds Account**

**3. Partnership Insurance Proceeds Account**

**4. Partnership VAT Account 73763511**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	VAT Funding	181,365.15	Cr
10-Apr-13	Vat on Rent (From Rent Account)	356,708.00	Cr
Closing Balance		538,073.15	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	Balance from Closing	8,525,536.66	Cr
08-Apr-12	Credit Interest	1,546.83	Cr
10-Apr-13	Transfer from Rent	1,783,540.00	Cr
10-Apr-13	Trustee Fee	6,300.00	Dr
10-Apr-13	Ongoing Fee	115,894.78	Dr
10-Apr-13	Expenses	16,046.57	Dr
10-Apr-13	Partnership Swap payment	0.00	Cr
10-Apr-13	Partnership Debt	4,375,565.76	Dr
10-Apr-13	Spenc Hill	0.00	Dr
Closing Balance		5,796,816.38	Cr

**Expense Reserve Ledger - Max GBP 500,000.00**

	Date		
	10-Apr-13	26,143.44	Cr
	Balance	26,143.44	

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13-Feb-13	From Closing	31,377,265.11	Cr
01-Mar-13	Credit Interest	2,063.16	Cr
01-Apr-13	Credit Interest	3,997.64	Cr
Closing Balance		31,383,325.91	Cr

**7. Sunderland Development Reserve Account 73763782**

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance		0.00 Cr
13-Feb-13	From Closing	1,595,506.91	Cr
01-Mar-13	Credit Interest	104.91	Cr
01-Apr-13	Credit Interest	203.28	Cr
	Closing Balance	1,595,815.10	

**8. West Bromwich Development Reserve Account 73763774**

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
			-
13/02/13	From closing	28,162,023.59	Cr
01/03/13	Credit Interest	1,851.75	Cr
01/04/13	Credit Interest	3,588.00	Cr
	Closing Balance	28,167,463.34	Cr

**9. General Partner Corporation Tax Reserve Account 73763597**

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
			0.00
	Closing Balance		

**10. General Partner Vat Transaction Account 73763511**

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13/02/13	From closing	181,365.15	Cr
	Closing Balance		

**11. Partnership Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Apr-13	<b>Partnership Available Funds</b>		
	a Rental Income		1,783,540.00
	b Funds from Issuer under Partnership Swaps		-
	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		1,546.83
	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		2,822,863.72
	<b>Partnership Pre-Enforcement Priority of Payments</b>		
	a Partnership Security Trustee Fees	6,300.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	101,894.78	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	16,046.57	
	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 Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	13,250.00	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	6,250.00	
	f Partnership Debt Interest	4,375,565.76	
	f Partnership Swap payment	-	
	g Partnership Debt Principal	-	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	68,000.00	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	19,893.44	
	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	-	
	<b>Totals</b>	<b>4,607,950.55</b>	<b>4,607,950.55</b>

**12. Issuer Transaction Account 73771516**

DATE	Opening Balance	AMOUNT (£)	CR/DR
	<b>ENTRY DETAILS</b>		
13-Feb-13	From closing	12,448.36	Cr
01-Mar-13	Credit interest	0.82	Cr
01-Apr-13	Credit interest	1.59	Cr
15-Apr-13	Swaps Receipts	0.00	Cr
15-Apr-13	Swap Pays	0.00	Dr
15-Apr-13	Partnership Debt	4,491,460.54	Cr
15-Apr-13	Expenses	115,144.78	Dr
15-Apr-13	Notes	4,375,565.76	Dr
	<b>Closing Balance</b>	<b>13,200.77</b>	<b>Cr</b>

**13. Issuer Pre-Enforcement Priority of Payments**

Date		Funds Paid Out of account (£)	Funds Received into account (£)
15-Apr-13			
	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		-
	b Amounts due to Issuer in respect of Partnership Loan		4,491,460.54
	c Any amount due to Issuer under Issuer Swap Agreement		-
	d Interest Received by Issuer on Transaction Account		2.41
	e Eligible Investment Earnings		-
	<b>Issuer Pre-Enforcement Priority of Payments</b>		
	a Bond Trustee Fee	3,600.00	
	a Issuer Security Trustee Fee	6,300.00	
	b Issuer Operating Expenses	91,994.78	
	Tax	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	-	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	4,000.00	
	c Cash Manager Fee	8,750.00	
	d Bond Interest	4,375,565.76	
	d Bond Principal	-	
	d Issuer Swap Provider	-	
	d Partnership Swap payment	-	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	2.41	
	<b>Totals</b>	<b>4,491,462.95</b>	<b>4,491,462.95</b>

## 12. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
Moody's	Baa1
Standard and Poor's	A-
Fitch	A-sf
Offered Date	13 February 2013
Expected Maturity	13 July 2044
Issue Amount	£493,400,000
ISIN code	XS0883200262
Interest Rate	5.4111%
Current Factor	1.0000000000000000
Next Factor	1.0000000000000000

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