

COMPANY REGISTRATION NUMBER: 5210204
CHARITY REGISTRATION NUMBER: 1107768

Ashkelon Foundation
Company Limited by Guarantee
Unaudited Financial Statements
31 August 2025

HAFFNER HOFF LTD

Accountants
2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

Ashkelon Foundation

Company Limited by Guarantee

Financial Statements

Year ended 31 August 2025

	Page
Trustees' annual report (incorporating the director's report)	1
Independent examiner's report to the trustees	6
Statement of financial activities (including income and expenditure account)	7
Statement of financial position	8
Notes to the financial statements	9

Ashkelon Foundation

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 August 2025

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 August 2025.

Reference and administrative details

Registered charity name	Ashkelon Foundation
Charity registration number	1107768
Company registration number	5210204
Principal office and registered office	2nd Floor Parkgates Bury New Road Prestwich M25 0TL
The trustees	J Cohen Y J Hoffman M M Shein
Independent examiner	Mr Howard Schwalbe ACA 2nd Floor - Parkgates Bury New Road Prestwich Manchester M25 0TL

Ashkelon Foundation

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2025

Structure, governance and management

Ashkelon Foundation is constituted by Memorandum and Articles of Association and is a company limited by guarantee. It was incorporated on 19 August 2004 as a company and the company number is 5210204. It was registered as a charity on 24 January 2005 with a charity number 1107768.

Recruitment and appointment of new trustees would be in line with the Memorandum and Articles of Association and with the consent of the trustees. The criteria set for the suitable candidate would be someone who is sensitive to the needs and demands of the organisation.

There is no chief executive officer. The day-to-day affairs are undertaken by Mr J Cohen on behalf of the trustees. All major decisions are taken collectively by the trustees, and all the trustees give of their time freely. The trustees are unpaid and details of any related party transactions are disclosed as applicable in the notes to the accounts. The arrangements for setting the pay of the charity's employees are the sole domain of the trustees.

There are no policies for the induction or training of new trustees.

Risk review

The Trustees have assessed the major risks to which the charity is exposed, in particular those related to the operations and finances of the Trust and are satisfied that systems are in place to manage our exposure to the major risks.

The risks faced by the trust are principally operational risks from ineffective grant making. These risks are managed by the trustees researching potential beneficiaries before granting donations. Additionally, the risk of investments not performing appropriately.

Report back and review procedures strengthen these safeguards to ensure public benefit is achieved from all grants. With reference to investments, they are all ring fenced and even if they would lose rental income by way of losing tenants the investments are structured in a way that ensures there is no further liability on the charity to support an ailing investment.

Ashkelon Foundation

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2025

Objectives and activities

The objects of the charity are the relief of poverty amongst the elderly or persons in conditions of need, hardship or distress in the Jewish Community; the advancement of the Orthodox Jewish Religion; and the advancement of education according to the tenets of the Orthodox Jewish Faith.

Public benefit

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

Grant making policy

The charity is funded by donations and investment income. The charity gives out grants in line with the above objects.

The application of the funds by way of grants to either institutions or individuals and is almost always to institutions.

There were no grants to individuals during the year.

Grants to institutions during the year are as detailed in the accounts.

The trustees consider they have met the public benefit test and outline these achievements below.

The trustees measure the success of achieving the stated aims by the number and value of grants paid out for each object. The trustees consider they have met their aims successfully this year.

The trustees consider the shorter-term aims to be similar to the longer term aims and assess the achievement of the charity in the same way.

Ashkelon Foundation

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2025

Achievements and performance

The charity had investment income receivable amounting to £191,239 (2024: £242,057).

Donations totalling £15,000 were received during the year (2024:0)

The charity paid out £366,096 (2024: £218,344) by way of grants and support costs.

These grants were made in line with the stated objects of the charity.

Further details of grants paid are included in the notes to the accounts.

The charity has low governance costs. Other costs were kept low and were borne by a local charity. The governance costs incurred relate to professional fees incurred during the year.

The trustees would like to record their appreciation for all the financial support received from the local charity who has sponsored the office costs during the course of the year.

