

REGISTERED COMPANY NUMBER: 01637128 (England and Wales)
REGISTERED CHARITY NUMBER: 1096584

RONTADES LIMITED
(A COMPANY LIMITED BY GUARANTEE)
REPORT OF THE TRUSTEES AND
CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2025

Sugarwhite Meyer Accountants Ltd
Chartered Accountants & Statutory Auditor
First Floor
94 Stamford Hill
London
N16 6XS

RONTADES LIMITED

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FOR THE YEAR ENDED 30 JUNE 2025**

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RONTADES LIMITED

**REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 30 JUNE 2025**

| | |
|----------------------------------|--|
| TRUSTEES | N Bleier (Chairman) J S Bleier I Mett |
| COMPANY SECRETARY | N Bleier |
| REGISTERED OFFICE | First Floor 94 Stamford Hill London N16 6XS |
| PRINCIPAL ADDRESS | Unit 3 Edge Business Centre Humber Road London NW2 6EW |
| REGISTERED COMPANY NUMBER | 01637128 (England and Wales) |
| REGISTERED CHARITY NUMBER | 1096584 |
| AUDITORS | Sugarwhite Meyer Accountants Ltd Chartered Accountants & Statutory Auditor First Floor 94 Stamford Hill London N16 6XS |
| BANKERS | Allied Irish Bank 92 Ann Street Belfast BT1 3HH Barclays Bank plc 1 Churchill Place London E14 5HP |

RONTADES LIMITED

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the year ended 30 June 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and administrative details of the company are shown on page 1 of the financial statements and forms part of this report.

OBJECTIVES AND ACTIVITIES

Objectives for the public benefit

The objects of the charity are:

- 1)The advancement of religion in accordance with the orthodox Jewish faith;
- 2)The relief of poverty, and
- 3)For such other purposes as are recognised by English law as charitable

To achieve the objects, the charity makes grants to various charitable organisations and institutions that accord with the objectives of the charity. These grants are regularly monitored to ensure compliance with the objects of the charity.

The trustees confirm that they have referred to the Charity Commission's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities, and setting the grant making policy for the year.

Grantmaking policy

In general, the trustees select the institutions to be supported according to their personal knowledge of work of the institutions. All applications are carefully considered, discreetly and with sympathy and help is given according to circumstances and funds then available.

STRATEGIC REPORT

Achievement and performance

The group's investment income is derived from directly held property investments, syndicated real estate holdings and interest receipts. Despite broader economic uncertainty, group investment income grew by 5%, while investment management costs fell by 5%. The charity maintained its philanthropic programme in supporting organisations whose purposes align with its own objectives. Grant expenditure remained in line with the previous year. The charity also received unrestricted donations of £104,000 (2024: £115,000) from an affiliated charity. The group recorded a profit for the year.

Financial review

Financial position

The financial position of the charity and its subsidiaries is satisfactory.

The group Consolidated Statement of Financial Activities shows a surplus of £1,367,240 (2024: £363,803) and total reserves of £30,530,790 (2024: £29,163,550).

Review of subsidiaries

The charity's subsidiaries continue to perform well, with a 27% growth in profit before the deduction of Gift Aid and interest payments to the parent company.

RONTADES LIMITED**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 30 JUNE 2025****STRATEGIC REPORT****Financial review***Investment policy and objectives*

The group policy is for the subsidiary companies to pay over their profits, which would otherwise be liable to UK corporation tax, to Rontades Limited by way of gift aid. As a result, the charity's reserves have increased considerably over the years. The charity's policy is to make loans to its subsidiaries at a variable rate of interest. This enables them to acquire and develop properties and thereby generate profits.

As well as the trustees' expertise in selecting suitable profitable investments with good growth prospects and rental yields, the charity uses RICS qualified and other professional advisors.

Reserves policy

The charity holds sufficient reserves to be able to respond to calls from charitable organisations, to commit to further investment as appropriate and to meet calls for funds from its subsidiaries.

Principal risks and uncertainties

The trustees have assessed the major risks to which the charity is exposed and confirm that they have established systems to mitigate those risks.

It is the policy of the trustees to carry out a risk review before granting loans, purchasing property or investing in syndicates; the associated risks are carefully considered and reviewed regularly.

Future plans

The trustees anticipate that the charity will continue on a similar basis in the foreseeable future. The trustees are able to control the charity's grant making and as such believe the charity will continue as a going concern.

STRUCTURE, GOVERNANCE AND MANAGEMENT**Governing document**

Rontades Limited is a company limited by guarantee governed by its Memorandum and Articles of Association dated 20 May 1982.

