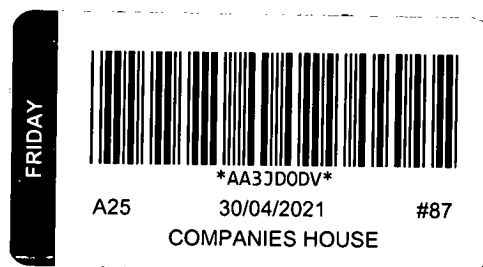


Registered number: 07260814

## **MCLAREN PROPERTY LIMITED**

### **DIRECTORS' REPORT AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 JULY 2020**



**MCLAREN PROPERTY LIMITED**

**COMPANY INFORMATION**

<b>Directors</b>	J A Gatley E J Cannon C R Young
<b>Registered number</b>	07260814
<b>Registered office</b>	3rd Floor East Leconfield House Curzon Street London W1J 5JA
<b>Independent auditor</b>	BDO LLP 55 Baker Street London W1U 7EU

## **MCLAREN PROPERTY LIMITED**

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## **MCLAREN PROPERTY LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 JULY 2020**

The directors present their report and the financial statements for the year ended 31 July 2020.

#### **Directors' responsibilities**

The directors are responsible for preparing the Directors' report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland'. Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period.

In preparing these financial statements, the directors are required to:

- select suitable accounting policies for the company's financial statements and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Principal activity**

The principal activity of the company is that of property development and asset management by way of joint ventures, through fellow subsidiaries and other group companies. The company also acts as a property consultant and project advisor.

#### **Results and dividends**

The profit for the year, after taxation, amounted to £855,180 (2019 - loss £65,704).

During the year the directors have considered the financial impact of Covid-19 for further detail please see accounting policy note 2.3 Going Concern.

#### **Directors**

The directors who served during the year were:

J A Gatley  
E J Cannon  
C R Young

**MCLAREN PROPERTY LIMITED**

**DIRECTORS' REPORT (CONTINUED)  
FOR THE YEAR ENDED 31 JULY 2020**

**Disclosure of information to auditor**

Each of the persons who are directors at the time when this directors' report is approved has confirmed that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware, and
- the director has taken all the steps that ought to have been taken as a director in order to be aware of any relevant audit information and to establish that the company's auditor is aware of that information.

**Auditor**

The auditor, BDO LLP, will be proposed for reappointment in accordance with section 485 of the Companies Act 2006.

**Small companies note**

In preparing this report, the directors have taken advantage of the small companies exemptions provided by section 415A of the Companies Act 2006.

This report was approved by the board and signed on its behalf.



.....  
**C R Young**  
Director

Date: 28/04/2021

## **MCLAREN PROPERTY LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN PROPERTY LIMITED**

#### **Opinion**

We have audited the financial statements of McLaren Property Limited (the 'company') for the year ended 31 July 2020, which comprise the statement of comprehensive income, the statement of financial position, the statement of changes in equity and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the company's affairs as at 31 July 2020 and of its profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

#### **Basis for opinion**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### **Conclusions relating to going concern**

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the directors' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the directors have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the company's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

#### **Other information**

The directors are responsible for the other information. The other information comprises the information included in the Directors Report, other than the financial statements and our auditor's report thereon. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

## **MCLAREN PROPERTY LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN PROPERTY LIMITED (CONTINUED)**

We have nothing to report in this regard.

#### **Opinion on other matters prescribed by the Companies Act 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the directors' report has been prepared in accordance with applicable legal requirements.

#### **Matters on which we are required to report by exception**

In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the directors' report.

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the financial statements in accordance with the small companies regime and take advantage of the small companies' exemptions in preparing the directors' report and from the requirement to prepare a strategic report.

#### **Responsibilities of directors**

As explained more fully in the directors' responsibilities statement on page 1, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

## **MCLAREN PROPERTY LIMITED**

### **INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF MCLAREN PROPERTY LIMITED (CONTINUED)**

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

#### **Use of our report**

This report is made solely to the company's members in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members for our audit work, for this report, or for the opinions we have formed.

