

Charity Registration Number 238043

The Charles Wolfson Charitable Trust

Financial statements

5 April 2021

THE CHARLES WOLFSON CHARITABLE TRUST

Charity information

Governing Instrument

Deed of Trust executed on 14 July 1960 and as amended on 22 April 2021

Settlers

Charles Wolfson
Lord Wolfson of Sunningdale

Trustees

Lord Wolfson of Aspley Guise
The Hon Andrew Daniel Wolfson
Dr Sara Levene
Deborah Sarah Edwards
Lord Mendelsohn

Secretary

Michael Morris Franks (Resigned 20 July 2020)

Correspondent

Mrs Joanne Cowan

Address

8-10 Hallam Street
London
W1W 6NS

Auditor

BDO LLP
2 Snowhill
Birmingham
B4 6GA

Bankers

Bank of Scotland
33 Old Broad Street
London branch
PO Box 1000
BX2 1LB

Solicitors

Taylor Wessing LLP
5 New Street Square
London
EC4A 3TW

Investment property managers

Metrus Limited
8-10 Hallam Street
London
W1W 6NS

Investment managers

Whitley Asset Management Limited
116 Princedale Road
London
W11 4NH

Charity registration number

238043

THE CHARLES WOLFSON CHARITABLE TRUST

Trustees' report

The trustees present their report and financial statements of The Charles Wolfson Charitable Trust ("the Trust") and the group for the year ended 5 April 2021, which includes the administrative information set out on page 1.

The "group" means the Trust and Benesco Charity Limited ("Benesco") and its wholly-owned dormant subsidiary companies, Heath Retail Holdings Limited and Heath Retail One Limited.

Reference and administrative details of the charity, its trustees and advisors

The charity number, present trustees and advisors are given on page 1.

Trustees

The trustees who held office throughout the year were as follows:

Lord Wolfson of Sunningdale (Chairman) (Resigned 16 July 2020)

Lord Wolfson of Aspley Guise

The Hon Andrew Daniel Wolfson

Dr Sara Levene

Deborah Sarah Edwards (Appointed 22 July 2020)

Lord Mendelsohn (Appointed 22 July 2020)

Structure, governance and management

Governing document

The Trust is a registered charity and is governed by a Deed of Trust executed on 14 July 1960 and as amended on 22 April 2021.

Appointment of trustees, organisational structure and related parties

The Trust is administered by the trustees who are appointed by the settlors during their lifetime and thereafter by the continuing trustees. They meet quarterly and receive regular reports on the group's properties, investments and finances from its property managers, investment managers and other advisors.

The Trust is a grant-making charity which derives the bulk of its income from grants received from Benesco, which is a registered charity and a company (limited by guarantee) whose investments are held in property and programme related investments (see grants made below). During the year, the Trust has invested in a portfolio of investments through its investment managers.

It is the declared policy of the trustees that the majority of the trustees of this Trust must be members of Benesco, and the majority of the members of Benesco will consist of trustees of this Trust who have the power to appoint and remove directors, and Benesco is thereby controlled by this Trust. Because the Trust thereby controls Benesco, the trustees are presenting consolidated financial statements including the combined assets, liabilities and income of the Trust and of Benesco and its subsidiary companies as a group.

New trustees upon appointment are provided with information about the practical mechanics as to how the trust transacts its business together with the structure whereby the investment properties are held by Benesco Charity Limited whose members are the CWCT trustees. The quarterly trustee meetings are attended by the trust's lawyers so any updates to law / regulation / etc are discussed in this forum. The most recent example of significance was the impact of COVID 19 on Benesco Charity Limited's property portfolio and the guidelines and legislation relating to rent arrears.

Risk management statement

The directors have examined the major strategic, business and operational risks which the group faces and confirm that systems have been established to enable these risks to be managed to an acceptable level. The directors consider that the major risks to the charitable company are: a reduction in rental income reducing the ability to make donations; a significant fall in property values; and insufficient liquidity as assets are retained in property assets. These risks have been addressed by the appointment of professional property managers and the regular and close management of cash resources, together with input from external lawyers and independent consultant surveyor.

The directors consider there are no material uncertainties that would cast doubt on the group or the charitable company continuing as a going concern.

Objectives and activities

The objective of the Trust is to apply the income to such charitable purposes as the trustees shall select.

The policies adopted to further the Trust's objectives include the making of direct grants of money, the provision of loans, on which the interest is in certain circumstances waived and the provision of rent-free premises.

Although the trustees of the Trust and the directors of Benesco have power to apply both capital and income to charitable purposes, the medium and long term policy has been to preserve the capital and to expend the income, after giving consideration to the effects of inflation.

THE CHARLES WOLFSON CHARITABLE TRUST

Trustees' report (*continued*)

Objectives and activities (*continued*)

It is considered that it is not practical to make any predetermined annual allocation between the various grant headings, especially as it is sometimes appropriate not to fully distribute in a particular year in order to accommodate large projects which extend over more than one year.

The directors of Benesco have chosen to focus on property investment because, after allowing for annual running costs and renewals and refurbishment, the rental income over the years tends to keep pace with inflation, so long as the portfolio is well spread in appropriate properties. Income from property does not include monies spent and recouped by way of reimbursement from lessees, such as service charges, insurance premiums and the usual outgoings recovered.

Grant making policy

It is the trustees' normal policy not to make grants to individuals and to make grants in the UK only to registered charities, or to hospitals and schools and similar charitable institutions. The intention is to direct grants to the major areas listed below, especially for capital or fixed term projects, and with particular, but not exclusive, regard to the needs of the Jewish community. This statement of objectives is not intended as a formal limitation of the way that the trustees may exercise their discretion from time to time.