Organisational structure

The trustees are responsible for the day to day running of the charity. The power to appoint new trustees is vested in the continuing board. It is not the intention of the trustees of the charity to appoint any new trustees. Should the situation change in the future, the trustees will apply suitable recruitment, induction and training procedures in accordance with the Charity Commission's guidelines.

All trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Group structure

The charity has the following non-charitable operating subsidiaries:

| <u>Company</u> | <u>Company Registration Number</u> | <u>Percentage Shareholding</u> |
|-----------------------|---|---|
| Hiltona Limited | 02877741 | 100% |
| Ironhawk Limited | 01885811 | 100% |
| Twillam Limited | 01621763 | 100% |

The charity also has majority interests in property syndicate investments as shown in Note 12.

RONTADES LIMITED

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 30 JUNE 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Related parties

Details of transactions with Related Parties are disclosed in Note 20 to the Financial Statements.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The trustees (who are also the directors of Rontades Limited for the purposes of company law) are responsible for preparing the Report of the Trustees and 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".

Company law requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing those financial statements, the trustees are required to

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statement;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charitable 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as the trustees are aware:

- there is no relevant audit information of which the charitable company's auditors are unaware; and
- the trustees have taken all steps that they ought to have taken to make themselves aware of any relevant audit information and to establish that the auditors are aware of that information.

AUDITORS

The auditors, Sugarwhite Meyer Accountants Ltd, will be proposed for re-appointment at the forthcoming Annual General Meeting.

This report has been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies.

Report of the trustees, incorporating a strategic report, approved by order of the board of trustees, as the company directors, on 28 April 2026 and signed on the board's behalf by:

Signed by:



EB52C7DBB77F48A...

J S Bleier - Trustee

Signed by:



19E721CF17E94DD...

N Bleier – Trustee

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RONTADES LIMITED

Opinion

We have audited the financial statements of Rontades Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 30 June 2025 which comprises the Group Statement of Financial Activities, the Group and Parent Charitable Company Balance Sheets, the Group Cash Flow Statement and the related notes. The financial reporting framework that has been applied in their preparation is 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'.

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 30 June 2025 and of the group's incoming resources and application of resources, including its income and expenditure, for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland'; 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 Auditors' responsibilities for the audit of the financial statements section of our report. We are independent of the charitable 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. 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 trustees' use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charitable 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 trustees are responsible for the other information. The other information comprises the information in the annual report, other than the financial statements and our Report of the Independent Auditors thereon.

Our opinion on the financial statements does not cover the other information and 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. We have nothing to report in this regard.

Matters on which we are required to report by exception

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

- the information given in the Report of the Trustees is inconsistent in any material respect with the financial statements; or
- the charitable company has not kept adequate accounting records; or
- the financial statements are not in agreement with the accounting records and returns; or
- we have not received all the information and explanations we require for our audit.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RONTADES LIMITED

Responsibilities of trustees

As explained more fully in the Statement of Trustees' Responsibilities set out on page four, the trustees (who are also the directors of the charitable company for the purposes of company law) 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 trustees determine 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 trustees are responsible for assessing the charitable 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 trustees either intend to liquidate the charitable company or to cease operations, or have no realistic alternative but to do so.

Our 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 a Report of the Independent Auditors 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.

The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

In performing an audit, we exercise professional judgment and maintain professional scepticism throughout the audit.

We also identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than one for one resulting from error, as fraud may involve collusion, forgery, intentional omissions misrepresentation or override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of charity's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about charity's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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. This description forms part of our Report of the Auditors.

REPORT OF THE INDEPENDENT AUDITORS TO THE TRUSTEES OF RONTADES LIMITED

Use of our report

This report is made solely to the charity's trustees, 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 charitable company's members those matters we are required to state to them in an auditors' 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 charitable company and the charitable company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Emanuel Meyer FCA (Senior Statutory Auditor)
For and on behalf of Sugarwhite Meyer Accountants Ltd
Chartered Accountants and Statutory Auditor
First Floor
94 Stamford Hill
London
N16 6XS

28 April 2026

Sugarwhite Meyer Accountants Ltd is eligible to act as an Auditor in terms of Section 1212 of the Companies Act 2006

