



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 2015 to April 2015

IPD 9

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

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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		6,436.31 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
02-Feb-15	Credit Interest	238.47	CR
02-Mar-15	Credit Interest	0.77	CR
23-Mar-15	Tesco Rent	4,684,065.07	CR
27-Mar-15	Tesco Rent	333,304.96	CR
27-Mar-15	Tesco Rent	931,066.32	CR
01-Apr-15	Credit Interest	180.80	CR
10-Apr-15	To Partnership Transaction Account	5,948,436.35	DR
Closing Balance		6,856.35	Cr

2. Partnership Disposal Proceeds Account**3. Partnership Insurance Proceeds Account****4. Partnership VAT Account 73763511**

Opening Balance		1,208,238.35 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Jan-15	HMRC	1,156,557.11	Dr
23-Mar-15	Tesco	936,813.04	Cr
27-Mar-15	Tesco	66,660.99	Cr
27-Mar-15	Tesco	186,213.26	Cr
Closing Balance		1,241,368.53	Cr

5. Partnership Transaction Account 73763538

Opening Balance		500,000.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Feb-15	HMRC Shipley	11,483.00	Dr
07-Apr-15	Credit Interest	373.07	Cr
10-Apr-15	Transfer from Rent	5,948,436.35	Cr
10-Apr-15	Trustee Fee	1,500.00	Dr
10-Apr-15	Ongoing Fee	76,650.61	Dr
10-Apr-15	Expenses	29,613.60	Dr
10-Apr-15	Partnership Swap payment	1,315,953.92	Cr
10-Apr-15	Partnership Debt	7,126,159.47	Dr
10-Apr-15	Spen Hill	167,635.40	Dr
Closing Balance		351,721.26	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
12-Jan-15		500,000.00	Cr
10-Apr-15		148,278.74	Dr
	Balance	351,721.26	Cr

6. Gateshead Development Reserve Account 73763790

Opening Balance		5,754,216.83 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
02-Feb-15	Credit Interest	733.07	Cr
27-Feb-15	Spen Hill	41,032.00	Dr
02-Mar-15	Credit Interest	661.71	Cr
01-Apr-15	Credit Interest	704.54	Cr
Closing Balance		5,715,284.15	Cr

7. Sunderland Development Reserve Account 73763782

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	596,446.33	Cr
02-Feb-15	Credit Interest	75.98	Cr
02-Mar-15	Credit Interest	68.64	Cr
01-Apr-15	Credit Interest	73.55	Cr
	Closing Balance	596,664.50	Cr

8. West Bromwich Development Reserve Account 73763774

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
		1,659,766.68	Cr
02/02/2015	Credit Interest	211.45	Cr
02/03/2015	Credit Interest	191.01	Cr
01/04/2015	Credit Interest	204.68	Cr
	Closing Balance	1,660,373.82	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 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-15	Partnership Available Funds		
	a Rental Income		5,948,436.35
	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		373.07
	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		154,909.36
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	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)	70,650.61	
	c Partnership Operating Expenses excluding GP UK Tax	36,896.60	
	d Partnership Operator Fee	4,200.00	
	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)	6,630.63	
	f Partnership Debt Interest	6,669,550.47	
	f Partnership Swap payment	4,455,280.08	
	g Partnership Debt Principal	456,609.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	h		
	i Property Pool Manager Fee (reserved)	167,635.40	
	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	-	0.00
	Totals	11,874,952.78	11,874,952.78

12. Issuer Transaction Account 73771516

Opening Balance		19,218.84 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
02-Feb-15	Credit interest	31.10	Cr
02-Mar-15	Credit interest	2.21	Cr
01-Apr-15	Credit interest	2.37	Cr
13-Apr-15	Swaps Receipts	10,226,514.08	Cr
13-Apr-15	Swap Pays	10,226,514.80	Dr
13-Apr-15	Partnership Debt	7,202,810.08	Cr
13-Apr-15	Expenses	75,900.61	Dr
13-Apr-15	Notes	7,126,159.47	Dr
Closing Balance		20,003.80	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-15			
	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,455,280.08
	b Amounts due to Issuer in respect of Partnership Loan		7,202,810.08
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		35.68
	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	67,950.61	
	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	6,669,550.47	
	d Bond Principal	456,609.00	
	d Issuer Swap Provider	4,455,280.80	
	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	34.96	
	Totals	17,429,359.84	17,429,359.84

12. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
Moody's	Ba1
Standard and Poor's	BB+
Fitch	BBB-
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	#N/A

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