1. Medicine
2. Education
3. Welfare

The group in suitable circumstances has purchased buildings to be made available to other charities so that effectively the income which should otherwise be derived from such property, or most of it, is foregone by way of conferring a grant or benefit to the other charities to assist them in the work for which the group wishes to give support. There were no such items this year.

Public benefit

We have taken note of the Charity Commission's guidance on public benefit.

Achievements and performance

Investment policy and property report

The group's investment policy is primarily to focus on property providing a good rental income, to enable it to support its charitable objectives, combined with long term security to ensure the longevity of the group.

With this in mind, supported by the services of professional property managers, the group invests to build what it considers to be a high quality portfolio with the vast majority in commercial and non-residential property let to business tenants. The trustees consider this policy to have been successful over previous years given both the income generation and the realised and unrealised gains in property values.

At the balance sheet date, the group's property portfolio consisted of 7 commercial holdings, all of which were freehold. The last property which the group previously made available to another charity on a rent-free or rent-reduced basis was disposed of during the year ended 5 April 2012.

The portfolio has been built up over 40 years, the first purchase having been made in February 1977.

The changes in fixed assets during the year are summarised in the notes to the financial statements. The original cost of the properties at the balance sheet date was £98,946,284 (2020: £123,468,641) against a current value of £178,530,000 (2020: £203,580,000). The valuations were conducted by the group's property managers on a market value basis. The rent roll at 5 April 2021 was £9,139,437 (2020: £10,157,923).

Grants made

In the year to 5 April 2021, £5,531,871 (2020: £6,384,308) has been donated by the group by way of direct grants to operative charities.

The programme related investments made by the group at 5 April 2021 totalled £1,382,700 (2020: £1,382,700). Programme related investments are loans and equity investments made by the group which directly further the group's charitable objects which, at the same time, potentially will make a return. These are shown at cost less any impairment in value. Both of the investments so far made were to assist companies developing products and services that will benefit the health sector including the NHS and NHS Trusts which is in accordance with the charitable objectives.

THE CHARLES WOLFSON CHARITABLE TRUST

Trustees' report (*continued*)

Financial review

Net income for the group for the year, after expenditure of £7,107,424 (2020: £8,159,773), was £2,811,507 (2020: £2,126,797). Grants payable were £5,531,871 (2020: £6,384,308).

After a net gain on revaluation of investment properties and investments of £1,671,407 (2020: loss of £4,317,998). The net movement in funds for the year is a deficit of £5,481,946 (2020: £2,207,380).

Fund balances at the year end are £218,079,253 (2020: £220,561,199) of which:

£191,027,845 (2020: £213,518,804) was represented by investment properties and investments; £82 (2020: £551) other fixed assets; and the balance of £24,051,326 (2020: £7,041,844) was available reserves for reinvestment in investment properties, grant commitments and working capital.

Reserves policy

In order to provide income to enable the group to fulfil its charitable objectives and make grants, it is necessary to maintain and fund assets to generate this income. The trustees' current policy is to match expenditure to incoming resources over the medium term. Unrestricted funds, excluding designated funds, at 5 April 2021 amounted to £27,051,326 (2020: £7,742,202).

The Trust and group have a policy of designating an amount equal to the carrying value of the investment properties and investments to a designated reserve, restricted to an amount so that general funds are not negative, as these amounts are required to be retained to allow for the ongoing generation of income and enable the Trust and group to make their donations and fulfil their charitable objectives.

Plans for future periods

It is the trustees' intention to continue to preserve the capital, invested predominately in property, with an emphasis on commercial rather than residential properties and to continue to make grants in accordance with its grant making policy.

COVID-19

The impact of COVID 19 was analysed by the professional property managers based on rental payments received on March 2021 quarter day. A full review of the portfolio was undertaken, and there was also a dialogue with the tenants. Cashflow forecasts were prepared which showed a reduction in income, and after allowing for expenses indicated the amounts likely to be available for charitable donations.

Many tenants are now paying rent monthly and in a few cases rent deferrals have been arranged. Benesco has followed the approach set out in the Government's code of practice issued in June 2020.

The professional property managers have reported to the directors more frequently during the COVID-19 pandemic. In addition, the trustees of the Charles Wolfson Charitable trust (which is the principal recipient of the grants made by the company) have been kept informed so that they can consider the appropriate quantum of grants / donations to be made.

Tax status

The Trust is entitled to exemption from taxation on income and capital gains to the extent that its funds are applied for charitable purposes.

THE CHARLES WOLFSON CHARITABLE TRUST

Trustees' report (*continued*)

Statement of trustees' responsibilities


The trustees are responsible for preparing the financial statements in accordance with applicable law and regulations. Charity law requires the trustees to prepare financial statements for each financial year. Under that law the trustees have elected to prepare their financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The financial statements are required by law to give a true and fair view of the state of affairs of the Trust and of the group and of the surplus or deficit of the Trust and of the group for that period. In preparing these financial statements the trustees are required to:

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

Each trustee has taken all steps that they ought to have taken as trustees in order to make themselves aware of any information relevant to the audit and to ensure that the auditor is aware of all relevant audit information. As far as each trustee is aware, there is no relevant audit information of which the Trust's auditor is unaware.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the Trust's and the group's transactions and disclose with reasonable accuracy at any time the financial position of the Trust and the group and enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the Trust and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 9 December 2021 and signed on their behalf.

DocuSigned by:

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A Wolfson - Trustee

THE CHARLES WOLFSON CHARITABLE TRUST

Independent auditor's report to the trustees of The Charles Wolfson Charitable Trust

Opinion on the financial statements

In our opinion, the financial statements:

- give a true and fair view of the state of the Group's and the Parent Charity's affairs as at 5 April 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the requirements of the Charities Act 2011.