RONTADES LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 30 JUNE 2025

| | | 2025 | 2024 |
|--|-------|--------------------------|--------------------------|
| | | Unrestricted | Total |
| | | fund | funds |
| | | £ | £ |
| INCOME AND ENDOWMENTS FROM | Notes | | |
| Donations and legacies | 2 | 104,000 | 115,000 |
| Investment income | 3 | 2,805,828 | 2,672,273 |
| Other income | | 3,220 | - |
| Total income | | <u>2,913,048</u> | <u>2,787,273</u> |
| EXPENDITURE ON | | | |
| Raising funds | 4 | | |
| Investment management costs | | 281,605 | 296,304 |
| Charitable activities | 5 | | |
| Charitable activities | | 2,542,966 | 2,576,609 |
| Total expenditure | | <u>2,824,571</u> | <u>2,872,913</u> |
| Net gains/(losses) on investments | 8 | <u>1,828,864</u> | <u>62,281</u> |
| NET INCOME/(LOSS) BEFORE TAXATION | | 1,917,341 | (23,359) |
| Taxation | 11 | <u>(233,250)</u> | <u>(295,194)</u> |
| NET INCOME/(LOSS) AFTER TAXATION | | 1,684,091 | (318,553) |
| Attributable to non-controlling interest | | <u>(316,851)</u> | <u>(45,250)</u> |
| NET MOVEMENT IN FUNDS | | 1,367,240 | (363,803) |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | 29,163,550 | 29,527,353 |
| TOTAL FUNDS CARRIED FORWARD | | <u><u>30,530,790</u></u> | <u><u>29,163,550</u></u> |

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

RONTADES LIMITED

**COMPANY STATEMENT OF FINANCIAL ACTIVITIES
(INCORPORATING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 30 JUNE 2025**

| | | 2025 Unrestricted fund £ | 2024 Total funds £ |
|--|-------|---|---------------------------------------|
| INCOME AND ENDOWMENTS FROM | Notes | | |
| Donations and legacies | 2 | 104,000 | 115,000 |
| Investment income | 3 | <u>2,525,757</u> | <u>2,352,692</u> |
| Total income | | <u>2,629,757</u> | <u>2,467,692</u> |
| EXPENDITURE ON | | | |
| Raising funds | 4 | | |
| Investment management costs | | 98,059 | 49,531 |
| Charitable activities | 5 | | |
| Charitable activities | | <u>2,522,622</u> | <u>2,558,409</u> |
| Total expenditure | | <u>2,620,680</u> | <u>2,607,940</u> |
| Net gains/(losses) on investments | 8 | <u>10,330</u> | <u>-</u> |
| NET MOVEMENT IN FUNDS | | 19,408 | (140,248) |
| RECONCILIATION OF FUNDS | | | |
| Total funds brought forward | | <u>23,303,211</u> | <u>23,443,459</u> |
| TOTAL FUNDS CARRIED FORWARD | | <u><u>23,322,619</u></u> | <u><u>23,303,211</u></u> |

CONTINUING OPERATIONS

All income and expenditure has arisen from continuing activities.

The notes form part of these financial statements

RONTADES LIMITED (REGISTERED NUMBER: 01637128)**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 30 JUNE 2025**

| | | Group | | Company | |
|---|--------------|--------------------|--------------------|-------------------|-------------------|
| | | 2025 | 2024 | 2025 | 2024 |
| | Notes | £ | £ | £ | £ |
| FIXED ASSETS | | | | | |
| Investments | 12 | 10,863,075 | 10,908,900 | 7,942,794 | 7,896,425 |
| Investment property | 13 | <u>20,413,954</u> | <u>17,934,782</u> | <u>6,629,147</u> | <u>6,030,658</u> |
| | | 31,277,029 | 28,843,682 | 14,571,941 | 13,927,083 |
| CURRENT ASSETS | | | | | |
| Debtors | 14 | 569,030 | 2,520,528 | 6,709,088 | 8,306,883 |
| Cash at bank and in hand | | <u>2,638,027</u> | <u>1,363,186</u> | <u>2,115,165</u> | <u>1,130,358</u> |
| | | 3,207,057 | 3,883,714 | 8,824,253 | 9,437,241 |
| CREDITORS | | | | | |
| Amounts falling due within one year | 15 | <u>(1,244,399)</u> | <u>(1,320,594)</u> | <u>(73,575)</u> | <u>(61,112)</u> |
| NET CURRENT ASSETS | | <u>1,962,658</u> | <u>2,563,120</u> | <u>8,750,678</u> | <u>9,376,129</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | 33,239,687 | 31,406,802 | 23,322,619 | 23,303,212 |
| CREDITORS | | | | | |
| Amounts falling due after more than one year | 16 | (449,878) | (503,741) | - | - |
| Provisions for liabilities | 18 | <u>(1,181,233)</u> | <u>(947,983)</u> | - | - |
| NET ASSETS | | 31,608,576 | 29,955,078 | 23,322,619 | 23,303,212 |
| Non-controlling interest | | <u>(1,077,786)</u> | <u>(791,528)</u> | - | - |
| NET ASSETS ATTRIBUTABLE TO THE PARENT CHARITABLE COMPANY | | <u>30,530,790</u> | <u>29,163,550</u> | <u>23,322,619</u> | <u>23,303,212</u> |
| FUNDS OF THE CHARITY | | | | | |
| Unrestricted funds | 19 | 24,367,443 | 24,408,513 | 23,209,813 | 23,201,672 |
| Fair value reserve | 19 | <u>6,163,347</u> | <u>4,755,037</u> | <u>112,806</u> | <u>101,540</u> |
| TOTAL CHARITY FUNDS | | <u>30,530,790</u> | <u>29,163,550</u> | <u>23,322,619</u> | <u>23,303,212</u> |

