

**Issuer and Partnership Quarterly Report**

**Tesco Property Finance 6 Plc**

**GBP 493,400,000 Notes due July 2044**

**Payment Date: 13-Jan-2022**

**Reporting Date: 06-Jan-2022**

**Cash Manager: HSBC Bank plc**



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## Transaction Details

| Key Dates                  |                              |
|----------------------------|------------------------------|
| Closing Date               | Wednesday, 13 February, 2013 |
| Calculation Date           | Thursday, 6 January, 2022    |
| Calculation Period (start) | Thursday, 7 October, 2021    |
| Calculation Period (end)   | Thursday, 6 January, 2022    |
| Interest Period (start)    | Wednesday, 13 October, 2021  |
| Interest Period (end)      | Thursday, 13 January, 2022   |
| Current Payment Date       | Thursday, 13 January, 2022   |
| Next Payment Date          | Wednesday, 13 April, 2022    |
| Final Maturity Date        | Wednesday, 13 July, 2044     |

| HSBC Contact Details |  |
|----------------------|--|
| Role                 | Client Service Manager   |
| Name                 | Arijeet Das, CFA   |
| Email                | <a href="mailto:arijeet.das@hsbc.com">arijeet.das@hsbc.com</a>               |
| Group Email          | <a href="mailto:cta.securitisation@hsbc.com">cta.securitisation@hsbc.com</a> |
| Telephone            | 0207 991 3754  |

| Period Day Counts       |         |
|-------------------------|---------|
| Calculation Period Days | 91 days |
| Interest Period Days    | 92 days |

| Transaction Parties   |   |
|-----------------------|---|
| Issuer                | Tesco Property Finance 6 Plc                |
| The Partnership       | The Tesco Dorney Limited Partnership        |
| Cash Manager          | HSBC Bank plc                               |
| Account Bank          | HSBC Bank plc                               |
| Property Advisor      | Cushman & Wakefield LLP                     |
| Issuer Swap Provider  | Tesco Treasury Services PLC                 |
| Property Pool Manager | Spenn Hill Management Limited               |
| Partnership Operator  | Langham Hall UK LLP                         |
| Trustee               | HSBC Corporate Trustee Company (UK) Limited |

## Loan Report

| Class                        | FACILITY           |
|------------------------------|--------------------|
| Currency                     | GBP                |
| ISIN                         |                    |
| Payment Frequency            | Quarterly          |
| Current Payment Date         | 10-Jan-2022        |
| Interest Accrual Method      | Actual/Actual ICMA |
| Final Maturity Date          | 11-Jul-2044        |
| <b>Current Period Rates:</b> |                    |
| Reference Index              | Fixed Rate         |
| Index Determination Date     | N/A                |
| Index Rate                   | 5.41110%           |
| Margin                       | 0.00000%           |
| Total Coupon                 | 5.41110%           |
| <b>Transaction Amounts:</b>  |                    |
| Original Issue Size          | £ 493,400,000.00   |
| Opening Balance for Period   | £ 458,098,391.00   |
| Beginning Pool Factor        | 0.92845            |
| Principal Repayments         | £ 1,703,339.00     |
| Closing Balance for Period   | £ 456,395,052.00   |
| Ending Pool Fctor            | 0.92500            |
| Prior Unpaid Interest        | £ 0.00             |
| Interest on Prior Unpaid     | £ 0.00             |
| Current Interest Due         | £ 6,197,040.51     |
| Total Interest Paid          | £ 6,197,040.51     |
| Unpaid Interest              | £ 0.00             |

## Partnership Reserves

| Partnership Expenses Reserve Ledger                |              |
|--|--------------|
| Opening Balance                                    | £ 336,156.07 |
| Debits to the Partnership Expenses Reserve Ledger  | £ 0.00       |
| Credits to the Partnership Expenses Reserve Ledger | £ 127,257.45 |
| Closing Balance                                    | £ 463,413.52 |

## Partnership Accounts

### Partnership Rent Account

|   |                |
|---|----------------|
| Opening Balance                         | -              |
| Debits to the Partnership Rent Account  | £ 7,628,582.42 |
| Credits to the Partnership Rent Account | £ 7,628,582.42 |
| Closing Balance                         | -              |

