

Registered number: 10018061

MCLAREN (FINANCE 1) LIMITED

DIRECTORS' REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 JULY 2021

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MCLAREN (FINANCE 1) LIMITED

COMPANY INFORMATION

| | |
|-----------------------------|--|
| Directors | J A Gatley C R Young |
| Company secretary | Taylor Wessing Secretaries Limited |
| Registered number | 10018061 |
| Registered office | 3rd Floor East Leconfield House Curzon Street London United Kingdom W1J 5JA |
| Independent auditors | BDO LLP 55 Baker Street London, UK W1U 7EU |

MCLAREN (FINANCE 1) LIMITED

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MCLAREN (FINANCE 1) 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 statement

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 financing of fellow subsidiaries and entities where the group has a participating interest.

Results

The profit for the year, after taxation, amounted to £300,763 (2020 - £145,022).

Directors

The directors who served during the year were:

J A Gatley
C R Young

Disclosure of information to auditors

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 auditors are 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 auditors are aware of that information.

Post balance sheet events

There have been no significant events affecting the company since the year end.

MCLAREN (FINANCE 1) LIMITED

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

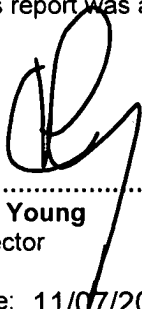
Auditors

The auditors, 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. The signature is stylized and extends below the line.

C R Young
Director

Date: 11/07/2022

MCLAREN (FINANCE 1) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN (FINANCE 1) 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 (Finance 1) 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 (FINANCE 1) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN (FINANCE 1) 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 (FINANCE 1) LIMITED

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MCLAREN (FINANCE 1) 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:

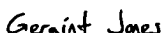
- We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our sector experience through discussion with the directors and other management (as required by auditing standards).
- We had regard to laws and regulations in areas 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:

BFDD86955DB642A...

Geraint Jones (Senior Statutory Auditor)
For and on behalf of BDO LLP, statutory auditor
55 Baker Street, UK
Date: 11 July 2022

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

MCLAREN (FINANCE 1) LIMITED

**STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 31 JULY 2021**

| | Note | 2021 £ | 2020 £ |
|--|------|----------------|----------------|
| Turnover | 4 | 593,376 | 1,040,496 |
| Cost of sales | 6 | - | (73,403) |
| Gross profit | | 593,376 | 967,093 |
| Administrative expenses | | (61,373) | (32,798) |
| Operating profit | | 532,003 | 934,295 |
| Interest receivable and similar income | | 26,349 | - |
| Interest payable and similar expenses | 7 | (791,018) | (789,273) |
| Other finance income | | 533,429 | - |
| Profit before tax | | 300,763 | 145,022 |
| Tax on profit | 9 | - | - |
| Profit for the financial year | | 300,763 | 145,022 |

The notes on pages 9 to 17 form part of these financial statements.

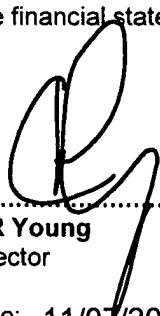
MCLAREN (FINANCE 1) LIMITED
REGISTERED NUMBER: 10018061

STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2021

| | Note | 2021 £ | 2020 £ |
|---|------|-------------------------|-------------------------|
| Current assets | | | |
| Debtors | 10 | 11,608,227 | 11,860,466 |
| Bank and cash balances | | 275 | 1,157 |
| | | <u>11,608,502</u> | <u>11,861,623</u> |
| Creditors: amounts falling due within one year | 11 | <u>(8,891,026)</u> | <u>(392,843)</u> |
| Net current assets | | <u>2,717,476</u> | <u>11,468,780</u> |
| Total assets less current liabilities | | <u>2,717,476</u> | <u>11,468,780</u> |
| Creditors: amounts falling due after more than one year | 12 | - | (9,052,067) |
| Net assets | | <u><u>2,717,476</u></u> | <u><u>2,416,713</u></u> |
| Capital and reserves | | | |
| Called up share capital | 14 | 592,809 | 592,809 |
| Capital redemption reserve | 15 | 2,247,191 | 2,247,191 |
| Profit and loss account | 15 | (122,524) | (423,287) |
| | | <u>2,717,476</u> | <u>2,416,713</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: 11/07/2022

The notes on pages 9 to 17 form part of these financial statements.