*BDO LLP*

Geraint Jones (Senior Statutory Auditor)  
for and on behalf of BDO LLP, Statutory Auditor

London, UK

Date: 28 April 2021

BDO LLP is a limited liability partnership registered in England and Wales (with registered number OC305127)



**MCLAREN PROPERTY LIMITED**

**STATEMENT OF COMPREHENSIVE INCOME  
FOR THE YEAR ENDED 31 JULY 2020**

	Note	2020 £	2019 £
Turnover	4	7,320,300	5,748,791
Cost of sales		2,176	(102,983)
<b>Gross profit</b>		<b>7,322,476</b>	<b>5,645,808</b>
Administrative expenses		(5,762,010)	(5,331,580)
Other operating income	5	4,349	108,381
<b>Operating profit</b>		<b>1,564,815</b>	<b>422,609</b>
Interest receivable and similar income	10	132,736	196,886
Interest payable and similar charges	11	(842,371)	(685,199)
<b>Profit/(loss) before tax</b>		<b>855,180</b>	<b>(65,704)</b>
Tax on profit/(loss)	12	-	-
<b>Loss and total comprehensive loss for the year</b>		<b>855,180</b>	<b>(65,704)</b>

All amounts relate to continuing operations.

The notes on pages 9 to 20 form part of these financial statements.

**MCLAREN PROPERTY LIMITED**  
**REGISTERED NUMBER: 07260814**

**STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 JULY 2020**

	Note	2020 £	2019 £
<b>Fixed assets</b>			
Tangible assets	13	96,812	127,977
Investments	14	200	201
		<u>97,012</u>	<u>128,178</u>
<b>Current assets</b>			
Debtors	15	12,096,590	17,347,102
Cash and cash equivalents	16	38,050	1,762
		<u>12,134,640</u>	<u>17,348,864</u>
Creditors: amounts falling due within one year	17	(11,342,852)	(17,443,422)
<b>Net current assets/(liabilities)</b>		<u>791,788</u>	<u>(94,558)</u>
<b>Net assets</b>		<u><u>888,800</u></u>	<u><u>33,620</u></u>
<b>Capital and reserves</b>			
Called up share capital	18	4,400,100	4,400,100
Profit and loss account	19	(3,511,300)	(4,366,480)
		<u><u>888,800</u></u>	<u><u>33,620</u></u>

The company's financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved and authorised for issue by the board and were signed on its behalf by:

.....  
**C R Young**  
 Director

Date: 28/04/2021

The notes on pages 9 to 20 form part of these financial statements.

**MCLAREN PROPERTY LIMITED**

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2020**

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2019	4,400,100	(4,366,480)	33,620
<b>Comprehensive income for the year</b>			
Profit and total comprehensive income for the year	-	855,180	855,180
<b>At 31 July 2020</b>	<u>4,400,100</u>	<u>(3,511,300)</u>	<u>888,800</u>

**STATEMENT OF CHANGES IN EQUITY  
FOR THE YEAR ENDED 31 JULY 2019**

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2018	4,400,100	(4,300,776)	99,324
<b>Comprehensive loss for the year</b>			
Loss and total comprehensive loss for the year	-	(65,704)	(65,704)
<b>At 31 July 2019</b>	<u>4,400,100</u>	<u>(4,366,480)</u>	<u>33,620</u>

The notes on pages 9 to 20 form part of these financial statements.

## **MCLAREN PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020**

#### **1. General information**

McLaren Property Limited is a private company, limited by shares, incorporated in England and Wales under the Companies Act 2006. The address of the registered office is stated on the company information page and the nature of the company's operations and principal activity are set out in the directors' report.

#### **2. Accounting policies**

##### **2.1 Basis of preparation of financial statements**

The financial statements have been prepared under the historical cost convention unless otherwise specified within these accounting policies and in accordance with Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in applying the company's accounting policies (see note 3).

