



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 2013 to January 2014

IPD 4

Report Date	09-Jan-14
Loan Interest Payment Date	10-Jan-14
Calculation Date	08-Jan-14
Interest Payment Date	13-Jan-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		4,077.06 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
30-Apr-13	REVERSAL	356,708.00	Dr
30-Apr-13	REERSAL	356,708.00	Cr
01-May-13	Credit Interest	79.66	Cr
09-May-13	Tax Refund	0.05	Cr
09-May-13	Tax Refund	19.22	Cr
03-Jun-13	Credit Interest	0.57	Cr
19-Jun-13	Tesco Rent	3,993,987.39	Cr
01-Jul-13	Credit Interest	154.95	Cr
10-Jul-13	To Partnership Transaction Account	3,993,987.39	Dr
01-Aug-13	Credit Interest	129.30	Cr
02-Sep-13	Credit Interest	0.59	Cr
25-Sep-13	Tesco Rent	2,550,226.50	Cr
27-Sep-13	Tesco Rent	35,213.87	Cr
27-Sep-13	Tesco Rent	845,132.88	Cr
01-Oct-13	Credit Interest	67.40	Cr
03-Oct-13	Tesco Rent	1,827,585.00	Cr
10-Oct-13	To Partnership Transaction Account	5,258,158.25	Dr
01-Nov-13	Credit Interest	172.52	Cr
02-Dec-13	Credit Interest	0.60	Cr
20-Dec-13	Tesco Rent	3,854,065.61	Cr
30-Dec-13	GH Rent	880,346.75	Cr
02-Jan-14	Credit Interest	169.84	Cr
10-Jan-14	To Partnership Transaction Account	4,734,412.36	Dr
	Closing Balance	4,871.76	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
30-Apr-13	Reversal (Vat on rent)	356,708.00	Dr
24-May-13	HMRC	13,251.79	Dr
19-Jun-13	Tesco	683,395.53	Cr
08-Jul-13	Tesco	115,401.94	Cr
20-Aug-13	Vat Payment	950.00	Dr
20-Aug-13	Vat Payment	683,395.53	Dr
23-Aug-13	HMRC Payment	114,451.94	Dr
25-Sep-13	Tesco	510,045.30	Cr
27-Sep-13	Tesco	176,069.35	Cr
03-Oct-13	Tesco	365,517.00	Cr
29-Oct-13	HMRC	688,819.53	Dr
20-Nov-13	HMRC	337,073.00	Dr
20-Dec-13	Tesco	770,813.13	Cr
30-Dec-13	GH Vat	176,069.35	Cr
	Closing Balance	1,140,734.96	Cr

5. Partnership Transaction Account 73763538

Opening Balance		1,429,672.06 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-Jan-14	Credit Interest	799.80	Cr
10-Jan-14	Transfer from Rent	4,734,412.36	Cr
10-Jan-14	Trustee Fee	1,500.00	Dr
10-Jan-14	Ongoing Fee	23,305.39	Dr
10-Jan-14	Expenses	8,413.00	Dr
10-Jan-14	Partnership Swap payment	1,419,968.24	Cr
10-Jan-14	Partnership Debt	6,674,591.85	Dr
10-Jan-14	Spenc Hill		Dr
	Closing Balance	877,042.22	Cr

Expense Reserve Ledger - Max GBP 500,000.00

	Date		
	10-Jan-14	48,068.23	Cr
	Balance	48,068.23	

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
01-May-13	Credit Interest	3,869.18	Cr
03-Jun-13	Spenc Hill - Gateshead	5,400,851.00	Dr
03-Jun-13	Credit Interest	4,256.62	Cr
01-Jul-13	Credit Interest	2,990.70	Cr
01-Aug-13	Credit Interest	3,311.51	Cr
21-Aug-13	Spenc Hill - Gateshead	10,108,105.19	Dr
02-Sep-13	Credit Interest	2,920.29	Cr
01-Oct-13	Credit Interest	1,893.94	Cr
01-Nov-13	Credit Interest	2,024.80	Cr
21-Nov-13	Spenc Hill - Gateshead	3,737,128.84	Dr
02-Dec-13	Credit Interest	1,856.12	Cr
02-Jan-14	Credit Interest	1,549.20	Cr
	Closing Balance	12,161,913.24	Cr