MCLAREN (FINANCE 1) LIMITED

**STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 JULY 2021**

| | Share capital £ | Capital redemption reserve £ | Profit and loss account £ | Total equity £ |
|--|-----------------------|---------------------------------------|------------------------------------|-------------------|
| At 1 August 2020 | 592,809 | 2,247,191 | (423,287) | 2,416,713 |
| Comprehensive income for the year | | | | |
| Profit for the year | - | - | 300,763 | 300,763 |
| At 31 July 2021 | 592,809 | 2,247,191 | (122,524) | 2,717,476 |

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

| | Share capital £ | Capital redemption reserve £ | Profit and loss account £ | Total equity £ |
|--|-----------------------|---------------------------------------|------------------------------------|-------------------|
| At 1 August 2019 | 592,809 | 2,247,191 | (568,309) | 2,271,691 |
| Comprehensive income for the year | | | | |
| Profit for the year | - | - | 145,022 | 145,022 |
| At 31 July 2020 | 592,809 | 2,247,191 | (423,287) | 2,416,713 |

The notes on pages 9 to 17 form part of these financial statements.

MCLAREN (FINANCE 1) LIMITED

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

1. General information

McLaren (Finance 1) 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 directors have adopted format 1 of the profit and loss account under Companies Act 2006. And the turnover and cost of sales includes interest receivable and interest payable respectively from group and related undertakings as that is the nature of the entity's business which is in line with its principal activity.

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.

MCLAREN (FINANCE 1) LIMITED

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

2. Accounting policies (continued)

2.3 Foreign currency translation

Functional and presentation 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 profit or loss except when deferred in other comprehensive income as qualifying cash flow hedges.

Foreign exchange gains and losses that relate to borrowings and cash and cash equivalents are presented in the statement of comprehensive income within 'finance income or costs'. All other foreign exchange gains and losses are presented in profit or loss within 'other operating income'.

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.

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.

2.7 Expenses

Expenses are included on an accruals basis.

MCLAREN (FINANCE 1) LIMITED

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

2. Accounting policies (continued)

2.8 Provisions for liabilities

Provisions are made where an event has taken place that gives the company a legal or constructive obligation that probably requires settlement by a transfer of economic benefit, and a reliable estimate can be made of the amount of the obligation.

Provisions are charged as an expense to the statement of comprehensive income in the year that the company becomes aware of the obligation, and are measured at the best estimate at the statement of financial position date of the expenditure required to settle the obligation, taking into account relevant risks and uncertainties.

When payments are eventually made, they are charged to the provision carried in the statement of financial position.

2.9 Revenue recognition - interest income

Interest income is recognised in the statement of comprehensive income using the effective interest method.

2.10 Finance Costs

Finance costs to the extent that they are directly attributable to loans to fellow group entities or those where the group has a participating interest are included within cost of sales are charged to the statement of comprehensive income 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.

2.11 Current and deferred 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.

MCLAREN (FINANCE 1) LIMITED

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

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

In the opinion of the directors, there are no key judgements that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the financial year.

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 the carrying amounts of assets and liabilities within the next financial year are discussed below:

Recoverability of amounts of 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.

Debt modifications

The company considers debt modifications under the principles of FRS 102 section 11 and analyses whether the modified terms are "substantially different" to previous terms. In analysing this, the Company performs both quantitative assessment as well as a qualitative assessment considering the substance of the transaction being entered into in order to identify whether any substantial differences exist in the loan terms that are not captured within the quantitative assessment. Accordingly, judgements are applied, and the accounting consequences are addressed.

4. Turnover - interest receivable and similar income

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

| | 2021 £ | 2020 £ |
|--|----------------|------------------|
| Interest receivable from group companies | 593,376 | 1,040,496 |
| | <u>593,376</u> | <u>1,040,496</u> |

5. Auditors' remuneration

| | 2021 £ | 2020 £ |
|---|--------------|--------------|
| Fees payable to the company's auditor and its associates for the audit of the company's annual financial statements | 2,460 | 2,395 |
| | <u>2,460</u> | <u>2,395</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 (FINANCE 1) LIMITED

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

6. Cost of sales

| | 2021 £ | 2020 £ |
|--|-----------|---------------|
| Interest payable on loans from group companies | - | 72,803 |
| | <u>-</u> | <u>72,803</u> |
| | <u>-</u> | <u>72,803</u> |

7. Interest payable and similar expenses

| | 2021 £ | 2020 £ |
|-----------------------------|----------------|----------------|
| Other loan interest payable | 791,018 | 789,273 |
| | <u>791,018</u> | <u>789,273</u> |
| | <u>791,018</u> | <u>789,273</u> |

8. Other finance income

| | 2021 £ | 2020 £ |
|--------------------------|----------------|-----------|
| Gain on foreign exchange | 533,429 | - |
| | <u>533,429</u> | <u>-</u> |
| | <u>533,429</u> | <u>-</u> |

9. Taxation

| | 2021 £ | 2020 £ |
|-------------------------------------|-----------|-----------|
| Current tax on profits for the year | - | - |
| | <u>-</u> | <u>-</u> |
| Total current tax | <u>-</u> | <u>-</u> |