### Partnership Disposal Proceeds Account

|  |   |
|--|---|
| Opening Balance                                      | - |
| Debits to the Partnership Disposal Proceeds Account  | - |
| Credits to the Partnership Disposal Proceeds Account | - |
| Closing Balance                                      | - |

### Partnership Insurance Proceeds Account

|   |   |
|---|---|
| Opening Balance                                       | - |
| Debits to the Partnership Insurance Proceeds Account  | - |
| Credits to the Partnership Insurance Proceeds Account | - |
| Closing Balance                                       | - |

### Partnership VAT Account

|  |                |
|--|----------------|
| Opening Balance                        | £ 1,409,616.78 |
| Debits to the Partnership VAT Account  | £ 1,353,397.95 |
| Credits to the Partnership VAT Account | £ 1,404,653.72 |
| Closing Balance                        | £ 1,460,872.55 |



## Partnership Accounts

| Partnership Transaction Account                |                |
|--|----------------|
| Opening Balance                                | £ 336,156.10   |
| Debits to the Partnership Transaction Account  | £ 7,934,317.94 |
| Credits to the Partnership Transaction Account | £ 8,061,575.40 |
| Closing Balance                                | £ 463,413.56   |

| Gateshead Development                |                |
|--------------------------------------|----------------|
| Opening Balance                      | £ 2,101,561.21 |
| Debits to the Gateshead Development  | -              |
| Credits to the Gateshead Development | -              |
| Closing Balance                      | £ 2,101,561.21 |

| Sunderland Development                |              |
|---------------------------------------|--------------|
| Opening Balance                       | £ 483,436.97 |
| Debits to the Sunderland Development  | -            |
| Credits to the Sunderland Development | -            |
| Closing Balance                       | £ 483,436.97 |

| West Bromwich Development                |             |
|--|-------------|
| Opening Balance                          | £ 13,578.72 |
| Debits to the West Bromwich Development  | -           |
| Credits to the West Bromwich Development | -           |
| Closing Balance                          | £ 13,578.72 |

## Partnership Accounts

### General Partner Corporation Tax Reserve

|  |   |
|--|---|
| Opening Balance  | - |
| Debits to the General Partner Corporation Tax Reserve  | - |
| Credits to the General Partner Corporation Tax Reserve | - |
| Closing Balance  | - |

### General Partner VAT Transaction Account

|  |   |
|--|---|
| Opening Balance  | - |
| Debits to the General Partner VAT Transaction Account  | - |
| Credits to the General Partner VAT Transaction Account | - |
| Closing Balance  | - |



## Partnership Available Funds

| Available Interest Proceeds   |                        |
|---|------------------------|
| (a) Rental Income Received by the Partnership   | £ 7,628,582.42         |
| (b) the amount payable to the Partnership by the Issuer under Swap Agreement the amount payable to the Partnership by the Issuer under Swap Agreement | £ 5,650,626.00         |
| (c) Amount transferred from the Partnership VAT account   | -                      |
| (d) Amount to be transferred from the Partnership Disposal Account  | -                      |
| (e) Amount to be transferred from the Partnership Insurance Proceeds Account  | -                      |
| (f) Interest received by on the Partnership Accounts and Rent Account   | -                      |
| (g) Eligible Investment Earnings by Partnership   | -                      |
| (h) Any advance of the Partnership Expenses Loan  | -                      |
| (i) any net proceeds of a CPO Disposal of a Mortgaged Property  | -                      |
| (j) Funds recorded on the Subordinated Reserve Ledger   | -                      |
| (k) any net proceeds of a disposal of a Mortgage Property   | -                      |
| (l) Any other sums standing to credit of the Partnership Transaction Account  | -                      |
| <b>Total Available Proceeds</b>   | <b>£ 13,279,208.42</b> |