The immediately following page forms an integral part of this balance sheet.

The notes form part of these financial statements

RONTADES LIMITED

BALANCE SHEET - CONTINUED AS AT 30 JUNE 2025

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006 and section 138 of the Charities Act 2011. These Financial Statements are prepared in accordance with the special provisions of Part 15 of the Companies Act relating to small companies and constitute the annual accounts required by the Companies Act 2006 and are for circulation to members of the company.

The financial statements were approved by the Board of Trustees on 28 April 2026 and were signed on its behalf by:

Signed by:



EB52C7D9B77E48A...

J S Bleier - Trustee

Signed by:



19E721CF17E94DD...

N Bleier – Trustee

The notes form part of these financial statements

RONTADES LIMITED**CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2025**

| | Notes | 2025 £ | 2024 £ |
|---|--------------|-------------------------|-------------------------|
| Cash flows from operating activities | | | |
| Cash generated from operations | 1 | 1,686,080 | 521 |
| Interest paid | | <u>(34,214)</u> | <u>(39,251)</u> |
| Net cash provided by (used in) operating activities | | <u>1,651,866</u> | <u>(38,730)</u> |
| Cash flows from investing activities | | | |
| Purchase of fixed asset investments | | (1,305,463) | (1,116,320) |
| Purchase of investment property | | (587,222) | (44,797) |
| Sale of fixed asset investments | | 1,351,286 | 958,022 |
| Sale of investment property | | 16,840 | 62,310 |
| Interest received | | <u>147,534</u> | <u>290,854</u> |
| Net cash generate by (used in) investing activities | | <u>(377,025)</u> | <u>150,069</u> |
| Change in cash and cash equivalents in the reporting period | | 1,274,839 | 111,339 |
| Cash and cash equivalents at the beginning of the reporting period | 2 | <u>1,363,186</u> | <u>1,251,847</u> |
| Cash and cash equivalents at the end of the reporting period | 2 | <u><u>2,638,027</u></u> | <u><u>1,363,186</u></u> |

The notes form part of these financial statements

RONTADES LIMITED**NOTES TO THE CONSOLIDATED CASH FLOW STATEMENT
FOR THE YEAR ENDED 30 JUNE 2025****1. RECONCILIATION OF NET INCOME TO NET CASH FLOW FROM OPERATING ACTIVITIES**

| | 2025 | 2024 |
|---|-------------------------|-------------------|
| | £ | £ |
| Net income for the reporting period (as per the statement of Financial activities) | 1,886,751 | (54,600) |
| Adjustments for: | | |
| Gains on investments | (1,908,790) | (62,281) |
| Interest paid | 34,214 | 39,251 |
| Interest received | (147,534) | (290,854) |
| (Gains)/losses on investment assets | - | - |
| Decrease/(increase) in debtors | 1,951,497 | 401,340 |
| (Decrease)/increase in creditors | <u>(130,058)</u> | <u>(32,335)</u> |
| Cash generated from operations | <u><u>1,686,080</u></u> | <u><u>521</u></u> |

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 30 June 2025

| | 30.6.25 | 1.7.24 |
|---------------------------|-------------------------|-------------------------|
| | £ | £ |
| Cash and cash equivalents | <u><u>2,368,027</u></u> | <u><u>1,363,186</u></u> |

Year ended 30 June 2024

| | 30.6.24 | 1.7.23 |
|---------------------------|-------------------------|-------------------------|
| | £ | £ |
| Cash and cash equivalents | <u><u>1,363,186</u></u> | <u><u>1,251,847</u></u> |

The notes form part of these financial statements

RONTADES LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charitable company, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Companies Act 2006. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

Basis of consolidation

The group financial statements include the accounts of Rontades Limited, the accounts of its subsidiaries and any material transactions between the balance sheet date of each subsidiary and the balance sheet date of Rontades Limited.