We have audited the financial statements of The Charles Wolfson Charitable Trust ("the Parent Charity" or the "Trust") and the companies under its control ("the Group") for the year ended 5 April 2021 which comprise the Consolidated and Trust Statement of Financial Activities, the Consolidated and Trust Balance sheets, the Consolidated Cash Flow Statement 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 remain independent of the Group and Parent Charity in accordance with the ethical requirements 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 related to going concern

In auditing the financial statements, we have concluded that the Trustees' 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 Group and Parent Charity'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 Trustees with respect to going concern are described in the relevant sections of this report.

Other information

The Trustees 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. The other information comprises the Trustees Report. 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 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.

THE CHARLES WOLFSON CHARITABLE TRUST

Independent auditor's report to the trustees of The Charles Wolfson Charitable Trust *(continued)*

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Charities Act 2011 requires us to report to you if, in our opinion;

- the information contained in the financial statements is inconsistent in any material respect with the Trustees' Annual Report; or
- adequate accounting records have not been kept; 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.

Responsibilities of Trustees

As explained more fully in the Trustees' responsibilities statement, the Trustees 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 determines 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 Trustees are responsible for assessing the Group's and Parent Charity'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 Group or the Parent Charity or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 144 of the Charities Act 2011 and report in accordance with the Act and relevant regulations made or having effect thereunder.

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.

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 obtained an understanding of the legal and regulatory frameworks that are applicable to the Group and the sector within which it operates. This included but was not limited to compliance with the Charities Act 2011, Charities SORP and relevant tax legislation;
 - We held discussions with management, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
 - We reviewed minutes of meetings of those charged with governance;
 - We requested and reviewed any regulatory correspondence, in particular compliance with the Charity Commission, and details of legal expenses;
 - We addressed the risk of management override, in particular by testing any journal entries containing material amounts and any irregular journals;
 - We have considered the control environment at both entity level and financial statement level to consider the ability to detect and prevent fraud; and
 - We reviewed the financial statement disclosures and tested to supporting documentation to assess compliance with relevant laws and regulations that have a direct effect on the financial statements.
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THE CHARLES WOLFSON CHARITABLE TRUST

Independent auditor's report to the trustees of The Charles Wolfson Charitable Trust *(continued)*

We also communicated relevant identified laws and regulations, potential fraud risks and that there were no known matters of significant non-compliance with laws and regulations, to all engagement team members including internal specialists audit teams, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

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 for the audit of the financial statements is located at the Financial Reporting Council's ("FRC'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 Parent Charity's trustees, as a body, in accordance with the Charities Act 2011. Our audit work has been undertaken so that we might state to the Parent Charity's trustees 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 Parent Charity and the Parent Charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

DocuSigned by:

Kyla Bellingall

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Kyla Bellingall (Senior Statutory Auditor)

For and on behalf of BDO LLP, Statutory Auditor

BDO LLP

Birmingham, UK

16 December 2021

BDO LLP is eligible for appointment as auditor of the charity by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

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

THE CHARLES WOLFSON CHARITABLE TRUST

Consolidated statement of financial activities

Year ended 5 April 2021

| | | Unrestricted funds | | 2021 | 2020 |
|---|-------|--------------------|-----------------------|-------------|-------------|
| | Notes | General funds £ | Designated funds £ | Total £ | Total £ |
| Income | | | | | |
| Investment income | | | | | |
| - Rental income | 2 | 9,322,877 | - | 9,322,877 | 10,146,215 |
| - Dilapidations | | 517,500 | - | 517,500 | 18,765 |
| - Bank interest | | 5,653 | - | 5,653 | 28,187 |
| - Investment interest | | 211 | - | 211 | 4,794 |
| - Dividends | | 72,690 | - | 72,690 | 88,609 |
| Total income | | 9,918,931 | - | 9,918,931 | 10,286,570 |
| Expenditure | | | | | |
| Costs of raising funds | 3 | 1,203,496 | - | 1,203,496 | 1,464,637 |
| Charitable activities | 4 | 5,903,928 | - | 5,903,928 | 6,695,136 |
| Total expenditure | | 7,107,424 | - | 7,107,424 | 8,159,773 |
| Net income before gains/(losses) on investments | | 2,811,507 | - | 2,811,507 | 2,126,797 |
| Net gains and losses on investments | | | | | |
| Realised gain/(loss) on revaluation | | | | | |
| - Investments | 7 | 521,147 | - | 521,147 | (16,179) |
| - Investment properties | | (3,000,000) | - | (3,000,000) | - |
| Unrealised gain/(loss) on revaluation | | | | | |
| - Investment properties | 6a | - | (5,009,607) | (5,009,607) | (3,930,900) |
| - Investments | 7 | - | 2,199,050 | 2,199,050 | (387,098) |
| Other gains/(losses) | | (4,043) | - | (4,043) | - |
| Net income/(expenditure) | | 328,611 | (2,810,557) | (2,481,946) | (2,207,380) |
| Transfers between funds | | 18,980,513 | (18,980,513) | - | - |
| Net movement in funds | | 19,309,124 | (21,791,070) | (2,481,946) | (2,207,380) |
| Reconciliation of funds: | | | | | |
| Fund balances brought forward | | 7,742,202 | 212,818,997 | 220,561,199 | 222,768,579 |
| Fund balances carried forward | | 27,051,326 | 191,027,927 | 218,079,253 | 220,561,199 |

The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Consolidated statement of financial activities