MCLAREN (FINANCE 1) LIMITED

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

9. Taxation (continued)

Factors affecting tax charge 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>300,763</u> | <u>145,022</u> |
| Profit on ordinary activities multiplied by standard rate of corporation tax in the UK of 19.00% (2020 - 19.00%) | 57,145 | 27,554 |
| Effects of: | | |
| Utilisation of tax losses | (57,145) | (27,554) |
| Total tax charge for the year | <u><u>-</u></u> | <u><u>-</u></u> |

10. Debtors

| | 2021 £ | 2020 £ |
|--|--------------------------|--------------------------|
| Amounts owed by group undertakings | 7,736,353 | 11,745,029 |
| Amounts owed by joint ventures and associated undertakings | 115,436 | 115,437 |
| Directors' loan accounts | 3,756,438 | - |
| | <u><u>11,608,227</u></u> | <u><u>11,860,466</u></u> |

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

MCLAREN (FINANCE 1) LIMITED

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

11. Creditors: Amounts falling due within one year

| | 2021 £ | 2020 £ |
|------------------------------------|------------------|----------------|
| Other loans | 8,525,148 | - |
| Amounts owed to group undertakings | 44,075 | 49,222 |
| Accruals and deferred income | 321,803 | 343,621 |
| | <u>8,891,026</u> | <u>392,843</u> |

The other loans are unsecured and are due for repayment on 31 May 2022.

Other loans falling due after more than one year include unsecured interest-bearing bonds with a total value of €10,000,000 (£8,525,148) (2020 - €10,000,000, £,9,052,067).

The unsecured interest-bearing bonds were listed on the international Stock Exchange during the year. On 6 June 2022 the listing was cancelled following the repayment of the bonds in full.

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

12. Creditors: Amounts falling due after more than one year

| | 2021 £ | 2020 £ |
|-------------|-----------|------------------|
| Other loans | - | 9,052,067 |
| | <u>-</u> | <u>9,052,067</u> |

13. Loans

Analysis of the maturity of loans is given below:

| | 2021 £ | 2020 £ |
|--|------------------|------------------|
| Amounts falling due within one year | | |
| Other loans | 8,525,149 | - |
| | <u>8,525,149</u> | <u>-</u> |
| Amounts falling due 2-5 years | | |
| Other loans | - | 9,052,067 |
| | <u>-</u> | <u>9,052,067</u> |
| | <u>8,525,149</u> | <u>9,052,067</u> |

MCLAREN (FINANCE 1) LIMITED

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

14. Share capital

| | 2021 £ | 2020 £ |
|---|----------------|-----------|
| Allotted, called up and unpaid | | |
| 5,928,091 Ordinary shares of £0.10 each | 592,809 | 592,809 |

15. Reserves

Capital redemption reserve

The capital redemption reserve contains the nominal value of own shares that have been acquired by the company and cancelled.

Profit and loss account

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

16. 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.

Joshua Properties Limited (joint venture of McLaren Property Holdings LLP)

During the year, Joshua Properties Limited made repayments amounting to £Nil (2020 - £Nil) and after making a provision against the loan balance of £Nil (2020 - £Nil), at the reporting date the amount owed to the company was £115,436 (2020 - £115,436). Interest of £Nil (2020 - £Nil) was charged during the year. As the property development completed in the prior year, therefore no further interest shall accrue on the remaining balance.

J A Gatley (director)

During the year, the company paid expenses on behalf of J A Gatley amounting to £928,136 (2020 - £Nil), the company made payments to him of £3,000,000 (2020 - £Nil) and J A Gatley made repayments of £388,037 (2020 - £Nil). After taking into account interest accruing during the year of £57,731 (2020 - £Nil), the total amount payable by J A Gatley at 31 July 2021 to the company was £3,597,829 (2020 - £Nil).

C R Young (director)

During the year, the company received the prior year balance of C R Young's loan of £68,052 from McLaren Property Limited. The company also made loans to C R Young of £62,154 (2020 - £Nil) and C R Young made repayments of £Nil (2020 - £Nil) during the year. After taking into account interest accruing during the year of £2,437 (2020 - £Nil), the total amount payable by C R Young at 31 July 21 to the company was £132,643 (2020 - £Nil).

K R Taylor (beneficial owner)

During the year, the company made loans to K R Taylor of £303,779 (2020 - £Nil) and K R Taylor made repayments of £279,881 (2020 - £Nil) during the year. After taking into account interest accruing during the year of £2,067 (2020 - £Nil), the total amount payable by K R Taylor at 31 July 21 to the company was £25,966 (2020 - £Nil).

MCLAREN (FINANCE 1) LIMITED

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

17. Post balance sheet events

On 7 December 2021 the company increased its other loans by a further €3,000,000. The loan is an unsecured interest-bearing bond (see note 11 & 13).

On 31 May 2022 the company repaid its other loan debt of €13,000,000 including any interest due up until this date.

18. 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.