Entities in which the company has a minority interest are accounted for under the equity accounting method.

Significant judgements and estimates

In the application of the company's accounting policies, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The valuation of investments properties is inherently subjective, depending on many factors, including the individual nature of each property, its location and expected future net rental values, market yields and comparable market transactions. Therefore, the valuations are subject to a degree of uncertainty and are made on the basis of assumptions which may not prove to be accurate, particularly in periods of difficult market or economic conditions.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where cost cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Support costs are those incurred to assist the work of the charity but are not direct charitable activities.

Governance costs are those incurred in connection with administration of the charity and compliance with constitutional and statutory requirements.

Investment management costs

Investment management costs include costs relating to the investment properties on an accrual basis.

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****1. ACCOUNTING POLICIES – continued****Investments in subsidiaries**

Investments in subsidiary undertakings are recognised at cost.

Investment property

Investment property, which is property held to earn rentals and/or for capital appreciation, is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in the Statement of Financial Activities.

Acquisitions and disposals of properties

Acquisitions and disposals of properties are considered to take place at the date of legal completion and are included in the Financial Statements accordingly.

Financial Instruments

The charity only has financial assets and liabilities of a kind that qualify as basic financial instruments.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs.

Current assets and current liabilities are subsequently measured at the amount expected to be received or paid and not discounted.

Taxation

The parent charity is exempt from corporation tax on its charitable activities.

Going concern

There are no material uncertainties about the charity's ability to continue as going concern.

2. DONATIONS AND LEGACIES

| | Group | | Company | |
|--------------------|----------------|----------------|----------------|----------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Donations received | <u>104,000</u> | <u>115,000</u> | <u>104,000</u> | <u>115,000</u> |

3. INVESTMENT INCOME

| | Group | | Company | |
|----------------------------|------------------|------------------|------------------|------------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Rents receivable | 1,356,129 | 1,269,039 | 376,024 | 355,108 |
| Syndicate rental income | 1,302,165 | 1,112,380 | 643,053 | 627,823 |
| Interest receivable | 147,534 | 290,854 | 538,753 | 680,250 |
| Gift aid from subsidiaries | - | - | 967,927 | 689,511 |
| Lease extensions | - | - | - | - |
| | <u>2,805,828</u> | <u>2,672,273</u> | <u>2,525,757</u> | <u>2,352,692</u> |

RONTADES LIMITED

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued **FOR THE YEAR ENDED 30 JUNE 2025**

4. RAISING FUNDS

Investment management costs

| | Group | | Company | |
|-------------------------|----------------|----------------|----------------|---------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Property expenditure | 223,397 | 232,763 | 97,922 | 49,531 |
| Bank interest payable | 34,214 | 39,251 | - | - |
| Administrative expenses | <u>23,994</u> | <u>24,290</u> | <u>136</u> | <u>-</u> |
| | <u>281,605</u> | <u>296,304</u> | <u>98,058</u> | <u>49,531</u> |

5. CHARITABLE ACTIVITIES COSTS

Group

| | Grant funding of activities (See note 6) | Support costs (See note 7) | Totals |
|-----------------------|---|---|------------------|
| | £ | £ | £ |
| Charitable activities | <u>2,505,000</u> | <u>37,966</u> | <u>2,542,966</u> |

Company

| | Grant funding of activities (See note 6) | Support costs (See note 7) | Totals |
|-----------------------|---|---|------------------|
| | £ | £ | £ |
| Charitable activities | <u>2,505,000</u> | <u>17,622</u> | <u>2,522,622</u> |

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****6. GRANTS PAYABLE**

| | Group | | Company | |
|--------|------------------|------------------|------------------|------------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Grants | <u>2,505,000</u> | <u>2,542,208</u> | <u>2,505,000</u> | <u>2,542,208</u> |

All grants were institutional and are as follows:

| | 2025 | 2024 |
|--------------------------|------------------|------------------|
| | £ | £ |
| Advancement of religion | 1,089,000 | 919,400 |
| Advancement of education | 7,500 | 36,750 |
| Relief of poverty | 1,408,500 | 1,500,000 |
| General purpose | - | 86,058 |
| | <u>2,505,000</u> | <u>2,542,208</u> |

