

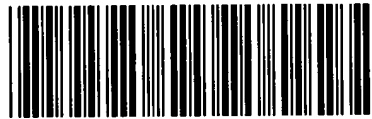
Registered number: 07260814

MCLAREN PROPERTY LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2021

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MCLAREN PROPERTY LIMITED

COMPANY INFORMATION

Directors	J A Gatley E J Cannon C R Young
Registered number	07260814
Registered office	3rd Floor East Leconfield House Curzon Street London W1J 5JA
Independent auditor	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 2021

The directors present their report and the financial statements for the year ended 31 July 2021.

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 £1,244,396 (2020 - £855,180).

Directors

The directors who served during the year were:

J A Gatley
E J Cannon
C R Young

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.

MCLAREN PROPERTY LIMITED

**DIRECTORS' REPORT (CONTINUED)
FOR THE YEAR ENDED 31 JULY 2021**

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.

A handwritten signature in black ink, appearing to be 'C R Young', is written over a horizontal dotted line.

C R Young
Director

Date: 28/04/2022

MCLAREN PROPERTY LIMITED

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

Opinion on the financial statements

In our opinion, the financial statements:

- give a true and fair view of the state of the Company's affairs as at 31 July 2021 and of its profit for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice.

We have audited the financial statements of McLaren Property Limited ("the Company") for the year ended 31 July 2021, which comprise statement of comprehensive income, the statement of financial position, the statement of changes in equity, and notes to the financial statements, 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).

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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard and we have fulfilled our other ethical responsibilities in accordance with these requirements.

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the Directors' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the Company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Directors with respect to going concern are described in the relevant sections of this report.

Other information

The Directors are responsible for the other information. The other information comprises the information included in the annual 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.

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 course of 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 this gives rise to a material misstatement in the financial statements themselves. 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.

We have nothing to report in this regard.

MCLAREN PROPERTY LIMITED

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

Other Companies Act 2006 reporting

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.

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, 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.

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.

MCLAREN PROPERTY LIMITED

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

Extent to which the audit was capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience through discussion with the directors and other management (as required by auditing standards).
- We had regard to laws and regulations in areas that directly affect the financial statements including financial reporting (including related company legislation) and taxation legislation. We considered that extent of compliance with those laws and regulations as part of our procedures on the related financial statement items.
- With the exception of any known or possible non-compliance, and as required by auditing standards, our work in respect of these was limited to enquiry of the directors.
- We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.
- We addressed the risk of fraud through management override of controls, by testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

Our audit procedures were designed to respond to risks of material misstatement in the financial statements, recognising that the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery, misrepresentations or through collusion. There are inherent limitations in the audit procedures performed and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we are to become aware of it.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://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, as a body, 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 as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

Geraint Jones

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Geraint Jones (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
London, UK
Date: 29 April 2022

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 2021**

	Note	2021 £	2020 £
Turnover	4	7,175,668	7,320,300
Cost of sales		(16,816)	2,176
Gross profit		7,158,852	7,322,476
Administrative expenses		(6,193,884)	(5,762,010)
Other operating income	5	-	4,349
Operating profit	6	964,968	1,564,815
Interest receivable and similar income	10	76,231	132,736
Interest payable and similar expenses	11	(275,442)	(842,371)
Profit before tax		765,757	855,180
Tax on profit	12	478,639	-
Profit for the financial year		1,244,396	855,180

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 2021

	Note	2021 £	2020 £
Fixed assets			
Tangible fixed assets	13	70,890	96,812
Investments	14	100	200
		<u>70,990</u>	<u>97,012</u>
Current assets			
Debtors	15	9,896,542	12,096,590
Cash at bank and in hand	16	1,167	38,050
		<u>9,897,709</u>	<u>12,134,640</u>
Creditors: amounts falling due within one year	17	(7,835,503)	(11,342,852)
Net current assets		<u>2,062,206</u>	<u>791,788</u>
Total assets less current liabilities		<u>2,133,196</u>	<u>888,800</u>
Net assets		<u><u>2,133,196</u></u>	<u><u>888,800</u></u>
Capital and reserves			
Called up share capital	19	4,400,100	4,400,100
Profit and loss account	20	(2,266,904)	(3,511,300)
		<u>2,133,196</u>	<u>888,800</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: 28/04/2022

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 2021**

	Share capital £	Profit and loss account £	Total equity £
At 1 August 2020	4,400,100	(3,511,300)	888,800
Comprehensive income for the year			
Profit and total comprehensive income for the year	-	1,244,396	1,244,396
At 31 July 2021	<u>4,400,100</u>	<u>(2,266,904)</u>	<u>2,133,196</u>

**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
Comprehensive income for the year			
Profit and total comprehensive income for the year	-	855,180	855,180
At 31 July 2020	<u>4,400,100</u>	<u>(3,511,300)</u>	<u>888,800</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 2021

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 2021 and these financial statements may be obtained from Leconfield House, 3rd Floor East, Curzon Street, London, W1J 5JA.