Investment property additions during the year mainly related to surpluses generated on investment syndicates that are accounted for by way of fixed asset additions.

There were no fundraising costs during the year.

Related party transactions are disclosed as applicable in the notes to the accounts.

Gains on disposal of investment property totalled £43,926 (2024: £1,095).

There was net expenditure and movement in funds for the year amounting to £115,931 (2024: income of £24,808).

Ashkelon Foundation

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report) *(continued)*

Year ended 31 August 2025

Financial review

Investment performance

The investments of the charity have provided a return of 6.5% in the year.

The trustees consider this acceptable when compared with returns available on deposits in any of the banking institutions. These investment returns are not at the expense of any exposure of loan to value covenants that would put these investments at risk.

Reserves policy

The unrestricted fund represents the unrestricted funds arising from past operating results.

The trustees are satisfied that the balance of the fund is an acceptable level of reserves given the nature of revenue receipts against grants payable.

In considering the limited financial obligations of the charity, the trustees have resolved to maintain a minimum reserve roughly equal to the net current assets of the charity.

The trustees have considered the fair value of the investment property taking into account the loan to value of the properties as well as the nature and exposure of the syndicate properties. The trustees consider the holding value to be the fair value.

The trustees are delighted to have made many valuable contributions to the community as a result of this income and hope to be able to do so for many years to come.

The free reserves, being the net current assets of the charity, stand at £109,668 (2024: £6,820) all of which are unrestricted.

Total funds of the charity stand at £3,052,418 (2024: £3,168,349).

The trustees' annual report was approved on 23 April 2026 and signed on behalf of the board of trustees by:

M M Shein

Trustee

Ashkelon Foundation

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Ashkelon Foundation

Year ended 31 August 2025

I report to the trustees on my examination of the financial statements of Ashkelon Foundation ('the charity') for the year ended 31 August 2025.

Responsibilities and basis of report

As the trustees of the company (and also its directors for the purposes of company law) you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of the company are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed the Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe:

1. accounting records were not kept in respect of the charity as required by section 386 of the 2006 Act; or
2. the financial statements do not accord with those records; or
3. the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination; or
4. the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Mr Howard Schwalbe ACA

Independent Examiner

2nd Floor - Parkgates
Bury New Road
Prestwich
Manchester
M25 0TL

23 April 2026

Ashkelon Foundation

Company Limited by Guarantee

Statement of Financial Activities (including income and expenditure account)

Year ended 31 August 2025

		2025		2024
		Unrestricted	Total funds	Total funds
	Note	funds	£	£
		£	£	£
Income and endowments				
Donations and legacies	5	15,000	15,000	–
Investment income	6	191,239	191,239	242,057
Total income		206,239	206,239	242,057
Expenditure				
Expenditure on charitable activities	7,8	366,096	366,096	218,344
Total expenditure		366,096	366,096	218,344
Net gains on investments	11	43,926	43,926	1,095
Net (expenditure)/income and net movement in funds		(115,931)	(115,931)	24,808
Reconciliation of funds				
Total funds brought forward		3,168,349	3,168,349	3,143,541
Total funds carried forward		3,052,418	3,052,418	3,168,349

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 9 to 16 form part of these financial statements.

Ashkelon Foundation

Company Limited by Guarantee

Statement of Financial Position

31 August 2025

	Note	2025 £	2024 £
Fixed assets			
Investments	15	2,942,750	3,161,529
Current assets			
Cash at bank and in hand		113,118	10,120
Creditors: amounts falling due within one year	16	3,450	3,300
Net current assets		<u>109,668</u>	<u>6,820</u>
Total assets less current liabilities		<u>3,052,418</u>	<u>3,168,349</u>
Net assets		<u>3,052,418</u>	<u>3,168,349</u>
Funds of the charity			
Unrestricted funds:			
Revaluation reserve		(137,740)	(137,740)
Other unrestricted income funds		<u>3,190,158</u>	<u>3,306,089</u>
Total unrestricted funds		<u>3,052,418</u>	<u>3,168,349</u>
Total charity funds	17	<u>3,052,418</u>	<u>3,168,349</u>

For the year ending 31 August 2025 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

These financial statements were approved by the board of trustees and authorised for issue on 23 April 2026, and are signed on behalf of the board by:

M M Shein
Trustee

The notes on pages 9 to 16 form part of these financial statements.