Recipients of institutional grants:

| | |
|---------------------------------------|------------------|
| Asser Bishvil Foundation | 1,100,000 |
| United Talmudical Associates Ltd | 640,000 |
| Parkwater Foundation | 200,000 |
| Chasdei Yitzok Charities Ltd | 200,000 |
| Yesamach Levav Trust | 150,000 |
| Low Cost Living Ltd | 100,000 |
| Friends of Toldos Avrohom Yitzchok | 50,000 |
| The New Rachmistrivke Synagogue Trust | 38,000 |
| Achisomoch Aid Company Ltd | 11,000 |
| Other grants (below £10,000) | <u>16,000</u> |
| | <u>2,505,000</u> |

7. SUPPORT COSTS

| | Group | | Company | |
|---------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | Governance costs | Governance costs | Governance costs | Governance costs |
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Support costs | <u>37,966</u> | <u>34,401</u> | <u>17,622</u> | <u>16,201</u> |

Support costs, included in the above, are as follows:

| | Group | | Company | |
|---|---------------|---------------|----------------|---------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Bank charges | 312 | 334 | 218 | 334 |
| Auditors' remuneration | 8,700 | 7,920 | 8,700 | 7,920 |
| Auditors' remuneration for non audit work | 23,910 | 21,080 | 3,660 | 2,880 |
| Legal fees | 4,866 | 4,883 | 4,866 | 4,883 |
| General expenses | <u>178</u> | <u>184</u> | <u>178</u> | <u>184</u> |
| | <u>37,966</u> | <u>34,401</u> | <u>17,622</u> | <u>16,201</u> |

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****8. NET GAINS/(LOSSES) ON INVESTMENTS**

| | Group | | Company | |
|---|------------------|---------------|----------------|-------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Gain (loss) on disposal of investment assets | (79,926) | - | (936) | - |
| Gain (loss) on reval'n of investment property | <u>1,908,790</u> | <u>62,281</u> | <u>11,266</u> | <u>-</u> |
| | <u>1,828,864</u> | <u>62,281</u> | <u>10,330</u> | <u>-</u> |

9. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 30 June 2025 nor for the year ended 30 June 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 30 June 2025 nor for the year ended 30 June 2024.

10. STAFF COSTS

The average number of staff employed by the group during the year was NIL (2024: NIL).

11. TAXATION**Analysis of the tax charge**

The tax charge on the profit for the year was as follows:

| | 2025 | 2024 |
|--------------------------|----------------|----------------|
| | £ | £ |
| Current tax: | | |
| UK corporation tax | - | - |
| Deferred tax | <u>233,250</u> | <u>295,194</u> |
| Tax on unrealised profit | 233,250 | 295,194 |

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****12. FIXED ASSET INVESTMENTS****Group**

| | Unlisted Investments £ |
|-----------------------|---------------------------------------|
| COST | |
| At 1 July 2024 | 10,908,900 |
| Additions | 1,305,460 |
| Distributions | <u>(1,351,285)</u> |
| At 30 June 2025 | <u>10,863,075</u> |
| NET BOOK VALUE | |
| At 30 June 2025 | <u>10,863,075</u> |
| At 30 June 2024 | <u>10,908,900</u> |

Company

| | Shares in group undertakings £ | Unlisted investments £ | Totals £ |
|-----------------------|---|---------------------------------------|---------------------|
| COST | | | |
| At 1 July 2024 | 104 | 7,896,321 | 7,896,425 |
| Additions | - | 646,797 | 646,797 |
| Distributions | <u>-</u> | <u>(600,428)</u> | <u>(600,428)</u> |
| At 30 June 2025 | <u>104</u> | <u>7,942,690</u> | <u>7,942,794</u> |
| NET BOOK VALUE | | | |
| At 30 June 2025 | <u>104</u> | <u>7,942,690</u> | <u>7,942,794</u> |
| At 30 June 2024 | <u>104</u> | <u>7,896,321</u> | <u>7,896,425</u> |

There were no investment assets outside the UK.

Rontades Limited owns 100% of the equity share capital of property investment companies registered in the UK being Hiltona Limited (year ended 31 March), Ironhawk Limited (year ended 30 June) and Twillam Limited (year ended 5 April). Rontades Limited has majority interests in property investment syndicates being 100% of Rotherham Estate Co (year ended 31 March) and 65% of Swiss Cottage Estate Co (year ended 31 March).