The following principal accounting policies have been applied:

##### **2.2 Financial reporting standard 102 - reduced disclosure exemptions**

The company has taken advantage of the following disclosure exemptions in preparing these financial statements, as permitted by the FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland":

- the requirements of Section 7 Statement of Cash Flows;
- the requirements of Section 3 Financial Statement Presentation paragraph 3.17(d);
- the requirements of Section 11 Financial Instruments paragraphs 11.42, 11.44 to 11.45, 11.47, 11.48(a)(iii), 11.48(a)(iv), 11.48(b) and 11.48(c);
- the requirements of Section 12 Other Financial Instruments paragraphs 12.26 to 12.27, 12.29(a), 12.29(b) and 12.29A;
- the requirements of Section 33 Related Party Disclosures paragraph 33.7.

This information is included in the consolidated financial statements of McLaren Property Holdings LLP as at 31 July 2020 and these financial statements may be obtained from Leconfield House, 3rd Floor East, Curzon Street, London, W1J 5JA.

##### **2.3 Going concern**

The directors have to consider the impact of the Covid-19 and concluded it has minimal impact on the company. This is because the majority of the company's revenue has been generated by recharging its advisory services to other group companies that have entered into long-term contracts who have benefited from fixed and certain cash inflows. The company also benefits from having no third party debt and so it is the directors reasonable expectation that the company has adequate resources to meet its liabilities as they fall due. The financial statements have therefore been prepared on the going concern basis.

## **MCLAREN PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020**

#### **2. Accounting policies (continued)**

##### **2.4 Turnover**

Turnover comprises revenue recognised by the company in respect of development advisory and asset management services rendered to other group companies.

Development management fees are recognised evenly as earned over the life of the project up to practical completion of the development.

Rental income received is recognised on an accruals basis.

All turnover is recognised on an accruals basis and exclusive of Value Added Tax.

##### **2.5 Tangible fixed assets**

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation is charged so as to allocate the cost of assets less their residual value over their estimated useful lives, using the straight-line method.

Depreciation is provided on the following basis:

Fixtures and fittings	- 25% straight line
Office equipment	- 25% straight line

The assets' residual values, useful lives and depreciation methods are reviewed, and adjusted prospectively if appropriate, or if there is an indication of a significant change since the last reporting date.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognised in profit or loss.

##### **2.6 Investments in subsidiaries and joint ventures**

Investments held as fixed assets are shown at cost less provision for impairment.

##### **2.7 Debtors**

Short term debtors are measured at transaction price, less any impairment. Loans receivable are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method, less any impairment.

##### **2.8 Cash and cash equivalents**

Cash is represented by cash in hand and deposits with financial institutions repayable without penalty on notice of not more than 24 hours.

##### **2.9 Creditors**

Short term creditors are measured at the transaction price. Other financial liabilities are measured initially at fair value, net of transaction costs, and are measured subsequently at amortised cost using the effective interest method.

## **MCLAREN PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020**

#### **2. Accounting policies (continued)**

##### **2.10 Holiday pay accrual**

A liability is recognised to the extent of any unused holiday pay entitlement which is accrued at the reporting date and carried forward to future periods. This is measured at the undiscounted salary cost of the future holiday entitlement so accrued at the reporting date.

##### **2.11 Foreign currency translation**

###### **Functional and presentational currency**

The company's functional and presentational currency is GBP.

###### **Transactions and balances**

Foreign currency transactions are translated into the functional currency using the spot exchange rates at the dates of the transactions.

At each period end foreign currency monetary items are translated using the closing rate. Non-monetary items measured at historical cost are translated using the exchange rate at the date of the transaction and non-monetary items measured at fair value are measured using the exchange rate when fair value was determined.

Foreign exchange gains and losses resulting from the settlement of transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the statement of comprehensive income.

##### **2.12 Operating leases**

Rentals income from operating leases is credited to profit or loss on a straight line basis over the term of the relevant lease.

Amounts paid and payable as an incentive to sign an operating lease are recognised as a reduction to income over the lease term on a straight line basis, unless another systematic basis is representative of the time pattern over which the lessor's benefit from the leased asset is diminished.

##### **2.13 Finance costs**

Finance costs are charged to profit or loss over the term of the debt using the effective interest method so that the amount charged is at a constant rate on the carrying amount. Issue costs are initially recognised as a reduction in the proceeds of the associated capital instrument.

