



## 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 2015 to October 2015

### IPD 11

Report Date	08-Oct-15
Loan Interest Payment Date	12-Oct-15
Calculation Date	08-Oct-15
Interest Payment Date	13-Oct-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		7,234.38 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
03-Aug-15	Credit Interest	223.73	Cr
01-Sep-15	Credit Interest	0.89	Cr
25-Sep-15	Tesco Rent	5,637,587.45	Cr
29-Sep-15	Tesco Rent	361,339.17	Cr
29-Sep-15	Tesco Rent	931,066.32	Cr
01-Oct-15	Credit Interest	81.05	Cr
12-Oct-15	To Partnership Transaction Account	6,929,992.94	Dr
Closing Balance		7,540.05	Cr

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

Opening Balance		1,256,189.91 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
29-Jul-15	HMRC	1,204,508.64	Dr
25-Sep-15	Tesco	1,127,517.51	Cr
29-Sep-15	Tesco	72,267.83	Cr
29-Sep-15	Tesco	186,213.26	Cr
Closing Balance		1,437,679.87	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		437,498.62 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
06-Aug-15	HMRC Shipley	21,475.00	Dr
06-Oct-15	Credit Interest	336.22	Cr
12-Oct-15	Transfer from Rent	6,929,992.94	Cr
12-Oct-15	Trustee Fee	1,500.00	Dr
12-Oct-15	Ongoing Fee	52,108.28	Dr
12-Oct-15	Expenses	30,750.00	Dr
12-Oct-15	Partnership Swap payment	1,315,953.92	Cr
12-Oct-15	Partnership Debt	8,107,716.63	Dr
12-Oct-15	Spem Hill	172,979.29	Dr
Closing Balance		297,252.50	Cr

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

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
		12-Jan-15	500,000.00 Cr
		10-Apr-15	148,278.74 Dr
		10-Jul-15	104,041.36 Cr
		12-Oct-15	158,510.11 Dr
Closing Balance		297,252.51	Cr

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		4,723,570.68 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
03-Aug-15	Credit Interest	640.59	Cr
01-Sep-15	Credit Interest	563.02	Cr
01-Oct-15	Credit Interest	582.51	Cr
Closing Balance		4,725,356.80	Cr

**7. Sunderland Development Reserve Account 73763782**

Opening Balance		596,887.66 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
03-Aug-15	Credit Interest	80.95	Cr
01-Sep-15	Credit Interest	71.15	Cr
01-Oct-15	Credit Interest	73.61	Cr
Closing Balance		597,113.37	Cr

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

Opening Balance		1,504,388.58 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
03-Aug-15	Credit Interest	204.02	Cr
01-Sep-15	Credit Interest	179.32	Cr
01-Oct-15	Credit Interest	185.52	Cr
Closing Balance		1,504,957.44	Cr

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

**10. General Partner Vat Transaction Account 73763589**

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
12-Oct-15	<b>Partnership Available Funds</b>		
	a Rental Income		6,929,992.94
	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		336.22
	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		165,140.74
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	<b>Partnership Pre-Enforcement Priority of Payments</b>		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	46,108.28	
	c Partnership Operating Expenses excluding GP UK Tax	70,489.00	
	d Partnership Operator Fee	-	
	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	6,656,110.63	
	f Partnership Swap payment	4,455,280.08	
	g Partnership Debt Principal	1,451,606.00	
	h Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	172,979.29	
	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	-	
	Totals	12,866,703.90	12,866,703.90

**12. Issuer Transaction Account 73771516**

Opening Balance		20,850.35 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
03-Aug-15	Credit interest	91.74	Cr
01-Sep-15	Credit interest	2.50	Cr
01-Oct-15	Credit interest	2.58	Cr
13-Oct-15	Swaps Receipts	10,226,514.08	Cr
13-Oct-15	Swap Pays	10,226,514.08	Dr
13-Oct-15	Partnership Debt	8,159,824.91	Cr
13-Oct-15	Expenses	51,358.28	Dr
13-Oct-15	Notes	8,107,716.63	Dr
Closing Balance		21,697.17	Cr

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Oct-15	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,455,280.08
	b Amounts due to Issuer in respect of Partnership Loan		8,159,824.91
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		96.82
	e Eligible Investment Earnings		-
	<b>Issuer Pre-Enforcement Priority of Payments</b>		
	a Bond Trustee Fee	1,200.00	
	a Issuer Security Trustee Fee	1,500.00	
	b Issuer Operating Expenses	43,408.28	
	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	6,656,110.63	
	d Bond Principal	1,451,606.00	
	d Issuer Swap Provider	4,455,280.08	
	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	96.82	
	Totals	18,386,435.81	18,386,435.81

## 12. Bond Information

Listing Irish Stock Exchange

### Original Rating

Moody's	Ba1
Standard and Poor's	BB+
Fitch	BB+
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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