## Partnership Pre-Enforcement Priority of Payments

| Partnership Pre-Enforcement Priority of Payments  | Amounts Paid           | Available Funds |
|---|------------------------|-----------------|
|   |                        | £ 13,279,208.42 |
| (a) in or towards satisfaction of any fees to the Partnership Security Trustee  | £ 1,500.00             | £ 13,277,708.42 |
| (b) in or towards satisfaction of Issuer Trustee and other Expenses (Ongoing Partnership Facility Fee)                    | £ 2,700.00             | £ 13,275,008.42 |
| (c) in or towards satisfaction of any operating expenses incurred by the Partnership (excluding GP UK Tax)                | £ 9,832.96             | £ 13,265,175.46 |
| (d) in or towards satisfaction, pro rata and pari passu according to the respective amounts due in respect of:            | -                      | £ 13,265,175.46 |
| (i) Partnership Operator Fee  | -                      | £ 13,265,175.46 |
| (ii) Partnership Property Advisor Fee   | -                      | £ 13,265,175.46 |
| (iii) Nominees/Nominees Holdco Corporate Services Provider Fee  | £ 4,818.46             | £ 13,260,357.00 |
| (iv) Nominees/Nominees Holdco Side Letter Fee   | -                      | £ 13,260,357.00 |
| (v) Account Bank Fee  | -                      | £ 13,260,357.00 |
| (vi) Cash Manger Fee  | -                      | £ 13,260,357.00 |
| (vii) Development Cash Manager Fee  | -                      | £ 13,260,357.00 |
| (viii) Issuer Corporate Services Provider, Paying Agent, Account Bank and Cash Manager (Ongoing Partnership Facility Fee) | £ 14,337.01            | £ 13,246,019.99 |
| (ix) Head Lease Payment   | -                      | £ 13,246,019.99 |
| (e) Partnership Expenses Ledger payment (max indexed £6,250)  | £ 6,550.46             | £ 13,239,469.53 |
| (f) in or towards satisfaction, pro rata and pari passu according to the respective amounts due in respect of:            | -                      | £ 13,239,469.53 |
| (i) Partnership Loan Interest   | £ 6,197,040.51         | £ 7,042,429.02  |
| (ii) Partnership Swap Payment   | £ 5,217,633.03         | £ 1,824,795.99  |
| (g) Partnership Loan Principal Payment  | £ 1,703,339.00         | £ 121,456.99    |
| (h) Issuer Profit Amount (Ongoing Partnership Facility Fee)   | £ 750.00               | £ 120,706.99    |
| (i) Partnership Property Pool Manager Fee   | -                      | £ 120,706.99    |
| (j) Partnership Swap Termination Amount   | -                      | £ 120,706.99    |
| (k) Partnership Expense Reserve Ledger Payment  | £ 120,706.99           | -               |
| (l) Alteration Adjustment Rent/ Substitution Adjustment Rent Payment  | -                      | -               |
| (m) any amount due and payable by the Partnership to the Subordinated Loan Facility                                       | -                      | -               |
| (n) any excess into the Partnership Distribution Account  | -                      | -               |
| <b>Total Distribution Amount</b>  | <b>£ 13,279,208.42</b> |                 |

## Bond Report

| Class                        | BOND               |
|------------------------------|--------------------|
| Currency                     | GBP                |
| ISIN                         | XS0883200262       |
| Payment Frequency            | Quarterly          |
| Current Payment Date         | 13-Jan-2022        |
| Interest Accrual Method      | Actual/Actual ICMA |
| Final Maturity Date          | 13-Jul-2044        |
| <b>Current Period Rates:</b> |                    |
| Reference Index              | Fixed Rate         |
| Index Determination Date     | N/A                |
| Index Rate                   | 5.41110%           |
| Margin                       | 0.00000%           |
| Total Coupon                 | 5.41110%           |
| <b>Transaction Amounts:</b>  |                    |
| Original Issue Size          | £ 493,400,000.00   |
| Opening Balance for Period   | £ 458,098,391.00   |
| Beginning Pool Factor        | 0.92845            |
| Principal Repayments         | £ 1,703,339.00     |
| Closing Balance for Period   | £ 456,395,052.00   |
| Ending Pool Fctor            | 0.92500            |
| Prior Unpaid Interest        | £ 0.00             |
| Interest on Prior Unpaid     | £ 0.00             |
| Current Interest Due         | £ 6,197,040.51     |
| Total Interest Paid          | £ 6,197,040.51     |
| Unpaid Interest              | £ 0.00             |