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****12. FIXED ASSET INVESTMENTS - continued**

The results of the subsidiaries included in the consolidated accounts are as follows:

Subsidiaries**Hiltona Limited**

Registered number: 02877741

Nature of business: Property Investment

| | | | |
|--------------------------------|--------------|----------------|----------------|
| | % holding | | |
| Class of shares: | 100.00 | | |
| Ordinary | | 31.3.25 | 31.3.24 |
| | | £ | £ |
| Aggregate capital and reserves | | 454,367 | 424,142 |
| Profit/(Loss) for the year | | <u>30,225</u> | <u>9,673</u> |

Ironhawk Limited

Registered number: 01885811

Nature of business: Property Investment

| | | | |
|--------------------------------|--------------|----------------|----------------|
| | % holding | | |
| Class of shares: | 100.00 | | |
| Ordinary | | 30.6.25 | 30.6.24 |
| | | £ | £ |
| Aggregate capital and reserves | | 3,184,595 | 3,184,595 |
| (Loss)/Profit for the year | | <u>-</u> | <u>125,983</u> |

Twillam Limited

Registered number: 01621763

Nature of business: Property Investment

| | | | |
|--------------------------------|--------------|----------------|---------------|
| | % holding | | |
| Class of shares: | 100.00 | | |
| Ordinary | | 5.4.25 | 5.4.24 |
| | | £ | £ |
| Aggregate capital and reserves | | 5,210,386 | 4,489,712 |
| Profit/(Loss) for the year | | <u>920,910</u> | <u>(315)</u> |

Rotherham Estate Co (Syndicate)

| | | | |
|--------------------------------|--------------|----------------|----------------|
| | % holding | | |
| | 100.00 | | |
| | | 31.3.25 | 31.3.24 |
| | | £ | £ |
| Aggregate capital and reserves | | 1,210,301 | 1,210,355 |
| Profit/(Loss) for the year | | <u>119,099</u> | <u>119,080</u> |

Swiss Cottage Estate Co (Syndicate)

| | | | |
|--------------------------------|--------------|----------------|----------------|
| | % holding | | |
| | 65.00 | | |
| | | 31.3.25 | 31.3.24 |
| | | £ | £ |
| Aggregate capital and reserves | | 2,384,871 | 2,330,496 |
| (Loss)/profit for the year | | <u>141,775</u> | <u>129,284</u> |

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****13. INVESTMENT PROPERTY****Group**

| | Total £ |
|-----------------------|--------------------|
| FAIR VALUE | |
| At 1 July 2024 | 17,934,782 |
| Additions | 587,222 |
| Disposals | (16,840) |
| Revaluations | <u>1,908,790</u> |
| At 30 June 2025 | <u>20,413,954</u> |
| NET BOOK VALUE | |
| At 30 June 2025 | <u>20,413,954</u> |
| At 30 June 2024 | <u>17,934,782</u> |

The historical cost of the group's investment properties as at 30 June 2025 is £12,737,233 (2024: £12,166,851).

Company

| | Total £ |
|-----------------------|--------------------|
| FAIR VALUE | |
| At 1 July 2024 | 6,030,658 |
| Additions | 587,222 |
| Revaluations | <u>11,266</u> |
| At 30 June 2025 | <u>6,629,146</u> |
| NET BOOK VALUE | |
| At 30 June 2025 | <u>6,629,146</u> |
| At 30 June 2024 | <u>6,030,658</u> |

The historical cost of the company's investment properties as at 30 June 2025 is £6,519,578 (2024: £5,932,356).

The fair value of investment properties has been arrived at on the basis of a valuation carried out by the charity's trustees who have the experience and expertise required to undertake such an exercise. The valuation has been carried out on an open market value basis, having regard to market transaction evidence for comparable properties in the same or adjacent locations.

14. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

| | Group | | Company | |
|------------------------------|-------------------|-------------------|-------------------|-------------------|
| | 2025 £ | 2024 £ | 2025 £ | 2024 £ |
| Amounts owed by subsidiaries | - | - | 6,327,217 | 6,058,015 |
| Other debtors | <u>569,030</u> | <u>2,520,528</u> | <u>381,871</u> | <u>2,248,868</u> |
| | <u>569,030</u> | <u>2,520,528</u> | <u>6,709,088</u> | <u>8,306,883</u> |

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****15. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

| | Group | | Company | |
|------------------------------|------------------|------------------|----------------|---------------|
| | 2025 | 2024 | 2025 | 2024 |
| | £ | £ | £ | £ |
| Bank loans (secured) | 50,685 | 47,507 | - | - |
| Other creditors | 1,161,383 | 1,239,939 | 61,214 | 50,312 |
| Accruals and deferred income | <u>32,331</u> | <u>33,148</u> | <u>12,361</u> | <u>10,800</u> |
| | <u>1,244,399</u> | <u>1,320,594</u> | <u>73,575</u> | <u>61,112</u> |

16. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

| | Group | |
|--------------------------|----------------|----------------|
| | 2025 | 2024 |
| | £ | £ |
| Bank loans (see note 17) | <u>449,878</u> | <u>503,741</u> |

The bank loans are secured by legal charges over certain of the groups' properties.