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements

Year ended 31 August 2025

1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is 2nd Floor Parkgates, Bury New Road, Prestwich, M25 0TL.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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) (Charities SORP (FRS 102)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

The financial statements are prepared in sterling, which is the functional currency of the entity.

Going concern

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

Judgements and key sources of estimation uncertainty

The preparation of the financial statements did not require management to make judgements, estimates or assumptions that affect the amounts reported besides the valuation of fixed asset investments at the year end.

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal and fall into one of two sub-classes: restricted income funds or endowment funds.

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

3. Accounting policies *(continued)*

Incoming resources

All incoming resources are included in the statement of financial activities when entitlement has passed to the charity; it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.
- legacy income is recognised when receipt is probable and entitlement is established.
- income from donated goods is measured at the fair value of the goods unless this is impractical to measure reliably, in which case the value is derived from the cost to the donor or the estimated resale value. Donated facilities and services are recognised in the accounts when received if the value can be reliably measured. No amounts are included for the contribution of general volunteers.
- income from contracts for the supply of services is recognised with the delivery of the contracted service. This is classified as unrestricted funds unless there is a contractual requirement for it to be spent on a particular purpose and returned if unspent, in which case it may be regarded as restricted.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

Investments

Unlisted equity investments are initially recorded at cost and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

3. Accounting policies *(continued)*

Investments *(continued)*

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property 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 income or expenditure.

If a reliable measure of fair value is no longer available for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Impairment of fixed assets

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

For the purposes of impairment testing, when it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that includes the asset and generates cash inflows that largely independent of the cash inflows from other assets or groups of assets.

For impairment testing of goodwill, the goodwill acquired in a business combination is, from the acquisition date, allocated to each of the cash-generating units that are expected to benefit from the synergies of the combination, irrespective of whether other assets or liabilities of the charity are assigned to those units.

Financial instruments

A financial asset or a financial liability is recognised only when the charity becomes a party to the contractual provisions of the instrument.

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 cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

3. Accounting policies *(continued)*

Financial instruments *(continued)*

Where investments in shares are publicly traded or their fair value can otherwise be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in income and expenditure. All other such investments are subsequently measured at cost less impairment.

Other financial instruments, including derivatives, are initially recognised at fair value, unless payment for an asset is deferred beyond normal business terms or financed at a rate of interest that is not a market rate, in which case the asset is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Other financial instruments are subsequently measured at fair value, with any changes recognised in the statement of financial activities, with the exception of hedging instruments in a designated hedging relationship.

Financial assets that are measured at cost or amortised cost are reviewed for objective evidence of impairment at the end of each reporting date. If there is objective evidence of impairment, an impairment loss is recognised under the appropriate heading in the statement of financial activities in which the initial gain was recognised.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics.

Any reversals of impairment are recognised immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

4. Limited by guarantee

Ashkelon Foundation is a registered charity and a company limited by guarantee and does not have a share capital. In the event of the charity being wound up, members are required to contribute an amount not exceeding £10.

5. Donations and legacies

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Donations				
Donations	15,000	15,000	—	—

6. Investment income

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Income from investment properties	191,239	191,239	242,057	242,057

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

7. Expenditure on charitable activities by fund type

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Charitable grants	362,250	362,250	214,750	214,750
Support costs	3,846	3,846	3,594	3,594
	<u>366,096</u>	<u>366,096</u>	<u>218,344</u>	<u>218,344</u>

8. Expenditure on charitable activities by activity type

	Grant funding of activities £	Support costs £	Total funds 2025 £	Total fund 2024 £
Charitable grants	362,250	396	362,646	215,044
Governance costs	–	3,450	3,450	3,300
	<u>362,250</u>	<u>3,846</u>	<u>366,096</u>	<u>218,344</u>

