



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 November 2017 to January 2018

IPD 20

Report Date	08-Jan-18
Loan Interest Payment Date	10-Jan-18
Calculation Date	08-Jan-18
Interest Payment Date	10-Jan-18

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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

Opening Balance		9,173.72	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Dec-17	Credit Interest	1.09	Cr
21-Dec-17	Tesco Rent	6,781,458.74	Cr
02-Jan-18	Credit Interest	307.77	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	308.86	Dr
10-Jan-18	To Partnership Transaction Account	6,781,458.74	Dr
Closing Balance		9,173.72	Cr

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

Opening Balance		2,473,006.36	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Oct-17	HMRC VAT payment	1,200,609.73	Dr
31-Oct-17	Tesco	46,806.88	Dr
21-Dec-17	Tesco VAT Funding	1,242,228.34	Cr
Closing Balance		2,467,818.09	Cr

5. Partnership Transaction Account

Opening Balance		361,536.33	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
08-Jan-18	Credit Interest	99.55	Cr
08-Jan-18	Credit Interest	424.24	Cr
10-Jan-18	Credit Interest from other accounts	1,198.73	Cr
10-Jan-18	Transfer from Rent	6,781,458.74	Cr
10-Jan-18	Trustee Fee	1,500.00	Dr
10-Jan-18	Ongoing Fee	14,937.61	Dr
10-Jan-18	Expenses	35,437.07	Dr
10-Jan-18	Partnership Swap payment	988,024.20	Cr
10-Jan-18	Partnership Debt	7,681,105.32	Dr
10-Jan-18	Spem Hill	126,482.40	Dr
Closing Balance		273,279.39	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-18	Ledger Receipts to date	361,536.33	Cr
	Ledger Debt	88,256.94	Dr
Closing Balance		273,279.39	Cr

6. Gateshead Development Reserve Account

Opening Balance		3,055,359.18	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Dec-17	Credit Interest	364.13	Cr
02-Jan-18	Credit Interest	401.85	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	765.98	Dr
Closing Balance		3,055,359.18	Cr

7. Sunderland Development Reserve Account

Opening Balance		597,869.59	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Dec-17	Credit Interest	57.28	Cr
02-Jan-18	Credit Interest	63.22	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	120.50	Dr
	Closing Balance	597,869.59	Cr

8. West Bromwich Development Reserve Account

Opening Balance		13,500.54	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Dec-17	Credit Interest	1.61	Cr
02-Jan-18	Credit Interest	1.78	Cr
10-Jan-18	Credit Interest Transfer to Partnership Transaction Account	3.39	Dr
	Closing Balance	13,500.54	Cr

9. General Partner Corporation Tax Reserve Account

10. General Partner Vat Transaction Account

11. Partnership Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-18	Partnership Available Funds		
	a Rental Income		6,781,458.74
	b Funds from Issuer under Partnership Swaps		5,650,626.00
	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		1,722.52
	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 Partnership Expense Reserve Ledger Interest Reserve Ledger		88,256.94
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b (Ongoing Partnership Facility Fee)	2,700.00	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	33,153.53	
	d Property Advisor Fee (Annual 40K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	2,283.54	
	d Nominees Side Letter payments	-	
	d Nominees Holdco Side Letter payments	-	
	d Account Bank Fee	-	
	d Cash Manager Fee	-	
	d Woolwich Cash Manager Fee	-	
	d Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	11,487.61	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,516,464.32	
	f Partnership Swap payment	4,662,601.80	
	g Partnership Debt Principal	1,164,641.00	
	h Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	126,482.40	
	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		
	Totals	12,522,064.20	12,522,064.20

12. Issuer Transaction Account

Opening Balance		27,950.01	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-18	Swaps Receipts	988,024.20	Cr
10-Jan-18	Swap Pays	988,024.20	Dr
10-Jan-18	Partnership Debt	7,696,042.93	Cr
10-Jan-18	Expenses	14,937.61	Dr
10-Jan-18	Notes	7,681,105.32	Dr
Closing Balance		27,950.01	

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-18	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,662,601.80
	b Amounts due to Issuer in respect of Partnership Loan		7,696,042.93
	c Any amount due to Issuer under Issuer Swap Agreement		5,650,626.00
	d Interest Received by Issuer on Transaction Account		-
	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	-	-
	Tax	-	-
	c Issuer/Issuer Holdco Corporate Services Provider Fee	6,237.61	-
	c Paying Agent Fee	500.00	-
	c Account Bank Fee	1,000.00	-
	c Cash Manager Fee	3,750.00	-
	d Bond Interest	6,516,464.32	-
	d Bond Principal	1,164,641.00	-
	d Issuer Swap Provider	4,662,601.80	-
	d Partnership Swap payment	5,650,626.00	-
	e Issuer Profit	750.00	-
	f Swap Subordinated Amounts	-	-
	g Issuer Partnership Swap Termination Amount	-	-
	h Issuer Transaction Account	-	-
		-	-
	Totals	18,009,270.73	18,009,270.73

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	0.978637967166599
Next Factor	0.976309035265505

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