17. LOANS

An analysis of the maturity of loans is given below:

| | Group | |
|---|----------------|----------------|
| | 2025 | 2024 |
| | £ | £ |
| Amounts falling due between two and five years: | | |
| Bank loans - 2-5 years | <u>202,740</u> | <u>190,028</u> |
| Amounts falling due in more than five years: | | |
| Repayable by instalments | | |
| Bank loans more than 5 years by instalments | <u>247,138</u> | <u>313,713</u> |

18. PROVISIONS FOR LIABILITIES

| | Group | |
|----------------------------------|------------------|----------------|
| | 2025 | 2024 |
| | £ | £ |
| Balance at beginning of the year | 947,983 | 652,789 |
| Charge/(credit) for the year | <u>233,250</u> | <u>295,194</u> |
| Balance at end of the year | <u>1,181,233</u> | <u>947,983</u> |

Deferred tax is recognised in respect of timing differences arising from the revaluation of fixed asset investments in the non-charitable subsidiary undertakings, net of any unrelieved tax losses as at the balance sheet date. Although the provision has been recognised in accordance with FRS 102, it is expected that any gains will be gifted to the parent charity for charitable purposes and such tax should not become payable.

There are no deferred tax provisions for the parent charitable company as it is exempt from tax due to its charitable status on the basis that all income and gains will be applied solely for qualifying charitable purposes.

RONTADES LIMITED**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS - continued
FOR THE YEAR ENDED 30 JUNE 2025****19. MOVEMENT IN FUNDS****Group**

| £ | At 1.7.24 £ | Incoming resources £ | Resources expended £ | Gains and losses £ | Minority interest £ | At 30.6.25 £ |
|---------------------------|-------------------|----------------------------|----------------------------|--------------------------|---------------------------|-------------------|
| Unrestricted funds | | | | | | |
| General fund | 24,408,513 | 2,913,048 | (2,824,571) | (79,926) | (49,621) | 24,367,443 |
| Fair value reserve | 4,755,037 | - | - | 1,675,540 | (267,230) | 6,163,347 |
| TOTAL FUNDS | <u>29,163,550</u> | <u>2,913,048</u> | <u>(2,824,571)</u> | <u>1,595,614</u> | <u>(316,851)</u> | <u>30,530,790</u> |

Company

| £ | At 1.7.24 £ | Incoming resources £ | Resources expended £ | Gains and losses £ | At 30.6.25 £ |
|---------------------------|-------------------|----------------------------|----------------------------|--------------------------|-------------------|
| Unrestricted funds | | | | | |
| General fund | 23,201,672 | 2,629,757 | (2,620,680) | (936) | 23,209,813 |
| Fair value reserve | 101,540 | - | - | 11,266 | 112,806 |
| TOTAL FUNDS | <u>23,303,212</u> | <u>2,629,757</u> | <u>(2,620,680)</u> | <u>10,330</u> | <u>23,322,619</u> |

20. RELATED PARTY DISCLOSURES

At the year end the amount owed by the group to the trustees/directors was £554,151 (2024: £634,421).

The group's properties are managed by Blair Estates Limited, a company of which the trustees of the charity are also directors. At the year end the balance owing by the group to Blair Estates Ltd was £34,547 (2024: £360,104 owed by Blair Estates Ltd).

The charity received unrestricted donations totalling £104,000 (2024: £115,000) from Soimech Noiflim, a charity with trustees in common.

Charitable donations paid during the year include grants made to the following charitable organisations with trustees in common with this charity:

| | |
|------------------------------|----------------|
| Chasdei Yitzok Charities Ltd | 200,000 |
| Parkwater Foundation | <u>200,000</u> |

These charities received £200,000 in aggregate in the previous year.

Additional related party information is given in Note 14.

21. ULTIMATE CONTROLLING PARTY

The group is ultimately controlled by the board of trustees of Rontades Limited.