



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 2014 to April 2014

IPD 5

Report Date	09-Apr-14
Loan Interest Payment Date	10-Apr-14
Calculation Date	08-Apr-14
Interest Payment Date	14-Apr-14

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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		4,871.76 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Feb-14	Credit Interest	156.29	CR
03-Mar-14	Credit Interest	0.58	CR
19-Mar-14	Tesco Rent	4,105,094.85	CR
01-Apr-14	Credit Interest	203.04	CR
01-Apr-14	Tesco Rent	1,056,416.10	CR
10-Apr-14	To Partnership Transaction Account	5,161,510.95	DR
	Closing Balance	5,231.67	Cr

2. Partnership Disposal Proceeds Account

3. Partnership Insurance Proceeds Account

4. Partnership VAT Account 73763511

Opening Balance		1,140,734.96 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
30-Jan-13	HMRC	946,882.47	Dr
19-Mar-14	Tesco	821,018.97	Cr
	Closing Balance	1,014,871.46	Cr

5. Partnership Transaction Account 73763538

Opening Balance		877,042.22 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Apr-14	Credit Interest	563.71	Cr
10-Apr-14	Transfer from Rent	5,161,510.95	Cr
10-Apr-14	Trustee Fee	1,500.00	Dr
10-Apr-14	Ongoing Fee	81,311.85	Dr
10-Apr-14	Expenses	20,700.00	Dr
10-Apr-14	Partnership Swap payment	1,419,968.24	Cr
10-Apr-14	Partnership Debt	6,674,591.85	Dr
10-Apr-14	Spenc Hill	157,928.00	Dr
	Closing Balance	523,053.42	Cr

Expense Reserve Ledger - Max GBP 500,000.00

	Date		
	10-Apr-14	14,012.34	Cr
	Balance	14,012.34	

6. Gateshead Development Reserve Account 73763790

Opening Balance		12,161,913.24 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Feb-14	Credit Interest	1,599.38	Cr
20-Feb-14	Spenc Hill - Gateshead	2,571,814.41	Dr
03-Mar-14	Credit Interest	1,283.38	Cr
01-Apr-14	Credit Interest	1,143.27	Cr
	Closing Balance	9,594,124.86	Cr

7. Sunderland Development Reserve Account 73763782

Opening Balance		1,563,963.11 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Feb-14	Credit Interest	205.67	Cr
03-Mar-14	Credit Interest	179.99	Cr
01-Apr-14	Credit Interest	186.44	Cr
	Closing Balance	1,564,535.21	Cr

8. West Bromwich Development Reserve Account 73763774

Opening Balance		5,850,052.72	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03/02/2014	Credit Interest	769.32	Cr
20/02/2014	Tesco	1,102,122.02	Dr
03/03/2014	Credit Interest	623.42	Cr
01/04/2014	Credit Interest	566.02	Cr
	Closing Balance	4,749,889.46	Cr

9. General Partner Corporation Tax Reserve Account 73763597

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

10. General Partner Vat Transaction Account 73763589

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR

11. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Apr-14	Partnership Available Funds		
	a Rental Income		5,161,510.95
	b Funds from Issuer under Partnership Swaps		5,771,234.00
	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		563.71
	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 #		-
	Partnership Expense Reserve Ledger		48,068.23
	Interest Reserve Ledger		319,932.91
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	75,311.85	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	20,700.00	
	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	-	
	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)	6,437.50	
	f Partnership Debt Interest	6,674,591.85	
	f Partnership Swap payment	4,351,265.76	
	g Partnership Debt Principal	-	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	157,928.00	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	7,574.84	
	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	11,301,309.80	11,301,309.80

12. Issuer Transaction Account 73771516			
Opening Balance		15,807.28	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
03-Feb-14	Credit interest	84.62	Cr
03-Mar-14	Credit interest	1.83	Cr
01-Apr-14	Credit interest	1.89	Cr
14-Apr-14	Swaps Receipts	10,122,499.76	Cr
14-Apr-14	Swap Pays	10,122,499.76	Dr
14-Apr-14	Partnership Debt	6,755,903.70	Cr
14-Apr-14	Expenses	80,561.85	Dr
14-Apr-14	Notes	6,674,591.85	Dr
Closing Balance		16,645.62	Cr

13. Issuer Pre-Enforcement Priority of Payments			
Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Apr-14			
	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,351,265.76
	b Amounts due to Issuer in respect of Partnership Loan		6,755,903.70
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		88.34
	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	72,611.85	
	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	6,674,591.85	
	d Bond Principal	-	
	d Issuer Swap Provider	4,351,265.76	
	d Partnership Swap payment	5,771,234.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	88.34	
	Totals	16,878,491.80	16,878,491.80

12. Bond Information

Listing Irish Stock Exchange

Original Rating

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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