**Bond Ratings**

| Original Ratings | S&P | Fitch | Moody's | DBRS |
|------------------|-----|-------|---------|------|
| BOND             | BB+ | BB+   | Ba1     | n/a  |

| Current Ratings | S&P  | Fitch | Moody's | DBRS |
|-----------------|------|-------|---------|------|
| BOND            | BBB- | BBB-  | Baa3    | n/a  |

## Issuer Accounts

| Issuer Transaction Account                |                |
|---|----------------|
| Opening Balance                           | £ 39,299.79    |
| Debits to the Issuer Transaction Account  | £ 8,350,409.49 |
| Credits to the Issuer Transaction Account | £ 8,351,159.49 |
| Closing Balance                           | £ 40,049.79    |

**Issuer Available Funds**

| <b>Issuer Available Funds</b>  |                        |
|--|------------------------|
| (a) any amount payable to the Issuer under the Partnership Swap Agreement            | £ 5,217,633.03         |
| (b) all interest, principal payable to the Issuer in respect of the Partnership Loan | £ 7,918,166.52         |
| (c) any amount payable to the Issuer under the Issuer Swap Agreement                 | £ 5,650,626.00         |
| (d) interest received by the Issuer on the Issuer Transaction Account                | -                      |
| (e) the earnings and proceeds from the Issuer making any Eligible Investments        | -                      |
| <b>Total Available Interest Proceeds</b>   | <b>£ 18,786,425.55</b> |

## Issuer Pre-Enforcement Priority of Payments

| Issuer Pre-Enforcement Priority of Payments  | Amounts Paid           | Available Funds |
|--|------------------------|-----------------|
|  |                        | £ 18,786,425.55 |
| (a) in or towards satisfaction of amounts due in respect of the fees and any other amounts payable by the Issuer to the: | -                      | £ 18,786,425.55 |
| (i) Bond Trustee   | £ 1,200.00             | £ 18,785,225.55 |
| (ii) Security Trustee  | £ 1,500.00             | £ 18,783,725.55 |
| (b) in or towards satisfaction of any amounts payable by the Issuer in respect of operating expenses                     | -                      | £ 18,783,725.55 |
| (c) in or towards satisfaction, pro rata and pari passu according to the respective amounts due in respect of:           | -                      | £ 18,783,725.55 |
| (i) Issuer/Issuer Holdco Corporate Services Provider Fee   | £ 9,087.01             | £ 18,774,638.54 |
| (ii) Paying Agent/Registrar Fee  | £ 500.00               | £ 18,774,138.54 |
| (iii) Account Bank Fee   | £ 1,000.00             | £ 18,773,138.54 |
| (iv) Cash Manager Fee  | £ 3,750.00             | £ 18,769,388.54 |
| (d) in or towards satisfaction, pro rata and pari passu according to the respective amounts due in respect of:           | -                      | £ 18,769,388.54 |
| (i) (a) Bond Interest  | £ 6,197,040.51         | £ 12,572,348.03 |
| (i) (b) Bond Principal   | £ 1,703,339.00         | £ 10,869,009.03 |
| (ii) Issuer Swap Provider Payment  | £ 5,217,633.03         | £ 5,651,376.00  |
| (iii) Partnership Swap Payment   | £ 5,650,626.00         | £ 750.00        |
| (e) Issuer Profit Amount   | £ 750.00               | -               |
| (f) Swap Subordinated Amounts payment to the Issuer Swap Provider  | -                      | -               |
| (g) in or towards satisfaction of any Issuer Partnership Swap Termination Amount   | -                      | -               |
| (h) the surplus (if any) to the Issuer Transaction Account   | -                      | -               |
| <b>Total Distribution Amount</b>   | <b>£ 18,786,425.55</b> |                 |



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