##### **2.14 Pensions**

###### **Defined contribution pension plan**

The company operates a defined contribution plan for its employees. A defined contribution plan is a pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in profit or loss when they fall due. Amounts not paid are shown in accruals as a liability in the statement of financial position. The assets of the plan are held separately from the company in independently administered funds.

## **MCLAREN PROPERTY LIMITED**

### **NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020**

#### **2. Accounting policies (continued)**

##### **2.15 Interest income**

Interest income is recognised in profit or loss using the effective interest method.

##### **2.16 Taxation**

Tax is recognised in profit or loss except that a charge attributable to an item of income and expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the company operates and generates income.

#### **3. Judgements in applying accounting policies and key sources of estimation uncertainty**

In preparing these financial statements, the directors have had to make the following judgements:

Determine whether there are indicators of impairment of the company's tangible assets. Factors taken into consideration in reaching such a decision include the economic viability and expected future financial performance of the asset.

The key assumptions concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing material adjustment to carrying amounts of assets and liabilities within the next financial year, are discussed below:

##### *Tangible fixed assets (see note 13)*

Tangible fixed assets, other than investments properties, are depreciated over their useful lives taking into account residual values, where appropriate. The actual lives of the assets and residual values are assessed annually and may vary depending on the number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles and maintenance programmes are taken into account. Residual value assessments consider issues such as future market conditions, the remaining life of the asset and projected disposal values.

##### *Recoverability of amounts due from group undertakings, joint ventures and other related parties*

Provision for impairment of the carrying value of amounts due from group undertakings, joint ventures and other related parties is made based on management's estimate of the prospect of recovering the amounts due, which includes considering the solvency of the counterparty and its future outlook, based on budgets and forecasts prepared by the management.

**MCLAREN PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2020**

**4. Turnover**

An analysis of turnover by class of business is as follows:

	2020 £	2019 £
Development management fees	719,879	385,884
Development advisory and asset management services	6,600,421	5,362,907
	<u>7,320,300</u>	<u>5,748,791</u>

**5. Other operating income**

	2020 £	2019 £
Other operating income	-	15,000
Net rents receivable	4,349	93,381
	<u>4,349</u>	<u>108,381</u>

Other income includes introducer and profit share fee income earned in the year.

**6. Operating loss**

The operating loss is stated after charging:

	2020 £	2019 £
Depreciation of tangible fixed assets	32,826	50,533
Operating lease rentals	434,755	424,900
Auditor's remuneration	-	15,000
	<u>-</u>	<u>15,000</u>

**7. Auditor's remuneration**

	2020 £	2019 £
Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements	15,000	15,375
	<u>15,000</u>	<u>15,375</u>

The company has taken advantage of the exemption not to disclose amounts paid for non audit services as these are disclosed in the group accounts of the parent company.



**MCLAREN PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2020**

**8. Employees**

The average monthly number of employees, including the directors, during the year was as follows:

	<b>2020</b>	2019
	<b>No.</b>	No.
Management	<b>23</b>	22

**9. Directors' remuneration**

	<b>2020</b>	2019
	<b>£</b>	£
Directors' emoluments	<b>853,832</b>	874,913
Directors pension costs	<b>14,667</b>	24,362
	<b>868,499</b>	899,275

During the year retirement benefits were accruing to 3 directors (2019 - 3) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £640,265 (2019 - £619,601).

The value of the company's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £14,667 (2019 - £11,650).

