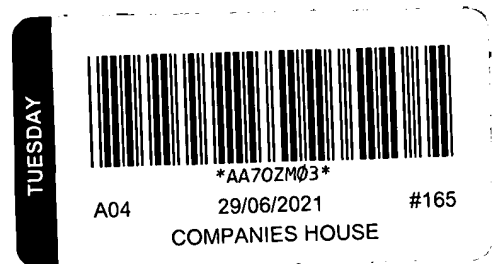


FIRETHORN LEIGHTON BUZZARD HOLDINGS LTD

UNAUDITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 31 DECEMBER 2020



FIRETHORN LEIGHTON BUZZARD HOLDINGS LTD

COMPANY INFORMATION

Directors

John Calhoun Stephens (appointed 29 January 2020, resigned 24 June 2020)
Christopher Shane Mitchel Webb (appointed 29 January 2020)
Javier Francisco Aldrete (appointed 29 January 2020)
Tanner Moore (appointed 3 June 2020)

Registered number

12431003

Registered office

4th Floor
85 Newman Street
London
W1T 3EU

CONTENTS

	Page
Directors' report	1
Balance sheet	2
Notes to the financial statements	3 - 6

**DIRECTORS' REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2020**

The directors present their report and the financial statements for the period ended 31 December 2020.

Directors

The directors who served during the period were:

John Calhoun Stephens (appointed 29 January 2020, resigned 24 June 2020)

Christopher Shane Mitchel Webb (appointed 29 January 2020)

Javier Francisco Aldrete (appointed 29 January 2020)

Tanner Moore (appointed 3 June 2020)

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: 17/06/21

FIRETHORN LEIGHTON BUZZARD HOLDINGS LTD
REGISTERED NUMBER: 12431003

BALANCE SHEET
AS AT 31 DECEMBER 2020

	Note	2020 £
Fixed assets		
Investments	3	1
		<u>1</u>
Current assets		
Debtors: amounts falling due within one year	4	19,455,029
Cash at bank and in hand	5	1,044
		<u>19,456,073</u>
Creditors: amounts falling due within one year	6	<u>(19,457,029)</u>
Net current liabilities		(956)
Total assets less current liabilities		<u>(955)</u>
Net liabilities		<u>(955)</u>
Capital and reserves		
Called up share capital		1
Profit and loss account		(956)
		<u>(955)</u>


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 period 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 were approved and authorised for issue by the board and were signed on its behalf by:


Christopher Shane Mitchel Webb
Director
Date: 17/06/21

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2020**

1. General information

Firethorn Leighton Buzzard Holdings Ltd is a private company limited by shares incorporated in England. The registered office is 4th Floor, 85 Newman Street, London, W1T 3EU.

The principal activity of the Company is to act as a holding company for a real estate investment company.

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 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 Going concern

Notwithstanding that the Company is in a net liability position, the financial statements have been prepared under the going concern assumption as the directors believe the Company will be able to meet its liabilities as they fall due for the foreseeable future. Included within liabilities is an intercompany loan from the Company's parent of £19,457,029. The directors expect the parent to continue to make funds available to the Company and believe that it is appropriate to prepare the financial statements on a going concern basis.

2.3 Valuation of investments

Investments in subsidiaries are measured at cost less accumulated impairment.

2.4 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.

2.5 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

2.6 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.

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2020**

2. Accounting policies (continued)

2.7 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.

3. Fixed asset investments

	Investments in subsidiary companies £
Cost or valuation	
Additions	1
At 31 December 2020	<u>1</u>

4. Debtors

	2020 £
Amounts owed by group undertakings	19,455,029
	<u>19,455,029</u>

5. Cash and cash equivalents

	2020 £
Cash at bank and in hand	1,044
	<u>1,044</u>

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2020****6. Creditors: Amounts falling due within one year**

	2020 £
Amounts owed to group undertakings	19,457,029
	<u>19,457,029</u>

7. Financial instruments

	2020 £
Financial assets	
Financial assets measured at fair value through profit or loss	1,044

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 in FRS 102 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 parent company is Firethorn Investors Limited. The Company does not have an ultimate controlling party.