Year ended 5 April 2020 - comparatives

| | | Unrestricted funds | | 2020 |
|---|-------|--------------------|-----------------------|-------------|
| | Notes | General funds £ | Designated funds £ | Total £ |
| Income | | | | |
| Investment income | | | | |
| - Rental income | 2 | 10,146,215 | - | 10,146,215 |
| - Dilapidations | | 18,765 | - | 18,765 |
| - Bank interest | | 28,187 | - | 28,187 |
| - Investment interest | | 4,794 | - | 4,794 |
| - Dividends | | 88,609 | - | 88,609 |
| Total income | | 10,286,570 | - | 10,286,570 |
| Expenditure | | | | |
| Costs of raising funds | 3 | 1,464,637 | - | 1,464,637 |
| Charitable activities | 4 | 6,695,136 | - | 6,695,136 |
| Total expenditure | | 8,159,773 | - | 8,159,773 |
| Net income before gains/(losses) on investments | | 2,126,797 | - | 2,126,797 |
| Net gains and losses on investments | | | | |
| Realised loss on sale of | | | | |
| - Investments | 7 | (16,179) | - | (16,179) |
| Unrealised loss on revaluation | | | | |
| - Investment properties | 6a | - | (3,930,900) | (3,930,900) |
| - Investments | 7 | - | (387,098) | (387,098) |
| Net income / (expenditure) | | 2,110,618 | (4,317,998) | (2,207,380) |
| Transfers between funds | | 114,318 | (114,318) | - |
| Net movement in funds | | 2,224,936 | (4,432,316) | (2,207,380) |
| Reconciliation of funds: | | | | |
| Fund balances brought forward | | 5,517,266 | 217,251,313 | 222,768,579 |
| Fund balances carried forward | | 7,742,202 | 212,818,997 | 220,561,199 |

The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Trust statement of financial activities

Year ended 5 April 2021

| | | Unrestricted funds | | 2021 | 2020 |
|--|-------|--------------------|-----------------------|------------|------------|
| | Notes | General funds £ | Designated funds £ | Total £ | Total £ |
| Income | | | | | |
| Investment income | 2 | | | | |
| - Bank interest | | 1,078 | - | 1,078 | 5,433 |
| - Investment interest | | 211 | - | 211 | 4,794 |
| - Dividends | | 72,690 | - | 72,690 | 88,609 |
| | | 73,979 | - | 73,979 | 98,836 |
| Income from charitable activities | | | | | |
| Grants receivable from Benesco Charity Limited | | 5,800,000 | - | 5,800,000 | 6,300,000 |
| Total income | | 5,873,979 | - | 5,873,979 | 6,398,836 |
| Expenditure | | | | | |
| Costs of raising funds | 3 | 58,921 | - | 58,921 | 60,912 |
| Charitable activities | 4 | 5,376,853 | - | 5,376,853 | 6,436,065 |
| Total expenditure | | 5,435,774 | - | 5,435,774 | 6,496,977 |
| Net income/(expenditure) before gains and losses | | 438,205 | - | 438,205 | (98,139) |
| Net gains and losses on investments | | | | | |
| Realised gain/(loss) on sale of Investments | | 521,146 | - | 521,146 | (16,179) |
| Unrealised gain/(loss) on revaluation of investments | 7 | - | 2,199,050 | 2,199,050 | (387,098) |
| Other losses | | (4,043) | - | (4,043) | - |
| Net income/(expenditure) | | 955,308 | 2,199,050 | 3,154,358 | (501,416) |
| Transfers between funds | | (500,575) | 500,575 | - | - |
| Net movement in funds | | 454,733 | 3,154,358 | 3,154,358 | (501,416) |
| Reconciliation of funds: | | | | | |
| Fund balances brought forward | | - | 8,415,520 | 8,415,520 | 8,916,936 |
| Fund balances carried forward | | 454,733 | 11,115,145 | 11,569,878 | 8,415,520 |

The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Trust statement of financial activities

Year ended 5 April 2020 - comparatives

| | Notes | Unrestricted funds General funds £ | Designated funds £ | 2020 Total £ |
|---|----------|--|-----------------------|--------------------|
| Income | | | | |
| Investment income | 2 | | | |
| - Bank interest | | 5,433 | - | 5,433 |
| - Investment interest | | 4,794 | - | 4,794 |
| - Dividends | | 88,609 | - | 88,609 |
| | | <u>98,836</u> | <u>-</u> | <u>98,836</u> |
| Income from charitable activities | | | | |
| Grants receivable from Benesco Charity Limited | | 6,300,000 | - | 6,300,000 |
| | | <u>6,300,000</u> | <u>-</u> | <u>6,300,000</u> |
| Total income | | <u>6,398,836</u> | <u>-</u> | <u>6,398,836</u> |
| Expenditure | | | | |
| Costs of raising funds | 3 | 60,912 | - | 60,912 |
| Charitable activities | 4 | 6,436,065 | - | 6,436,065 |
| | | <u>6,436,065</u> | <u>-</u> | <u>6,436,065</u> |
| Total expenditure | | <u>6,496,977</u> | <u>-</u> | <u>6,496,977</u> |
| Net expenditure before gains and losses | | (98,139) | - | (98,139) |
| Net gains and losses on investments | | | | |
| Realised loss on revaluation of Investments | | (16,179) | - | (16,179) |
| Unrealised loss on revaluation of investments | 8 | - | (387,098) | (387,098) |
| | | <u>-</u> | <u>(387,098)</u> | <u>(387,098)</u> |
| Net expenditure | | (114,318) | (387,098) | (501,416) |
| Transfers between funds | | 114,318 | (114,318) | - |
| | | <u>114,318</u> | <u>(114,318)</u> | <u>-</u> |
| Net movement in funds | | - | (501,416) | (501,416) |
| Reconciliation of funds: | | | | |
| Fund balances brought forward | | - | 8,916,936 | 8,916,936 |
| | | <u>-</u> | <u>8,916,936</u> | <u>8,916,936</u> |
| Fund balances carried forward | | - | 8,415,520 | 8,415,520 |
| | | <u>-</u> | <u>8,415,520</u> | <u>8,415,520</u> |

The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Consolidated balance sheet