**10. Interest receivable and similar income**

	<b>2020</b>	2019
	<b>£</b>	£
Interest receivable from related parties	<b>120,184</b>	196,788
Other interest receivable	<b>12,552</b>	98
	<b>132,736</b>	196,886

**11. Interest payable and similar charges**

	<b>2020</b>	2019
	<b>£</b>	£
Other loan interest payable	<b>159</b>	5,854
Interest payable to group companies	<b>839,800</b>	665,816
Interest payable to related parties	<b>2,412</b>	13,529
	<b>842,371</b>	685,199

# MCLAREN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020

### 12. Taxation

	2020 £	2019 £
<b>Current tax</b>		
Current tax on profits for the year	-	-
	<u>          </u>	<u>          </u>
<b>Taxation on loss on ordinary activities</b>	-	-
	<u>          </u>	<u>          </u>

### Factors affecting tax credit for the year

The tax assessed for the year is lower than (2019 - higher than) the standard rate of corporation tax in the UK of 19.00% (2019 - 19.00%). The differences are explained below:

	2020 £	2019 £
Profit/(loss) on ordinary activities before tax	855,180	(65,705)
	<u>          </u>	<u>          </u>
Profit/(loss) on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.00% (2019 - 19.00%)	162,484	(12,484)
<b>Effects of:</b>		
Expenses not deductible for tax purposes	12,625	22,638
Utilisation of tax losses	(175,109)	-
Unrelieved tax losses carried forward	-	(9,877)
Non-taxable income	-	(277)
	<u>          </u>	<u>          </u>
<b>Total tax credit for the year</b>	-	-
	<u>          </u>	<u>          </u>

### Factors that may affect future tax charges

The company has losses carried forward of £8,116,943 (2018 - £9,040,027). These losses will reduce the tax charge of future years until they are utilised.

**MCLAREN PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2020**

**13. Tangible fixed assets**

	Fixtures and fittings £	Office equipment £	Total £
<b>Cost</b>			
At 1 August 2019	296,593	143,034	439,627
Additions	1,662	-	1,662
At 31 July 2020	<u>298,255</u>	<u>143,034</u>	<u>441,289</u>
<b>Depreciation</b>			
At 1 August 2019	223,360	88,290	311,650
Charge for the year on owned assets	21,902	10,923	32,825
At 31 July 2020	<u>245,262</u>	<u>99,213</u>	<u>344,475</u>
<b>Net book value</b>			
At 31 July 2020	<u>52,993</u>	<u>43,821</u>	<u>96,814</u>
At 31 July 2019	<u>73,233</u>	<u>54,744</u>	<u>127,977</u>

**14. Fixed asset investments**

	Investments in subsidiary companies £	Investment in joint ventures £	Total £
<b>Cost or valuation</b>			
At 1 August 2019	100	101	201
Disposals	-	(1)	(1)
At 31 July 2020	<u>100</u>	<u>100</u>	<u>200</u>

During the year the company disposed of its 50% joint venture investment in McLaren PMG (General Partner) Limited. There was no gain or loss recognised on disposal.

# MCLAREN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020

### 14. Fixed asset investments (continued)

#### Subsidiary undertaking

The following was a subsidiary undertaking of the company:

Name	Principal activity	Class of shares	Holding
McLaren Greenwich Limited	Property development	Ordinary	100%

#### Joint ventures

The following were joint venture undertakings of the company:

Name	Principal activity	Class of shares	Holding
McGrove Developments Limited	Property development	Ordinary	25%
McGrove Securities Limited	Intermediate holding company	Ordinary	50%
McLaren Life Limited	Property development	Ordinary	50%
McLarenPMG Limited Partnership	Investments	Ordinary	0.05%

All subsidiaries and joint ventures are incorporated in the United Kingdom and directly held by the company, except for McGrove Developments Limited which is a 50% joint venture of McGrove Securities Limited and McLaren PMG Limited Partnership which is a 0.1% joint venture of McLarenPMG (Cardiff) Limited.

The registered address for all of the above subsidiaries and joint ventures is 3rd Floor East, Leconfield House, Curzon Street, London, W1J 5JA.

### 15. Debtors

	2020 £	2019 £
Trade debtors	-	26,096
Amounts owed by group undertakings	6,635,065	5,734,420
Amounts owed by undertakings in which the company has a participating interest	43,333	-
Amounts owed by undertakings which the group has a participating interest	22,205	22,205
Directors' loan accounts	2,050,839	8,576,504
Other debtors	3,100,939	2,712,464
Prepayments and accrued income	244,211	275,413
	<b>12,096,592</b>	<b>17,347,102</b>

All amounts shown under debtors fall due for payment within a year.

