



## 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 2016 to April 2016

### IPD 13

Report Date	07-Apr-16
Loan Interest Payment Date	11-Apr-16
Calculation Date	07-Apr-16
Interest Payment Date	13-Apr-16

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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		8,099.70 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-16	Credit Interest	193.93	Cr
01-Mar-16	Credit Interest	0.99	Cr
24-Mar-16	Tesco Rent	5,290,046.21	Cr
01-Apr-16	Credit Interest	174.98	Cr
11-Apr-16	Tesco Rent	1,320,859.68	Cr
11-Apr-16	To Partnership Transaction Account	6,610,905.89	Dr
Closing Balance		8,469.60	Cr

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

Opening Balance		1,393,474.88 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
27-Jan-16	HMRC	1,187,698.99	Dr
23-Mar-16	Tesco	1,058,009.27	Cr
Closing Balance		1,263,785.16	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		346,768.03 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
16-Feb-16	HMRC Shipley	48,016.00	Dr
06-Apr-16	Credit Interest	353.59	Cr
11-Apr-16	Transfer from Rent	6,610,905.89	Cr
11-Apr-16	Trustee Fee	1,500.00	Dr
11-Apr-16	Ongoing Fee	60,317.00	Dr
11-Apr-16	Expenses	27,062.20	Dr
11-Apr-16	Partnership Swap payment	1,267,413.90	Cr
11-Apr-16	Partnership Debt	7,738,812.92	Dr
11-Apr-16	Spenn Hill	265,697.46	Dr
Closing Balance		84,035.83	Cr

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

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Date		
	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
	11-Jan-16	49,515.54	Cr
	11-Apr-16	262,732.20	Dr
Closing Balance		84,035.85	Cr

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		4,727,201.87 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-16	Credit Interest	543.95	Cr
01-Mar-16	Credit Interest	563.44	Cr
01-Apr-16	Credit Interest	602.37	Cr
Closing Balance		4,728,911.63	Cr

**7. Sunderland Development Reserve Account 73763782**

Opening Balance		597,346.51 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-16	Credit Interest	68.73	Cr
01-Mar-16	Credit Interest	71.20	Cr
01-Apr-16	Credit Interest	76.12	Cr
Closing Balance		597,562.56	Cr

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

Opening Balance		1,505,545.06 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-16	Credit Interest	173.24	Cr
01-Mar-16	Credit Interest	179.45	Cr
01-Apr-16	Credit Interest	191.85	Cr
Closing Balance		1,506,089.60	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 (£)
11-Apr-16	<b>Partnership Available Funds</b>		
	a Rental Income		6,610,905.89
	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		353.59
	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		269,561.74
	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)	54,317.00	
	c Partnership Operating Expenses excluding GP UK Tax	75,078.20	
	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)	6,829.54	
	f Partnership Debt Interest	6,620,234.92	
	f Partnership Swap payment	4,503,820.10	
	g Partnership Debt Principal	1,118,578.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	265,697.46	
	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	-	
	<b>Totals</b>	<b>12,652,055.22</b>	<b>12,652,055.22</b>

**12. Issuer Transaction Account 73771516**

Opening Balance		22,489.15 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
01-Feb-16	Credit interest	67.12	Cr
01-Mar-16	Credit interest	2.69	Cr
01-Apr-16	Credit interest	2.87	Cr
13-Apr-16	Swaps Receipts	10,275,054.10	Cr
13-Apr-16	Swap Pays	10,275,054.10	Dr
13-Apr-16	Partnership Debt	7,799,129.92	Cr
13-Apr-16	Expenses	59,567.00	Dr
13-Apr-16	Notes	7,738,812.92	Dr
Closing Balance		23,311.83	Cr

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Apr-16	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,503,820.10
	b Amounts due to Issuer in respect of Partnership Loan		7,799,129.92
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		72.68
	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	51,617.00	
	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	6,620,234.92	
	d Bond Principal	1,118,578.00	
	d Issuer Swap Provider	4,503,820.10	
	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	72.68	
	<b>Totals</b>	<b>18,074,256.70</b>	<b>18,074,256.70</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	0.991856143088772
Next Factor	0.989589061613296

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