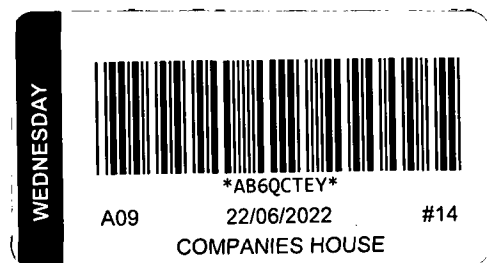

FIRETHORN BICESTER LIMITED

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021



FIRETHORN BICESTER LIMITED

**DIRECTORS' REPORT
FOR THE YEAR ENDED 31 DECEMBER 2021**

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

Directors

The directors who served during the year were:

Christopher Shane Mitchel Webb
Javier Francisco Aldrete
Tanner Moore

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.



Christopher Shane Mitchel Webb
Director

Date: 30 / 5 / 2022

FIRETHORN BICESTER LIMITED
REGISTERED NUMBER: 12270072

BALANCE SHEET
AS AT 31 DECEMBER 2021

	Note	2021 £	2020 £
Current assets			
Stocks	3	6,675,705	5,914,150
Debtors: amounts falling due within one year	4	12,284	491,552
Cash at bank and in hand	5	20,529	19,229
		<u>6,708,518</u>	<u>6,424,931</u>
Creditors: amounts falling due within one year	6	<u>(6,571,781)</u>	<u>(97,797)</u>
Net current assets		136,737	6,327,134
Total assets less current liabilities		136,737	6,327,134
Net assets		136,737	6,327,134
Capital and reserves			
Called up share capital		105	203
Share premium account		286,942	6,329,399
Profit and loss account		(150,310)	(2,468)
		<u>136,737</u>	<u>6,327,134</u>

FIRETHORN BICESTER LIMITED
REGISTERED NUMBER: 12270072

BALANCE SHEET (CONTINUED)
AS AT 31 DECEMBER 2021

The directors consider that the Company is entitled to exemption from audit under section 477 of the Companies Act 2006 and members have not required the Company to obtain an audit for the year in question in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and the preparation of financial statements.

The financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime and in accordance with the provisions of FRS 102 Section 1A - small entities.

The Company has opted not to file the statement of comprehensive income in accordance with provisions applicable to companies subject to the small companies' regime.

The financial statements have been delivered in accordance with the provisions applicable to companies subject to the small companies regime.

The Company has opted not to file the profit and loss account in accordance with 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:


.....
Christopher Shane Mitchel Webb
Director

Date: 30 / 5 / 2022

The notes on pages 4 to 6 form part of these financial statements.

FIRETHORN BICESTER LIMITED

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

1. General information

Firethorn Bicester Limited is a private company limited by shares incorporated in England. The registered office is 3rd Floor, 265 Tottenham Court Road, London, W1T 7RQ.

The principal activity of the Company is that of real estate development.

The financial statements are presented in sterling which is the functional currency of the Company and rounded to the nearest £.

The Company has no employees other than the directors, who did not receive any remuneration.

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 Section 1A of Financial Reporting Standard 102, the Financial Reporting Standard applicable in the UK and the Republic of Ireland and the Companies Act 2006.

The following principal accounting policies have been applied:

2.2 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.

2.3 Borrowing costs

All borrowing costs are recognised in profit or loss in the year in which they are incurred.

2.4 Stocks

Stock and work in progress are stated at the lower of cost and net realisable value. Cost includes cost of acquisition, finance costs, professional fees and directly attributable expenditure. Net realisable value is based on estimated selling price less any associated costs.

Stock is recognised as an asset at the point where the risks and rewards have transferred to the Company which is the date of completion.

2.5 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.

2.6 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.

FIRETHORN BICESTER LIMITED

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

2. Accounting policies (continued)

2.7 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.

2.8 Financial instruments

The Company only enters into basic financial instrument transactions that result in the recognition of financial assets and liabilities like trade and other debtors and creditors, loans from banks and other third parties, loans to related parties and investments in ordinary shares.

For financial assets measured at cost less impairment, the impairment loss is measured as the difference between an asset's carrying amount and best estimate of the recoverable amount, which is an approximation of the amount that the Company would receive for the asset if it were to be sold at the balance sheet date.

2.9 Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders at an annual general meeting.

3. Stocks

	2021 £
Work in progress	6,675,705
	<u>6,675,705</u>

4. Debtors

	2021 £
Amounts owed by group undertakings	101
Other debtors	12,183
	<u>12,284</u>

FIRETHORN BICESTER LIMITED

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

5. Cash and cash equivalents

	2021 £
Cash at bank and in hand	20,529
	<u>20,529</u>

6. Creditors: Amounts falling due within one year

	2021 £
Other loans	6,138,751
Trade creditors	47,422
Amounts owed to group undertakings	354,108
Accruals and deferred income	31,500
	<u>6,571,781</u>

7. Financial instruments

	2021 £
Financial assets	
Financial assets measured at fair value through profit or loss	<u>20,529</u>

Financial assets measured at fair value through profit or loss comprise cash and cash equivalents.

8. Related party transactions

The Company has taken advantage of the exemption of FRS102 33.1A not to disclose transactions between wholly owned group entities.

There are no other related party transactions.

9. Controlling party

The Company's immediate controlling party is Firethorn Investors Limited. The Company does not have an ultimate controlling party.