5 April 2021

| | Notes | 2021 £ | 2020 £ |
|---|-------|--------------------|--------------------|
| Fixed assets | | | |
| Tangible assets | 7a | 178,530,082 | 203,580,264 |
| Investments: Programme related | 8 | 1,382,700 | 1,382,700 |
| Other | 8 | 11,115,145 | 8,556,391 |
| | | 191,027,927 | 213,519,355 |
| Current assets | | | |
| Debtors | 9 | 4,721,055 | 5,081,899 |
| Cash at bank, including deposits | | 24,120,668 | 5,460,362 |
| | | 28,841,723 | 10,542,261 |
| Creditors: amounts falling due within one year | 10 | (1,790,397) | (3,500,417) |
| Net current assets | | 27,051,326 | 7,041,844 |
| Total assets less current liabilities | | 218,079,253 | 220,561,199 |
| Net assets | | 218,079,253 | 220,561,199 |
| Unrestricted funds | | | |
| General funds | 11a | 27,051,326 | 7,742,202 |
| Designated funds | 12a | 191,027,927 | 212,818,997 |
| | | 218,079,253 | 220,561,199 |

These financial statements have been approved by the board of trustees and authorised for issue on
signed on their behalf.

and

S Wolfson

DocuSigned by:
The Lord Simon Adam Wolfson
700837FBBA284A5...
Trustees

A Wolfson

DocuSigned by:
A Wolfson
8519A34135264CF...

Dr Levene

DocuSigned by:
Sara Levene
6AC6E57B79BA401...

D Edwards

DocuSigned by:
D Edwards
14E3441554EC445...

J Mendelsohn

DocuSigned by:
Lord Mendelsohn
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The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Trust balance sheet

5 April 2021

| | Notes | 2021 £ | 2020 £ |
|---|-------|-------------------|------------------|
| Fixed assets | | | |
| Tangible assets | 7b | - | - |
| Investments | 8 | 11,115,145 | 8,556,391 |
| | | 11,115,145 | 8,556,391 |
| Current assets | | | |
| Debtors | 9 | - | - |
| Cash at bank, including deposits | | 606,041 | 624,936 |
| | | 606,041 | 624,936 |
| Creditors: amounts falling due within one year | 10 | (151,308) | (765,807) |
| Net current assets | | 454,733 | (140,871) |
| Total assets less current liabilities | | 11,569,878 | 8,415,520 |
| Net assets | | 11,569,878 | 8,415,520 |
| Unrestricted funds | | | |
| General funds | 11b | 454,733 | - |
| Designated funds | 12b | 11,115,145 | 8,415,520 |
| | | 11,569,878 | 8,415,520 |

These financial statements have been approved by the board of trustees and authorised for issue on signed on their behalf.

and

S Wolfson

DocuSigned by:
The Lord Simon Adam Wolfson
700837FBBA284A5...
Trustees

A Wolfson

DocuSigned by:
A Wolfson
8519A34135264CF...

Dr S Levene

DocuSigned by:
Sara Levene
6AC6E57B79BA401...

Mrs D Edwards

DocuSigned by:
Mrs D Edwards
14E3441554EC445...

J Mendelsohn

DocuSigned by:
Lord Mendelsohn
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The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Consolidated cash flow statement

Year ended 5 April 2021

| | Notes | 2021 £ | 2020 £ |
|--|----------------------|-------------------|------------------|
| Net cash provided by operating activities | 14a | 1,383,959 | 365,653 |
| Cash flows from investing activities: | | | |
| Interest receivable & other income | | 5,864 | 32,981 |
| Dividends received | | 72,690 | 88,609 |
| Purchase of property, plant and equipment | | (1,359,607) | (580,900) |
| Proceeds from the sale of property, plant and equipment | | 18,400,000 | - |
| Purchase of programme related investments | | - | (75,000) |
| Purchase of other investments | | (4,786,397) | (405,304) |
| Proceeds from sale of investments | | 3,181,239 | 1,607,565 |
| Net cash provided by investing activities | | 15,513,789 | 667,951 |
| Change in cash and cash equivalents in the reporting period | | 16,897,748 | 1,038,604 |
| Cash and cash equivalents at the beginning of the reporting period | | 7,571,371 | 6,532,767 |
| Cash and cash equivalents at the end of the reporting period | 14(b)&(c) | 24,469,119 | 7,571,371 |

The notes on pages 16 to 28 form part of these financial statements

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements

Year ended 5 April 2021

1. Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

a. Basis of preparation

The Trust is a charity registered in England and Wales and is governed by a Deed of Trust executed on 14 July 1960. The charity's objectives and activities are included in the Trustees' report and charity information on page 1.

The financial statements have been prepared in accordance with 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) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), and the Charities Act 2011.

The accounts (financial statements) have been prepared to give a 'true and fair' view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a 'true and fair view'. This departure has involved following Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Trust meets the definition of a public entity under FRS102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

These financial statements have been denominated in £ sterling and are rounded to the nearest £1.

Benesco Charity Limited is a material subsidiary of The Charles Wolfson Charitable Trust. Its company number is 00972762 and its charity registration number is 269181.

b. Preparation of the accounts on a going concern basis

Business has continued during the current Covid pandemic with many tenants now paying rent monthly and in a few cases rent deferrals have been arranged. The Group's approach which was implemented at the start of lockdown is aligned with that set out in the Government's code of practice issued in June 2020.

Cash flow remains sufficient to meeting our liabilities and the professional property managers have closely monitored the portfolio and reported to the Trustees more frequently during the COVID-19 pandemic. The Group will continue to make grants in accordance with its grant making policy, which can be reduced in line with income generated.

The Trustees have engaged with the property managers, external lawyers and an independent surveyor to prepare forecasts. These indicate that the Group has sufficient cash liquidity to meet its obligations as they fall due for a period of at least 12 months from approval of the financial statements.

