



## 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 April 2014 to July 2014

### IPD 6

Report Date	09-Jul-14
Loan Interest Payment Date	10-Jul-14
Calculation Date	08-Jul-14
Interest Payment Date	14-Jul-14

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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		5,231.67 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-14	Credit Interest	191.55	CR
20-May-14	Tesco Rent	111,525.42	CR
28-May-14	Tesco Rent	57,965.22	CR
02-Jun-14	Credit Interest	7.40	CR
18-Jun-14	Tesco Rent	4,435,893.74	CR
27-Jun-14	Tesco Rent	909,329.36	CR
01-Jul-14	Credit Interest	254.55	CR
10-Jul-14	To Partnership Transaction Account	5,514,713.74	DR
	Closing Balance	5,685.17	Cr

**2. Partnership Disposal Proceeds Account**

**3. Partnership Insurance Proceeds Account**

**4. Partnership VAT Account 73763511**

Opening Balance		1,014,871.46 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Apr-14	HMRC	997,088.32	Dr
20-May-14	Tesco	22,305.08	Cr
28-May-14	Tesco	11,593.05	Cr
18-Jun-14	Tesco	887,178.75	Cr
27-Jun-14	Tesco	181,865.67	Cr
	Closing Balance	1,120,725.89	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		523,053.42 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-14	Credit Interest	376.09	Cr
10-Jul-14	Transfer from Rent	5,514,713.74	Cr
10-Jul-14	Trustee Fee	1,500.00	Dr
10-Jul-14	Ongoing Fee	48,196.64	Dr
10-Jul-14	Expenses	30,955.20	Dr
10-Jul-14	Partnership Swap payment	1,419,968.24	Cr
10-Jul-14	Partnership Debt	6,674,591.85	Dr
10-Jul-14	Spenc Hill	69,298.96	Dr
	Closing Balance	633,568.84	Cr

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

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Date		
	10-Jul-14	169,424.49	Cr
	Balance	169,424.49	

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		9,594,124.86 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-14	Credit Interest	1,182.84	Cr
30-May-14	Spenc Hill - Gateshead	792,539.66	Dr
02-Jun-14	Credit Interest	1,252.08	Cr
01-Jul-14	Credit Interest	1,049.25	Cr
	Closing Balance	8,805,069.37	Cr

**7. Sunderland Development Reserve Account 73763782**

Opening Balance		1,564,535.21 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-14	Credit Interest	192.89	Cr
02-Jun-14	Credit Interest	205.77	Cr
01-Jul-14	Credit Interest	186.51	Cr
	Closing Balance	1,565,120.38	Cr

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

Opening Balance		4,749,889.46	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01/05/2014	Credit Interest	585.60	Cr
30/05/2014	Tesco	181,599.52	Dr
02/06/2014	Credit Interest	622.48	Cr
01/07/2014	Credit Interest	544.58	Cr
	Closing Balance	4,570,042.60	Cr

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

Opening Balance		-	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Closing Balance	0.00	

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

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jul-14	<b>Partnership Available Funds</b>		
	a Rental Income		5,514,713.74
	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		376.09
	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 #		-
	Partnership Expense Reserve Ledger		14,012.34
	Interest Reserve Ledger		44,896.73
	<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)	42,196.64	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	30,955.20	
	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)	6,437.50	
	f Partnership Debt Interest	6,674,591.85	
	f Partnership Swap payment	4,351,265.76	
	g Partnership Debt Principal	-	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	69,299.96	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	162,986.99	
	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>11,345,232.90</b>	<b>11,345,232.90</b>

12. Issuer Transaction Account 73771516			
Opening Balance		16,645.19	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-14	Credit interest	113.07	Cr
02-Jun-14	Credit interest	2.20	Cr
01-Jul-14	Credit interest	2.00	Cr
14-Jul-14	Swaps Receipts	10,122,499.76	Cr
14-Jul-14	Swap Pays	10,122,499.76	Dr
14-Jul-14	Partnership Debt	6,722,788.49	Cr
14-Jul-14	Expenses	47,446.64	Dr
14-Jul-14	Notes	6,674,591.85	Dr
	Closing Balance	17,512.46	Cr

13. Issuer Pre-Enforcement Priority of Payments			
Date		Funds Paid Out of account (£)	Funds Received into account (£)
14-Jul-14			
	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,351,265.76
	b Amounts due to Issuer in respect of Partnership Loan		6,722,788.49
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		117.27
	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	39,496.64	
	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	6,674,591.85	
	d Bond Principal	-	
	d Issuer Swap Provider	4,351,265.76	
	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	117.27	
	<b>Totals</b>	<b>16,845,405.52</b>	<b>16,845,405.52</b>

## 12. Bond Information

Listing Irish Stock Exchange

### Original Rating

Moody's	Baa1
Standard and Poor's	A-
Fitch	A-sf
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	0.999826522091609

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