7. Sunderland Development Reserve Account 73763782

Opening Balance		0.00 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
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
01-May-13	Credit Interest	196.74	Cr
03-Jun-13	Spem Hill - Sunderland	33,633.50	Dr
03-Jun-13	Credit Interest	216.45	Cr
01-Jul-13	Credit Interest	179.81	Cr
01-Aug-13	Credit Interest	199.09	Cr
02-Sep-13	Credit Interest	205.54	Cr
01-Oct-13	Credit Interest	186.30	Cr
01-Nov-13	Credit Interest	199.17	Cr
02-Dec-13	Credit Interest	199.19	Cr
02-Jan-14	Credit Interest	199.22	Cr
	Closing Balance	1,563,963.11	Cr

8. West Bromwich Development Reserve Account 73763774

Opening Balance		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13/02/2013	From closing	28,162,023.59	Cr
01/03/2013	Credit Interest	1,851.75	Cr
01/04/2013	Credit Interest	3,588.00	Cr
01/05/2013	Credit Interest	3,472.70	Cr
03/06/2013	Tesco	6,188,169.97	Dr
03/06/2013	Credit Interest	3,820.44	Cr
01/07/2013	Credit Interest	2,529.96	Cr
01/08/2013	Credit Interest	2,801.35	Cr
21/08/2013	Tesco	11,902,280.44	DR
02/09/2013	Credit Interest	2,305.13	Cr
01/10/2013	Credit Interest	1,202.74	Cr
01/11/2013	Credit Interest	1,285.84	Cr
21/11/2013	Tesco	4,246,217.61	DR
02/12/2013	Credit Interest	1,094.05	Cr
02/01/2014	Credit Interest	745.19	Cr
	Closing Balance	5,850,052.72	Cr

9. General Partner Corporation Tax Reserve Account 73763597

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

10. General Partner Vat Transaction Account 73763511

Opening Balance		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
13/02/2013	From closing	181,365.15	Cr
10/04/2013	Transfer	356,708.00	Cr
30/04/2013	Reversal Trasnfer	356,708.00	Dr
24/05/2013	HMRC	13,251.79	Dr
19/06/2013	Tesco	683,395.53	Cr
09/07/2013	TESCO	115,401.94	Cr
20/08/2013	TESCO	684,345.53	Dr
23/08/2013	HMRC	114,451.94	Dr
25/09/2013	Tesco	510,045.30	Cr
27/09/2013	Tesco	176,069.35	Cr
03/10/2013	Tesco	365,517.00	Cr
29/10/2013	HMRC	688,819.53	Dr
20/11/2013	HMRC	337,073.00	Dr
20/12/2013	Tesco	770,813.13	Cr
30/12/2013	GH Vat	176,069.35	Cr
	Closing Balance	1,140,734.96	Cr

11. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-14	Partnership Available Funds		
	a Rental Income		4,734,412.36
	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		799.80
	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		29,735.92
	Interest Reserve Ledger		570,962.15
	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)	17,305.39	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	8,413.00	
	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)	6,250.00	
	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	
	h	-	
	i Property Pool Manager Fee (reserved)	-	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	41,818.23	
	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	11,107,144.23	11,107,144.23

12. Issuer Transaction Account 73771516

Opening Balance		14,941.51	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Nov-13	Credit interest	111.93	Cr
02-Dec-13	Credit interest	1.92	Cr
02-Jan-14	Credit interest	1.92	Cr
13-Jan-14	Swaps Receipts	10,122,499.76	Cr
13-Jan-14	Swap Pays	10,122,499.76	Dr
13-Jan-14	Partnership Debt	6,697,897.24	Cr
13-Jan-14	Expenses	22,555.39	Dr
13-Jan-14	Notes	6,674,591.85	Dr
Closing Balance		15,807.28	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jan-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		6,697,897.24
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		115.77
	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	14,605.39	
	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	115.77	
	Totals	16,820,512.77	16,820,512.77

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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