**MCLAREN PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2020**

**16. Cash and cash equivalents**

	2020 £	2019 £
Cash at bank and in hand	38,050	1,762
	<u>38,050</u>	<u>1,762</u>

**17. Creditors: Amounts falling due within one year**

	2020 £	2019 £
Trade creditors	316,716	197,155
Amounts owed to group undertakings	7,380,870	15,588,419
Amounts owed to other participating interests	500,768	115,161
Other taxation and social security	339,600	84,862
Other creditors	916,550	13,473
Accruals and deferred income	1,888,348	1,444,352
	<u>11,342,852</u>	<u>17,443,422</u>

The amounts owed to group undertakings are unsecured and repayable on demand.

**18. Share capital**

	2020 £	2019 £
<b>Allotted, called up and unpaid</b>		
4,400,100 Ordinary shares of £1 each	<u>4,400,100</u>	<u>4,400,100</u>

**19. Reserves**

**Profit and loss account**

Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments.

**20. Pension commitments**

The company operates a defined contributions pension scheme. The assets of the scheme are held separately from those of the company in an independently administered fund. The pension cost charge represents contributions payable by the company to the fund and amounted to £100,620 (2019 - £91,113). Contributions totalling £Nil (2019 - £11,898) were payable to the fund at the reporting date.

# MCLAREN PROPERTY LIMITED

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2020

### 21. Commitments under operating leases

At 31 July 2020 the company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2020 £	2019 £
Not later than 1 year	424,900	424,900
Later than 1 year and not later than 5 years	362,038	786,938
	<u>786,938</u>	<u>1,211,838</u>

### 22. Related party transactions

The company has taken advantage of the exemption available under paragraph 33.1A of the Financial Reporting Standard 102 not to disclose transactions with other wholly owned members of the group.

J A Gatley (*director*)

During the year, the company paid expenses on behalf of J A Gatley amounting to £658,879 (2019 - £1,097,685), the company made payments to him of £Nil (2019 - £300,000) and J A Gatley repaid £7,296,702 (2019 - £331,520). After taking into account interest of £110,754 accruing during the year (2019 - £186,827), the total amount payable by J A Gatley at 31 July 2019 to the company was £2,049,435 (2019 - £8,576,504).

C R Young (*director*)

During the year, the company made loans to C R Young of £84,958 (2019 - £3,718) and accrued interest of £2,233 (2019 - £4,468). C R Young made repayments of £212,611 (2019 - £Nil) during the year. At the reporting date the amount due to the company was £68,052 (2019 - £193,470).

McLaren (Finance 1) Limited (*subsidiary of McLaren Property Holdings LLP*)

During the year the company received loans from McLaren (Finance 1) Limited of £5,631,583 (2019 - £11,557,936) and the company made repayments of £14,678,932 (2019 - £11,337,975). At the reporting date the amount owed to McLaren (Finance 1) Limited was £7,380,870 (2019 - £15,584,695). This comprised of a capital amount of £4,325,981 (2019 - £13,373,330) and accrued interest of £3,054,905 (2019 - £2,215,089). Interest of £837,189 (2019 - £663,967) was charged during the year.

McLaren Construction (UK) Limited (*company under common control*)

During the year sales of £217,893 were made by McLaren Construction Limited to McLaren Property Limited (2019 - £54,510). At the balance sheet date the amount due by McLaren Property Limited to the group was £500,768 (2019 - £169,671). Interest was charged in the year of £2,412 (2019 - £13,529).

**MCLAREN PROPERTY LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 JULY 2020**

**23. Controlling party**

The company's immediate parent is McLaren Property Holdings LLP, a limited liability partnership incorporated in the United Kingdom, which will be preparing consolidated financial statements for the year ended 31 July 2020 which will be publicly available.

The company's ultimate parent undertaking is McLaren Property Holdco Limited, a limited company incorporated in the United Kingdom, which will be preparing consolidated financial statements for the year ended 31 July 2020 which will be publicly available.

The ultimate controlling party is K R Taylor