After making appropriate enquiries, the Trustees have a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, which is a period of at least 12 months from signing these accounts. The Trustees acknowledge the uncertainty this creates but do not consider it to represent a material uncertainty in relation to going concern.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

c. Estimates and judgements

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 charitable company's accounting policies. Estimates and judgments are continually evaluated by the Trustees based on historical experience and other factors including expectations of future events that are believed to be reasonable under the circumstances. The most significant estimates and judgements relate to the market value of the investment properties, for which the charitable company relies on the experience of property management experts, together with recoverability of amounts due to the charitable company.

1.1 Basis of consolidation

The group financial statements consolidate the financial statements of the Trust and Benesco and its subsidiary undertakings on a line by line basis for the financial year ended 5 April 2021.

1.2 Incoming resources and resources expended

Incoming resources, including rent and interest, are recognised when receivable. For leasehold investment properties ground rents payable are netted against rent receivable from that property to give a true and fair reflection of property income.

Donations and legacies are accounted for on a receivable basis. Grants payable are recognised in full at the point at which a legal or constructive obligation arises. If these obligations are for a period of greater than one year, the creditor for the part due after more than one year from the balance sheet date is disclosed as such. No discount factors are applied to such liabilities. All other resources expended are recognised as they become payable.

All expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Expenditure involving more than one category has been apportioned by the Trustees on a reasonable, justifiable and consistent basis.

1.3 Deposit and loan interest

Interest is included in the income and expenditure account on a receivable basis.

1.4 Provision of services

A director of Benesco received remuneration in respect of consultancy services provided during the year, please refer to note 15. No other trustees of the Trust or directors of Benesco and its subsidiary companies received any remuneration for their services during the current or prior year. Furthermore, no value has been attributed to the provision of services by the other trustees or directors.

1.5 Service charge

As agents of the group, Metrus Limited the group's investment property managers, manage the service charge account on behalf of the tenants of the group's investment properties. All costs, including those relating to the employment of 1 member of staff (2020: 1), are reimbursed by the tenants.

These costs and reimbursements are not included in the income and expenditure account of the group as they are incurred solely on behalf of the tenants and consequently are dealt with in the service charge accounts of Metrus Limited with regard to each property. Sinking funds held for maintenance are held by Metrus on behalf of the charitable company.

1.6 Designated funds

Designated funds are as follows:

Property and investment capital fund

An amount equal to the carrying value of the investment properties and investments is held in the property capital fund, restricted to a level to ensure general funds are not negative, in order to allow for the ongoing generation of income to enable the Trust and group to continue to make their donations and fulfil their charitable objectives.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements (continued)

Year ended 5 April 2021

1.7 Tangible fixed assets and depreciation

Investment properties

Investment properties are revalued annually and included in the balance sheet at their market value. The surplus or deficit over book value is transferred to the revaluation fund which forms part of the capital funds.

Purchases and sales of investment properties, and any deposits paid or received in respect thereto, are recognised in the financial statements on completion.

Office equipment

Depreciation is charged at the following rates:

Office equipment - 15% per annum on a reducing balance basis, or 20% on a straight line basis

Capitalisation policy

Individual items under £1,000 are not capitalised unless part of a larger project or asset purchase.

1.8 Fixed asset investments

Fixed asset investments are carried at market value. The surplus arising on revaluation is transferred to the revaluation reserve which forms part of the property and investment capital fund.

Investments in subsidiaries are measured at cost less accumulated impairment. The cost of the investment in a subsidiary undertaking is measured at the nominal value of the shares issued together with the fair value of any additional consideration paid.

Programme related investments are loans and equity investments made by the Trust or group which directly further the Trust's or group's charitable objects which, at the same time, potentially will make a return. These are shown at cost less any impairment in value. Details of these investments are included in note 7.

1.9 Income from investments

Income from investments is included, together with the related tax credit, in the income and expenditure account / statement of financial activities on the accruals basis.

1.10 Financial instruments

Financial assets such as cash and debtors are measured at the present value of the amounts receivable, less an allowance for the expected level of doubtful receivables. Financial liabilities such as trade creditors and loans are measured at the present value of the obligation. An equity instrument is any contract that evidences a residual interest in the assets of the Trust or group after deducting all of its liabilities.

The trust and group only have financial assets and financial liabilities of a kind that qualify as basic financial instruments. Basic financial instruments are initially recognised at transaction value and subsequently measured at their settlement value.

2. Investment income

| | Group | | Trust | |
|---------------------|------------------|-------------------|---------------|---------------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Rents receivable | 9,322,877 | 10,146,215 | - | - |
| Bank interest | 5,653 | 28,187 | 1,078 | 5,433 |
| Investment interest | 211 | 4,794 | 211 | 4,794 |
| Dilapidations | 517,500 | 18,765 | - | - |
| Dividends | 72,690 | 88,609 | 72,690 | 88,609 |
| Total income | 9,918,931 | 10,286,570 | 73,979 | 98,836 |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

3. Costs of raising funds

| | Group | | Trust | |
|---|------------------|------------------|---------------|---------------|
| | 2021 £ | 2020 £ | 2021 £ | 2020 £ |
| Property expenses | | | | |
| Repairs, rates and other non-rechargeable property expenses | 2,151,731 | 1,081,173 | - | - |
| Recovery of expenses previously expensed | (1,868,580) | (524,777) | - | - |
| | <u>283,151</u> | <u>556,396</u> | | |
| Property management expenses | | | | |
| Agents' management fees not recoverable | 333,895 | 383,945 | - | - |
| Agents' rent review and letting fees | 392,187 | 324,978 | - | - |
| Legal expenses | 135,342 | 138,407 | - | - |
| | <u>861,424</u> | <u>847,330</u> | <u>-</u> | <u>-</u> |
| Total property expenses | <u>1,144,575</u> | <u>1,403,725</u> | <u>-</u> | <u>-</u> |
| Investment portfolio expenses | | | | |
| Management fees | 58,921 | 60,912 | 58,921 | 60,912 |
| | <u>1,203,496</u> | <u>1,464,637</u> | <u>58,922</u> | <u>60,912</u> |

