



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 October 2015 to January 2016

IPD 12

Report Date	07-Jan-16
Loan Interest Payment Date	11-Jan-16
Calculation Date	07-Jan-16
Interest Payment Date	13-Jan-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		7,540.05 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-Nov-15	Credit Interest	314.27	Cr
01-Dec-15	Credit Interest	0.94	Cr
23-Dec-15	Tesco Rent	5,382,999.91	Cr
04-Jan-16	Tesco Rent	384,757.74	Cr
04-Jan-16	Tesco Rent	941,210.20	Cr
04-Jan-16	Credit Interest	244.44	Cr
12-Oct-15	To Partnership Transaction Account	6,708,967.85	Dr
Closing Balance		8,099.70	Cr

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

Opening Balance		1,437,679.87 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
29-Oct-15	HMRC	1,385,998.59	Dr
23-Dec-15	Tesco	1,076,600.01	Cr
04-Jan-16	Tesco	76,951.55	Cr
04-Jan-16	Tesco	188,242.04	Cr
Closing Balance		1,393,474.88	Cr

5. Partnership Transaction Account 73763538

Opening Balance		297,252.50 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
09-Nov-15	HMRC Shipley	58,064.00	Dr
06-Jan-16	Credit Interest	311.72	Cr
11-Jan-16	Transfer from Rent	6,708,967.85	Cr
11-Jan-16	Trustee Fee	1,500.00	Dr
11-Jan-16	Ongoing Fee	18,211.48	Dr
11-Jan-16	Expenses	12,526.80	Dr
11-Jan-16	Partnership Swap payment	1,267,413.90	Cr
11-Jan-16	Partnership Debt	7,836,875.66	Dr
Closing Balance		346,768.03	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
Closing Balance		346,768.05	Cr

6. Gateshead Development Reserve Account 73763790

Opening Balance		4,725,356.80 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-Nov-15	Credit Interest	621.42	Cr
01-Dec-15	Credit Interest	563.23	Cr
04-Jan-16	Credit Interest	660.42	Cr
Closing Balance		4,727,201.87	Cr

7. Sunderland Development Reserve Account 73763782

Opening Balance		597,113.37 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-Nov-15	Credit Interest	78.52	Cr
01-Dec-15	Credit Interest	71.17	Cr
04-Jan-16	Credit Interest	83.45	Cr
Closing Balance		597,346.51	Cr

8. West Bromwich Development Reserve Account 73763774

Opening Balance		1,504,957.44 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-Nov-15	Credit Interest	197.91	Cr
01-Dec-15	Credit Interest	179.38	Cr
04-Jan-16	Credit Interest	210.33	Cr
Closing Balance		1,505,545.06	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-Jan-16	Partnership Available Funds		
	a Rental Income		6,708,967.85
	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		311.72
	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		-
	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)	12,211.48	
	c Partnership Operating Expenses excluding GP UK Tax	61,980.80	
	d Partnership Operator Fee	8,610.00	
	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)	6,630.63	
	f Partnership Debt Interest	6,636,473.66	
	f Partnership Swap payment	4,503,820.10	
	g Partnership Debt Principal	1,200,402.00	
	h 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	42,884.91	
	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	-	
	Totals	12,480,513.57	12,480,513.57

12. Issuer Transaction Account 73771516

Opening Balance		21,697.17 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
02-Nov-15	Credit interest	36.35	Cr
01-Dec-15	Credit interest	2.59	Cr
04-Jan-16	Credit interest	3.04	Cr
13-Jan-16	Swaps Receipts	10,275,054.10	Cr
13-Jan-16	Swap Pays	10,275,054.10	Dr
13-Jan-16	Partnership Debt	7,855,087.14	Cr
13-Jan-16	Expenses	17,461.48	Dr
13-Jan-16	Notes	7,836,875.66	Dr
Closing Balance		22,489.15	Cr

13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jan-16	Issuer Available Funds		
	a Funds due to Issuer under Partnership Swap Agreement		4,503,820.10
	b Amounts due to Issuer in respect of Partnership Loan		7,855,087.14
	c Any amount due to Issuer under Issuer Swap Agreement		5,771,234.00
	d Interest Received by Issuer on Transaction Account		41.98
	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	9,511.48	
	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	6,636,473.66	
	d Bond Principal	1,200,402.00	
	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	41.98	
	Totals	18,130,183.22	18,130,183.22

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	1.0000000000000000
Next Factor	#N/A

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