



## 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 2014 to October 2014

### IPD 7

Report Date	08-Oct-14
Loan Interest Payment Date	10-Oct-14
Calculation Date	08-Oct-14
Interest Payment Date	13-Oct-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		5,685.17 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-14	Credit Interest	204.69	CR
01-Sep-14	Credit Interest	0.75	CR
24-Sep-14	Tesco Rent	4,466,702.26	CR
25-Sep-14	Tesco Rent	99,683.17	CR
25-Sep-14	Tesco Rent	909,329.36	CR
01-Oct-14	Credit Interest	135.74	CR
10-Jul-14	To Partnership Transaction Account	5,475,714.79	DR
Closing Balance		6,026.35	Cr

**2. Partnership Disposal Proceeds Account**

**3. Partnership Insurance Proceeds Account**

**4. Partnership VAT Account 73763511**

Opening Balance		1,120,725.89 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Jul-14	HMRC	1,069,044.62	Dr
24-Sep-14	Tesco	893,340.45	Cr
25-Sep-14	Tesco	19,936.63	Cr
25-Sep-14	Tesco	181,865.87	Cr
Closing Balance		1,146,824.22	Cr

**5. Partnership Transaction Account 73763538**

Opening Balance		523,053.42 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
07-Jul-14	Credit Interest	406.07	Cr
10-Oct-14	Transfer from Rent	5,475,714.79	Cr
10-Oct-14	Trustee Fee	1,500.00	Dr
10-Oct-14	Ongoing Fee	17,868.00	Dr
10-Oct-14	Expenses	8,040.00	Dr
10-Oct-14	Partnership Swap payment	1,419,968.24	Cr
10-Oct-14	Partnership Debt	6,760,185.85	Dr
10-Oct-14	Spem Hill	174,450.55	Dr
Closing Balance		457,098.12	Cr

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

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Date		
	10-Oct-14	6,437.50	Cr
	Balance	6,437.50	

**6. Gateshead Development Reserve Account 73763790**

Opening Balance		8,805,069.37 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
17-Jul-14	Berwin Leighton Aisner LLP Client	1,831,164.00	Dr
01-Aug-14	Credit Interest	1,008.86	Cr
21-Aug-14	Spem Hill Regeneration Ltd	1,224,438.36	Dr
01-Sep-14	Credit Interest	833.23	Cr
01-Oct-14	Credit Interest	709.07	Cr
Closing Balance		5,752,018.17	Cr

**7. Sunderland Development Reserve Account 73763782**

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Opening Balance	1,565,120.38	Cr
01-Aug-14	Credit Interest	199.39	Cr
21-Aug-14	Spen Hill Regeneation Ltd	969,330.44	Dr
01-Sep-14	Credit Interest	155.60	Cr
01-Oct-14	Credit Interest	73.50	Cr
	Closing Balance	596,218.43	Cr

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

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
		4,570,042.60	Cr
08/07/2014	Berwin Leighton Aisner	2,911,621.00	Dr
01/08/2014	Credit Interest	295.04	Cr
01/09/2014	Credit Interest	211.32	Cr
01/10/2014	Credit Interest	204.53	Cr
	Closing Balance	1,659,132.49	Cr

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

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

**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-Oct-14	<b>Partnership Available Funds</b>		
	a Rental Income		5,475,714.79
	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		406.07
	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		72,392.80
	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)	11,868.00	
	c Partnership Operating Expenses excluding GP UK Tax	3,840.00	
	d Partnership Operator Fee	4,200.00	
	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	85,594.00	
	g Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	174,450.55	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	0.00	
	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>11,319,747.66</b>	<b>11,319,747.66</b>

12. Issuer Transaction Account 73771516			
Opening Balance		17,512.03 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-Aug-14	Credit interest	112.70	Cr
01-Sep-14	Credit interest	2.24	Cr
01-Oct-14	Credit interest	2.17	Cr
13-Oct-14	Swaps Receipts	10,122,499.76	Cr
13-Oct-14	Swap Pays	10,122,499.76	Dr
13-Oct-14	Partnership Debt	6,778,053.85	Cr
13-Oct-14	Expenses	17,118.00	Dr
13-Oct-14	Notes	6,760,185.85	Dr
Closing Balance		18,379.14	Cr

13. Issuer Pre-Enforcement Priority of Payments			
Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Oct-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		6,778,053.85
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		117.11
	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	9,168.00	
	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	6,674,591.85	
	d Bond Principal	85,594.00	
	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	117.11	
	<b>Totals</b>	<b>16,900,670.72</b>	<b>16,900,670.72</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 #N/A

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