4. Charitable activities

| | Group | | Trust | |
|-------------------------------------|------------------|------------------|------------------|------------------|
| | 2021 £ | 2020 £ | 2021 £ | 2020 £ |
| Grants payable (see Note 5) | 5,531,871 | 6,384,308 | 5,221,271 | 6,353,865 |
| Indemnity Insurance - charity | 77,810 | 45,035 | 42,310 | 26,038 |
| Consultancy and professional fees | 146,756 | 128,806 | 76,495 | 35,794 |
| General office expenditure | 67,100 | 61,372 | 10,493 | 765 |
| Sundry expenses | 627 | 4,581 | 304 | 271 |
| Depreciation | 182 | 287 | - | - |
| Pension costs | 7,500 | 7,500 | 7,500 | 7,500 |
| Governance costs (see note 6 below) | 72,082 | 63,247 | 18,480 | 11,832 |
| | <u>5,903,928</u> | <u>6,695,136</u> | <u>5,376,853</u> | <u>6,436,065</u> |

No Trustee received any remuneration and no expenses were reimbursed to any trustee in either year.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

5. Grants and donations

| Trust | 2021 £ |
|--------------------------------------|------------------|
| Medicine | 1,171,788 |
| Education | 1,097,745 |
| Welfare | 2,951,738 |
| Total Trust | 5,221,271 |
| Subsidiary undertakings | |
| Medicine | 4,600 |
| Education | - |
| Welfare | 306,000 |
| Total Subsidiary undertakings | 310,600 |
| Total | 5,531,871 |

In addition to the grants noted above, the Trustees are considering further potential grant commitments, which are awaiting reports and / or finalisation of details. Should all the conditions be satisfied, it would result in additional future grants in the region of £3m (2020: £3.9 million).

Charity law gives an exemption from the requirement to provide the names of grant recipients and the amounts of the grants during the lifetime of the settlor and the charity has made use of this exemption. To provide detail of the larger donations, however, the following analysis has been provided:

Trust

| Medicine | £ |
|--|-------------------------|
| Grants made equal to or greater than £50,000: | |
| Royal Marsden Cancer Charity | 875,000 |
| University of College London | 71,588 |
| Chai Cancer Care | 75,000 |
| | <u>1,021,588</u> |
| Grants made between £10,000 and £49,999 | 148,200 |
| Grants made between £5,000 and £9,999 | - |
| Grants made of less than £5,000 | 2,000 |
| | <u>1,171,788</u> |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

5. Grants and donations *(continued)*

| | |
|--|------------------|
| Education | £ |
| Grants made equal to or greater than £50,000: | |
| Music in Secondary Schools Trust | 350,000 |
| Norwood | 200,000 |
| Tikun | 75,000 |
| London School of Jewish Studies | 100,000 |
| Jewish Schools Network | 50,000 |
| | <hr/> |
| | 775,000 |
| Grants made between £10,000 and £49,999 | 297,000 |
| Grants made between £5,000 and £9,999 | - |
| Grants made of less than £5,000 | 25,745 |
| | <hr/> |
| | 1,097,745 |
| | <hr/> |
| Welfare | £ |
| Grants made equal to or greater than £50,000: | |
| Jewish Care | 400,000 |
| Beit Halochem | 100,000 |
| Kisharon | 50,000 |
| CST | 200,000 |
| JFS | 500,000 |
| Nightingale Hammerson | 100,000 |
| Jewish Leadership Council | 50,000 |
| Chief Rabbinate Trust | 140,000 |
| British Council | 133,334 |
| | <hr/> |
| | 1,673,334 |
| Grants made between £10,000 and £49,999 | 1,155,760 |
| Grants made between £5,000 and £9,999 | - |
| Grants made of less than £5,000 | 122,644 |
| | <hr/> |
| | 2,951,738 |
| | <hr/> |
| Subsidiary undertaking | |
| Medicine | £ |
| Grants made of less than £5,000 | 4,600 |
| | <hr/> |
| Education | |
| Grants made of less than £5,000 | - |
| | <hr/> |
| Welfare | |
| Grants made of more than £50,000: | |
| Jewish Care | 200,000 |
| Work Avenue | 100,000 |
| Grants made between £5,000 and £49,999 | 6,000 |
| Grants made of less than £5,000 | |
| | <hr/> |
| | 310,600 |
| | <hr/> |

6. Governance costs

| | 2021 | Group | 2021 | Trust |
|------------|---------------|---------------|---------------|---------------|
| | £ | 2020 | £ | 2020 |
| | £ | £ | £ | £ |
| Audit fees | <u>72,082</u> | <u>63,247</u> | <u>18,480</u> | <u>11,832</u> |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

7. Tangible fixed assets

| (a) Group | Investment properties | | Office and office | Total |
|--------------------------|-----------------------|-----------|-------------------|--------------------|
| | Freehold | Leasehold | equipment | |
| | £ | £ | £ | £ |
| Cost or valuation | | | | |
| At 6 April 2020 | 203,580,000 | - | 143,309 | 203,723,309 |
| Additions | 1,359,607 | - | - | 1,359,607 |
| Disposals | (21,400,000) | - | - | (21,400,000) |
| Net loss on revaluation | (5,009,607) | - | - | (5,009,607) |
| At 5 April 2021 | 178,530,000 | - | 143,309 | 178,673,309 |
| Depreciation | | | | |
| At 6 April 2020 | - | - | 143,045 | 143,045 |
| Charge for the year | - | - | 182 | 182 |
| At 5 April 2021 | - | - | 143,227 | 143,227 |
| Net book value | | | | |
| At 5 April 2021 | 178,530,000 | - | 82 | 178,530,082 |
| At 5 April 2020 | 203,580,000 | - | 264 | 203,580,264 |

The investment properties have been valued by a chartered surveyor from Metrus, the group's investment property managers, on a market value basis as at 5 April 2021.

