



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 2015 to July 2015

IPD 10

Report Date	08-Jul-15
Loan Interest Payment Date	10-Jul-15
Calculation Date	08-Jul-15
Interest Payment Date	13-Jul-15

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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		6,856.35 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-15	Credit Interest	220.86	CR
01-Jun-15	Credit Interest	0.90	CR
22-Jun-15	Tesco Rent	4,726,639.63	CR
01-Jul-15	Tesco Rent	364,837.23	CR
01-Jul-15	Tesco Rent	931,066.32	CR
01-Jul-15	Credit Interest	156.27	CR
10-Apr-15	To Partnership Transaction Account	6,022,543.18	DR
Closing Balance		7,234.38	Cr

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

Opening Balance		1,241,368.53 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
29-Apr-15	HMRC	1,189,687.27	Dr
22-Jun-15	Tesco	945,327.94	Cr
01-Jul-15	Tesco	72,967.45	Cr
01-Jul-15	Tesco	186,213.26	Cr
Closing Balance		1,256,189.91	Cr

5. Partnership Transaction Account 73763538

Opening Balance		351,721.26 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
06-May-15	HMRC Shipley	18,264.00	Dr
06-Jul-15	Credit Interest	316.82	Cr
10-Jul-15	Transfer from Rent	6,022,543.18	Cr
10-Jul-15	Trustee Fee	1,500.00	Dr
10-Jul-15	Ongoing Fee	14,405.98	Dr
10-Jul-15	Expenses	18,600.00	Dr
10-Jul-15	Partnership Swap payment	1,315,953.92	Cr
10-Jul-15	Partnership Debt	7,200,266.58	Dr
Closing Balance		437,498.62	Cr

Expense Reserve Ledger - Max GBP 500,000.00

DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
	Date		
	12-Jan-15	500,000.00	Cr
	10-Apr-15	148,278.74	Dr
	10-Jul-15	97,410.73	Cr
	Balance	449,131.99	Cr

6. Gateshead Development Reserve Account 73763790

Opening Balance		5,715,284.15 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-15	Berwin Leighton Aisner LLP Client	238,522.00	Dr
01-May-15	Berwin Leighton Aisner LLP Client	755,080.00	Dr
01-May-15	Credit Interest	704.62	Cr
01-Jun-15	Credit Interest	601.62	Cr
01-Jul-15	Credit Interest	582.29	Cr
Closing Balance		4,723,570.68	Cr

7. Sunderland Development Reserve Account 73763782			
Opening Balance		596,664.50	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-15	Credit Interest	73.56	Cr
01-Jun-15	Credit Interest	76.02	Cr
01-Jul-15	Credit Interest	73.58	Cr
	Closing Balance	596,887.66	Cr

8. West Bromwich Development Reserve Account 73763774			
		1,660,373.82	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01/05/2015	Berwin Leighton Aisner LLP Client	156,567.00	Dr
01/05/2015	Credit Interest	204.70	Cr
01/06/2015	Credit Interest	191.61	Cr
01/07/2015	Credit Interest	185.45	Cr
	Closing Balance	1,504,388.58	Cr

9. General Partner Corporation Tax Reserve Account 73763597			
		-	
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-15	Partnership Available Funds		
	a Rental Income		6,022,543.18
	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		316.82
	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		-
	Partnership Expense Reserve Ledger		-
	Interest Reserve Ledger		-
	Partnership Pre-Enforcement Priority of Payments		
	a Partnership Security Trustee Fees	1,500.00	
	b Issuer Security Trustee Fee, Bond Trustee, operating expenses of the Issuer (Ongoing Partnership Facility Fee)	8,405.98	
	c Partnership Operating Expenses excluding GP UK Tax	-	
	d Partnership Operator Fee	4,200.00	
	d Property Advisor Fee (Annual 40K)	-	
	d Nominees Corporate Services Provider Fee	4,800.00	
	d Nominees Holdco Corporate Services Provider Fee	4,800.00	
	d Nominees Side Letter payments	4,800.00	
	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)	6,630.63	
	f Partnership Debt Interest	6,663,373.58	
	f Partnership Swap payment	4,455,280.08	
	g Partnership Debt Principal	536,893.00	
	Issuer Partnership Swap Termination Amount (Ongoing Partnership Facility Fee)	750.00	
	i Property Pool Manager Fee (reserved)	-	
	j Partnership Swap Termination Amount	-	
	k Partnership Expenses Ledger payment	97,410.73	
	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	0.00	
	Totals	11,794,094.00	11,794,094.00

12. Issuer Transaction Account 73771516

Opening Balance		20,004.08 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	CR/DR
01-May-15	Credit interest	91.23	Cr
01-Jun-15	Credit interest	2.56	Cr
01-Jul-15	Credit interest	2.48	Cr
13-Jul-15	Swaps Receipts	10,226,514.08	Cr
13-Jul-15	Swap Pays	10,226,514.08	Dr
13-Jul-15	Partnership Debt	7,214,672.56	Cr
13-Jul-15	Expenses	13,655.98	Dr
13-Jul-15	Notes	7,200,266.58	Dr
Closing Balance		20,850.35	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jul-15			
	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,455,280.08
	b Amounts due to Issuer in respect of Partnership Loan		7,214,672.56
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		96.27
	e Eligible Investment Earnings		-
	Issuer Pre-Enforcement Priority of Payments		
	a Bond Trustee Fee	1,200.00	
	a Issuer Security Trustee Fee	1,500.00	
	b Issuer Operating Expenses	5,705.98	
	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	6,663,373.58	
	d Bond Principal	536,893.00	
	d Issuer Swap Provider	4,455,280.08	
	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	96.27	
	Totals	17,441,282.91	17,441,282.91

12. Bond Information

Listing	Irish Stock Exchange
<u>Original Rating</u>	
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	1.0000000000000000
Next Factor	#N/A

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