



## 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 2016 to January 2017

IPD 16

Report Date	06-Jan-17
Loan Interest Payment Date	10-Jan-17
Calculation Date	06-Jan-17
Interest Payment Date	13-Jan-17

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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**

Opening Balance		9,173.72	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
22-Dec-16	Tesco Rent	5,410,853.83	Cr
23-Dec-16	Tesco Rent	1,311,677.62	Cr
10-Jan-17	To Partnership Transaction Account	6,722,531.45	Dr
Closing Balance		9,173.72	Cr

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

Opening Balance		1,060,204.68	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Oct-16	HMRC	1,316,487.21	Dr
31-Oct-16	Tesco Dorney Limited Partnership	256,282.53	Cr
22-Dec-16	Tesco	969,793.01	Cr
23-Dec-16	Tesco	262,335.52	Cr
Closing Balance		1,232,128.53	Cr

**5. Partnership Transaction Account**

Opening Balance		499,999.98	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
31-Oct-16	Tesco Dorney Limited Partnership VAT	256,282.53	Dr
04-Nov-16	HMRC Shipley	40,321.00	Dr
10-Jan-17	Transfer from Rent	6,722,531.45	Cr
10-Jan-17	Trustee Fee	1,500.00	Dr
10-Jan-17	Ongoing Fee	47,331.14	Dr
10-Jan-17	Expenses	10,961.50	Dr
10-Jan-17	Partnership Swap payment	1,162,850.55	Cr
10-Jan-17	Partnership Debt	7,647,991.22	Dr
Closing Balance		380,994.59	Cr

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

Opening Balance		0.00	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
10-Jan-17	Ledger Receipts to date	500,000.00	Cr
		119,005.39	Dr
Closing Balance		380,994.61	Cr

**6. Gateshead Development Reserve Account**

Opening Balance		4,731,341.34	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
Closing Balance		4,731,341.34	Cr

**7. Sunderland Development Reserve Account**

	Opening Balance	597,869.59	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	597,869.59	Cr

**8. West Bromwich Development Reserve Account**

	Opening Balance	1,506,863.43	Cr
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
	Closing Balance	1,506,863.43	Cr

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

**10. General Partner Vat Transaction Account**

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

Date		Funds Paid Out of account (£)	Funds Received into account (£)
10-Jan-17	<b>Partnership Available Funds</b>		
	a Rental Income		6,722,531.45
	b Funds from Issuer under Partnership Swaps		5,650,626.00
	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		-
	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		119,005.39
	Partnership Expense Reserve Ledger		-
	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)	34,808.03	
	c Partnership Operating Expenses excluding GP UK Tax	302,934.53	
	d Partnership Operator Fee	4,630.50	
	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 Woolwich Cash Manager Fee	-	
	d Issuer Account Bank, PPA CM, CSP Fee (Ongoing Partnership Facility Fee)	11,773.11	
	d Headlease payment	-	
	e Partnership Expenses Ledger payment (RPI Indexed)	-	
	f Partnership Debt Interest	6,576,654.22	
	f Partnership Swap payment	4,487,775.45	
	g Partnership Debt Principal	1,071,337.00	
	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	-	
	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>12,492,162.84</b>	<b>12,492,162.84</b>

## 12. Issuer Transaction Account

Opening Balance		24,951.38 Cr	
DATE	ENTRY DETAILS	AMOUNT (£)	Cr/Dr
13-Jan-17	Swaps Receipts	10,138,401.45	Cr
13-Jan-17	Swap Pays	10,138,401.45	Dr
13-Jan-17	Partnership Debt	7,695,322.36	Cr
13-Jan-17	Expenses	46,581.14	Dr
13-Jan-17	Notes	7,647,991.22	Dr
Closing Balance		25,701.38	

## 13. Issuer Pre-Enforcement Priority of Payments

Date		Funds Paid Out of account (£)	Funds Received into account (£)
13-Jan-17	<b>Issuer Available Funds</b>		
	a Funds due to Issuer under Partnership Swap Agreement		4,487,775.45
	b Amounts due to Issuer in respect of Partnership Loan		7,695,322.36
	c Any amount due to Issuer under Issuer Swap Agreement		5,650,626.00
	d Interest Received by Issuer on Transaction Account		-
	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	32,108.03	
	Tax	-	
	c Issuer/Issuer Holdco Corporate Services Provider Fee	6,523.11	
	c Paying Agent Fee	500.00	
	c Account Bank Fee	1,000.00	
	c Cash Manager Fee	3,750.00	
	d Bond Interest	6,576,654.22	
	d Bond Principal	1,071,337.00	
	d Issuer Swap Provider	4,487,775.45	
	d Partnership Swap payment	5,650,626.00	
	e Issuer Profit	750.00	
	f Swap Subordinated Amounts	-	
	g Issuer Partnership Swap Termination Amount	-	
	h Issuer Transaction Account	-	
	<b>Totals</b>	<b>17,833,723.81</b>	<b>17,833,723.81</b>

## 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	0.985326799756790
Next Factor	0.983155464126469

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