9. Analysis of support costs

	Analysis of support costs £	Total 2025 £	Total 2024 £
General office	396	396	294
Governance costs	3,450	3,450	3,300
	<u>3,846</u>	<u>3,846</u>	<u>3,594</u>

10. Analysis of grants

	2025 £	2024 £
Grants to institutions		
Brongate Ltd	90,750	42,500
CFAR	37,500	–
Keren Trust	210,000	162,750
Other educational grants	24,000	9,500
	<u>362,250</u>	<u>214,750</u>
Total grants	<u>362,250</u>	<u>214,750</u>

11. Net gains on investments

	Unrestricted Funds £	Total Funds 2025 £	Unrestricted Funds £	Total Funds 2024 £
Gains/(losses) on investment property	43,926	43,926	1,095	1,095

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

12. Independent examination fees

	2025	2024
	£	£
Fees payable to the independent examiner for: Independent examination of the financial statements	<u>3,450</u>	<u>3,300</u>

13. Staff costs

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

14. Trustee remuneration and expenses

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

15. Investments

	Investment properties £
Cost or valuation	
At 1 September 2024	3,161,529
Additions	216,239
Disposals	(478,945)
Fair value movements	<u>43,927</u>
At 31 August 2025	<u>2,942,750</u>
Impairment	
At 1 September 2024 and 31 August 2025	
Carrying amount	
At 31 August 2025	<u>2,942,750</u>
At 31 August 2024	<u>3,161,529</u>

All investments shown above are held at valuation.

Investment properties

Investments in UK investment property represents capital introduced by the charity into the syndicate plus accrued surpluses less deficiencies. The syndicates in which the charity is a participator have borrowings that are secured on the syndicate property. The charity accounts for its syndicate investments under the equity accounting basis and thus the charity's share of the borrowings is not included in these financial statements.

Valuation of the syndicate property is at fair value of the syndicate property in the opinion of the trustees. The percentage holding ranges from 1% to 10%. The trustees consider that they do not have significant influence over the operating and financial policy of the undertaking.

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

16. Creditors: amounts falling due within one year

	2025	2024
	£	£
Accruals and deferred income	<u>3,450</u>	<u>3,300</u>

17. Analysis of charitable funds

Unrestricted funds

	At 01 Sept 2024 £	Income £	Expenditure £	Gains and losses £	At 31 Aug 2025 £
General funds	3,306,089	206,239	(366,096)	43,926	3,190,158
Revaluation reserve	(137,740)	—	—	—	(137,740)
	<u>3,168,349</u>	<u>206,239</u>	<u>(366,096)</u>	<u>43,926</u>	<u>3,052,418</u>

	At 01 Sept 2023 £	Income £	Expenditure £	Gains and losses £	At 31 Aug 2024 £
General funds	3,281,281	242,057	(218,344)	1,095	3,306,089
Revaluation reserve	(137,740)	—	—	—	(137,740)
	<u>3,143,541</u>	<u>242,057</u>	<u>(218,344)</u>	<u>1,095</u>	<u>3,168,349</u>

18. Analysis of net assets between funds

	Unrestricted Funds £	Total Funds 2025 £
Investments	2,942,750	2,942,750
Current assets	113,118	113,118
Creditors less than 1 year	(3,450)	(3,450)
Net assets	<u>3,052,418</u>	<u>3,052,418</u>

	Unrestricted Funds £	Total Funds 2024 £
Investments	3,161,529	3,161,529
Current assets	10,120	10,120
Creditors less than 1 year	(3,300)	(3,300)
Net assets	<u>3,168,349</u>	<u>3,168,349</u>

Ashkelon Foundation

Company Limited by Guarantee

Notes to the Financial Statements *(continued)*

Year ended 31 August 2025

19. Related parties

Keren Trust is a related party by virtue of having a trustee in common with this charity. Grants totalling £210,000 were awarded to Keren Trust. These grants are in line with the objects of the charity.

20. Taxation

Ashkelon Foundation is a registered charity and therefore is not liable to income tax or corporation tax on income derived from its charitable activities, as it falls within the various exemptions available to registered charities.