2.3 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.

MCLAREN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

2. Accounting policies (continued)

2.4 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.

2.5 Investments in subsidiaries and joint ventures

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

2.6 Operating leases: the company as lessee

Rentals paid under operating leases are charged to profit or loss on a straight line basis over the lease term.

Benefits received and receivable as an incentive to sign an operating lease are recognised on a straight line basis over the lease term, unless another systematic basis is representative of the time pattern of the lessee's benefit from the use of the leased asset.

2.7 Operating leases

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

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.

2.8 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.

MCLAREN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

2. Accounting policies (continued)

2.9 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. Cash equivalents are highly liquid investments that mature in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change in value.

2.10 Creditors

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

2.11 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.

2.12 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.

2.13 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 2021

2. Accounting policies (continued)

2.15 Interest income

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

2.16 Current and deferred taxation

The tax expense for the year comprises current and deferred tax. 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 2021**

4. Turnover

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

	2021 £	2020 £
Development management fees	1,265,421	719,879
Development advisory and asset management services	5,910,247	6,600,421
	<u>7,175,668</u>	<u>7,320,300</u>

5. Other operating income

	2021 £	2020 £
Net rents receivable	-	4,349
	<u>-</u>	<u>4,349</u>

6. Operating profit

The operating profit is stated after charging:

	2021 £	2020 £
Depreciation of tangible fixed assets	33,090	32,826
Operating lease rentals	424,900	434,755
Auditor's remuneration	20,836	-
	<u>412,646</u>	<u>401,929</u>

7. Auditor's remuneration

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. The audit fee is borne by the parent.

8. Employees

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

	2021 No.	2020 No.
Management	<u>21</u>	<u>23</u>

MCLAREN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

9. Directors' remuneration

	2021 £	2020 £
Directors' emoluments	942,707	853,832
Company contributions to defined contribution pension schemes	10,667	14,667
	<u>953,374</u>	<u>868,499</u>

During the year retirement benefits were accruing to 3 directors (2020 - 3) in respect of defined contribution pension schemes.

The highest paid director received remuneration of £663,332 (2020 - £640,265).

The value of the company's contributions paid to a defined contribution pension scheme in respect of the highest paid director amounted to £NIL (2020 - £14,667).

10. Interest receivable and similar income

	2021 £	2020 £
Interest receivable from related parties	47,249	120,184
Other interest receivable	28,982	12,552
	<u>76,231</u>	<u>132,736</u>

11. Interest payable and similar charges

	2021 £	2020 £
Other loan interest payable	2,771	159
Interest payable to group undertakings	251,662	839,800
Interest payable to related parties	21,009	2,412
	<u>275,442</u>	<u>842,371</u>

MCLAREN PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2021**

12. Taxation

	2021 £	2020 £
Corporation tax		
Current tax on profits for the year	12,252	-
Adjustments in respect of previous periods	126,580	-
Total current tax	<u>138,832</u>	<u>-</u>
Deferred tax		
Origination and reversal of timing differences	(469,278)	-
Changes to tax rates	(148,193)	-
Total deferred tax	<u>(617,471)</u>	<u>-</u>
Taxation on (loss)/profit on ordinary activities	<u>(478,639)</u>	<u>-</u>

Factors affecting tax credit for the year

The tax assessed for the year is lower than (2020 - lower than) the standard rate of corporation tax in the UK of 19.00% (2020 - 19.00%). The differences are explained below:

	2021 £	2020 £
Profit on ordinary activities before tax	<u>765,757</u>	<u>855,180</u>
Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.00% (2020 - 19.00%)	145,494	162,484
Effects of:		
Expenses not deductible for tax purposes	8,052	12,625
Utilisation of tax losses	(610,572)	-
Adjustments to tax charge in respect of prior periods	126,580	-
Non-taxable income	-	(175,109)
Tax rate changes	(148,193)	-
Total tax charge for the year	<u>(478,639)</u>	<u>-</u>

Factors that may affect future tax charges

The company has losses carried forward of £2,469,883 (2020 - £8,116,943). 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 2021**

