



## 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 2017 to October 2017

IPD 18

Report Date	06-Oct-17
Loan Interest Payment Date	10-Oct-17
Calculation Date	06-Oct-17
Interest Payment Date	13-Oct-17

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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
27-Sep-17	Tesco Rent	6,604,110.76	Cr
10-Oct-17	To Partnership Transaction Account	6,604,110.76	Dr
Closing Balance		9,173.72	Cr

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

Opening Balance		2,918,567.96 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Jul-17	HMRC	1,179,321.64	Dr
27-Sep-17	Tesco	1,320,822.18	Cr
26-Sep-17	Spen Hill Fees	587,062.14	Dr
Closing Balance		2,473,006.36	Cr

**5. Partnership Transaction Account**

Opening Balance		496,074.27 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Oct-17	Transfer from Rent	6,604,110.76	Cr
10-Oct-17	Trustee Fee	1,500.00	Dr
10-Oct-17	Ongoing Fee	37,111.64	Dr
10-Oct-17	Expenses	2,452.20	Dr
10-Oct-17	Partnership Swap payment	1,162,850.55	Cr
10-Oct-17	Partnership Debt	7,681,103.99	Dr
10-Oct-17	Spen Hill	179,331.42	Dr
Closing Balance		361,536.33	Cr

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

DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Oct-17	Ledger Receipts to date	496,074.29	Cr
	Ledger debit	134,537.94	Dr
Closing Balance		361,536.35	Cr

**6. Gateshead Development Reserve Account**

Opening Balance		3,055,359.18 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/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
	Closing Balance	597,869.59	Cr

**8. West Bromwich Development Reserve Account**

Opening Balance		13,500.54	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/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-Oct-17	<b>Partnership Available Funds</b>		
	a Rental Income		6,604,110.76
	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		-
	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		134,537.94
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	<b>Partnership Pre-Enforcement Priority of Payments</b>		
	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	-	
	d Property Advisor Fee (Annual 40K)	-	
	d Nominees Corporate Services Provider Fee	-	
	d Nominees Holdco Corporate Services Provider Fee	2,452.20	
	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)	33,661.64	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,532,008.99	
	f Partnership Swap payment	4,487,775.45	
	g Partnership Debt Principal	1,149,095.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	179,331.42	
	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	12,389,274.70	12,389,274.70

**12. Issuer Transaction Account**

Opening Balance		27,199.95 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
13-Oct-17	Swaps Receipts	1,162,850.55	Cr
13-Oct-17	Swap Pays	1,162,850.55	Dr
13-Oct-17	Partnership Debt	7,718,215.63	Cr
13-Oct-17	Expenses	36,361.64	Dr
13-Oct-17	Notes	7,681,103.99	Dr
Closing Balance		27,949.95	

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Oct-17	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,487,775.45
	b Amounts due to Issuer in respect of Partnership Loan		7,718,215.63
	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		-
	<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	-	
	Tax	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	28,411.64	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	1,000.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	6,532,008.99	
	d Bond Principal	1,149,095.00	
	d Issuer Swap Provider	4,487,775.45	
	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	-	
	<b>Totals</b>	<b>17,856,617.08</b>	<b>17,856,617.08</b>

## 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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