13. Tangible fixed assets

	Fixtures and fittings £	Office equipment £	Total £
Cost			
At 1 August 2020	298,255	143,034	441,289
Additions	7,166	-	7,166
At 31 July 2021	<u>305,421</u>	<u>143,034</u>	<u>448,455</u>
Depreciation			
At 1 August 2020	245,263	99,213	344,476
Charge for the year on owned assets	22,165	10,924	33,089
At 31 July 2021	<u>267,428</u>	<u>110,137</u>	<u>377,565</u>
Net book value			
At 31 July 2021	<u>37,993</u>	<u>32,897</u>	<u>70,890</u>
At 31 July 2020	<u>52,992</u>	<u>43,821</u>	<u>96,813</u>

14. Fixed asset investments

	Investments in subsidiary companies £	Investment in joint ventures £	Total £
Cost or valuation			
At 1 August 2020	100	100	200
Disposals	(100)	-	(100)
At 31 July 2021	<u>-</u>	<u>100</u>	<u>100</u>

During the year the company disposed of its 100% owned subsidiary McLaren Greenwich Limited.

MCLAREN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

14. Fixed asset investments (continued)

Joint ventures

The following were associates 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%

All 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.

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

	2021 £	2020 £
Amounts owed by group undertakings	5,877,274	6,635,065
Amounts owed by undertakings which the group has a participating interest	26,713	22,205
Amounts owed by undertakings which the company has a participating interest	25,000	43,333
Other debtors	3,111,628	5,151,776
Prepayments and accrued income	238,456	244,211
Deferred taxation	617,471	-
	<u>9,896,542</u>	<u>12,096,590</u>

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

16. Cash and cash equivalents

	2021 £	2020 £
Cash at bank and in hand	1,167	38,050
	<u>1,167</u>	<u>38,050</u>

MCLAREN PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2021**

17. Creditors: Amounts falling due within one year

	2021 £	2020 £
Trade creditors	401,195	316,716
Amounts owed to group undertakings	4,022,794	7,380,870
Amounts owed to other participating interests	793,250	500,768
Corporation tax	138,832	-
Other taxation and social security	123,456	1,239,849
Other creditors	25,893	16,301
Accruals and deferred income	2,330,083	1,888,348
	<u>7,835,503</u>	<u>11,342,852</u>

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

18. Deferred taxation

	2021 £
Charged to profit or loss	617,471
At end of year	<u>617,471</u>

The deferred tax asset is made up as follows:

	2021 £	2020 £
Fixed asset timing differences	32,134	-
Tax losses carried forward	585,337	-
	<u>617,471</u>	<u>-</u>

19. Share capital

	2021 £	2020 £
Allotted, called up and unpaid		
4,400,100 Ordinary shares of £1 each	<u>4,400,100</u>	<u>4,400,100</u>

MCLAREN PROPERTY LIMITED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 JULY 2021**

20. Reserves

Profit and loss account

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

21. 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 £117,706 (2020 - £100,620). Contributions totalling £Nil (2020 - £Nil) were payable to the fund at the reporting date.

22. Commitments under operating leases

At 31 July 2021 the company had future minimum lease payments due under non-cancellable operating leases for each of the following periods:

	2021 £	2020 £
Not later than 1 year	362,038	424,900
Later than 1 year and not later than 5 years	-	362,038
	<u>362,038</u>	<u>786,938</u>

MCLAREN PROPERTY LIMITED

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 JULY 2021

23. 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 £Nil (2020 - £658,879), the company made payments to him of £Nil (2020 - £Nil) and J A Gatley repaid £2,049,435 (2020 - £7,296,702). After taking into account interest accruing during the year of £Nil (2020 - £110,754), the total amount payable by J A Gatley at 31 July 2021 to the company was £Nil (2020 - £2,049,435).

C R Young (director)

During the year, the company transferred C R Young's loan balance of £68,052 to McLaren (Finance 1) Limited. Therefore, at the reporting date the amount due from C R Young to the company was £Nil (2020 - £68,052).

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

During the year the company received loans from McLaren (Finance 1) Limited of £9,179,600 (2020 - £5,631,583) and the company made repayments of £12,590,473 (2020 - £14,678,932). At the reporting date the amount owed to McLaren (Finance 1) Limited was £4,022,794 (2020 - £7,380,870). This comprised of a capital amount of £915,108 (2020 - £4,325,981) and accrued interest of £3,107,685 (2020 - £3,054,889). Interest of £251,682 (2020 - £837,189) was charged during the year and £198,886 of interest was repaid.

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

During the year sales of £271,472 (2020 - £217,893) were made by McLaren Construction Limited to McLaren Property Limited. At the balance sheet date the amount due by McLaren Property Limited to McLaren Construction Limited was £793,250 (2020 - £500,768). Interest was charged in the year of £21,009 (2020 - £2,412).

24. 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 2021 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 2021 which will be publicly available.

The ultimate controlling party is K R Taylor