If stated under historical cost principles, the comparable amounts for the investment properties would be:

| | 2021 £ | 2020 £ |
|----------------------------------|-------------------|--------------|
| Cost | 98,946,284 | 123,468,641 |
| (b) Trust | | |
| Office equipment | £ | Total |
| Cost or valuation | | |
| At 6 April 2020 and 5 April 2021 | 432 | 432 |
| Depreciation | | |
| At 6 April 2020 and 5 April 2021 | 432 | 432 |
| Net book value | | |
| At 5 April 2020 and 5 April 2021 | - | - |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements (continued)

Year ended 5 April 2021

8. Fixed asset investments

| | Group | | Trust | |
|--------------------------------------|-------------------|------------------|-------------------|------------------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Quoted investments | | | | |
| Market value at 6 April 2020 | 6,445,384 | 8,055,920 | 6,445,384 | 8,055,920 |
| Gain / loss on revaluation | 2,199,050 | (387,098) | 2,199,050 | (387,098) |
| Additions | 4,786,397 | 400,304 | 4,786,397 | 400,304 |
| Disposals | (2,660,094) | (1,623,742) | (2,660,094) | (1,623,742) |
| FX difference | (4,043) | - | (4,043) | - |
| | <u>10,766,694</u> | <u>6,445,384</u> | <u>10,766,694</u> | <u>6,445,384</u> |
| Cash held for reinvestment | <u>348,451</u> | <u>2,111,007</u> | <u>348,451</u> | <u>2,111,007</u> |
| Market value at 5 April 2021 | <u>11,115,145</u> | <u>8,556,391</u> | <u>11,115,145</u> | <u>8,556,391</u> |
| Programme related investments | <u>1,382,700</u> | <u>1,382,700</u> | <u>-</u> | <u>-</u> |

Quoted investments summary – Group and Trust:

| | 2021 | | 2020 | |
|---|-------------------|--------------|------------------|--------------|
| | Market value | % of total | Market value | % of total |
| | £ | | £ | |
| International – Debt and fixed interest | 967,383 | 8.7 | 491,835 | 5.7 |
| North America – Equities | 3,853,316 | 34.7 | 1,511,363 | 17.7 |
| UK – Equities | 488,060 | 4.4 | 903,998 | 10.5 |
| International – Equities | 5,457,931 | 49.1 | 3,538,186 | 41.4 |
| Cash | 348,455 | 3.1 | 2,111,009 | 24.7 |
| | <u>11,115,145</u> | <u>100.0</u> | <u>8,556,391</u> | <u>100.0</u> |

Investments representing over 5% by value of the portfolio are as follows:

| | 2021 | 2020 |
|------------------------------------|------------------|------------------|
| | £ | £ |
| Vontobel Asset Management | 967,383 | 491,835 |
| Carne Global Fund Managers | 1,538,718 | 680,346 |
| Polen Capital Investment | 1,715,332 | 831,017 |
| Fundsmith LLP | 1,645,360 | 1,242,014 |
| KBA Consulting Management Limited | 1,105,962 | - |
| Scottish Mortgage Investment Trust | 1,016,899 | 470,212 |
| Smithson Investment Trust PLC | 626,574 | 422,240 |
| Link Fund Solutions | - | 576,027 |
| Lindell Train Limited | - | 1,166,123 |
| | <u>8,616,228</u> | <u>5,879,814</u> |

If stated under historical cost principles, the comparable amounts for the investments would be:

| | Group | | Trust | |
|------|------------------|------------------|------------------|------------------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Cost | <u>8,377,669</u> | <u>6,235,395</u> | <u>8,377,669</u> | <u>6,235,395</u> |

Cost represents the market value of the investments at the date when they were settled on the Trust.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements (continued)

Year ended 5 April 2021

8. Fixed asset investments (continued)

| Programme related investments: | | Group | |
|---|------------------|-------|------------------|
| | 2021 | | 2020 |
| Cost: | £ | | £ |
| Brought forward | 1,382,700 | | 1,307,700 |
| Further investments made during the year (see note below) | - | | 75,000 |
| Carried forward | <u>1,382,700</u> | | <u>1,382,700</u> |
| Position at end of year: | | | |
| Soza Health | | | |
| Share capital: Ordinary shares | 58 | | 58 |
| Other loan advances | 1,382,642 | | 1,382,642 |
| | <u>1,382,700</u> | | <u>1,382,700</u> |
| Carried forward | <u>1,382,700</u> | | <u>1,382,700</u> |
| Movements in year | | | |
| Position at start of the year: | | | |
| - Soza Health Limited | | | |
| - share capital | 58 | | 58 |
| - loan advance | 1,382,642 | | 1,282,642 |
| | 1,382,700 | | 1,282,700 |
| Change during the year | | | |
| - Soza Health Limited | | | |
| - share capital | - | | - |
| - further loan advance | - | | 75,000 |
| | - | | 75,000 |
| Movement for the year | - | | 75,000 |
| Total programme related investment carried forward | <u>1,382,700</u> | | <u>1,382,700</u> |

As at 5 April 2021, Benesco held a 49% (2020: 49%) stake in Soza Health Limited, a company which provides diagnostic and other services to the Health sector. In the year ended 31 March 2021 unaudited financial statements indicate a loss of £ 85,439 (31 March 2020 £65,017), with a deficit on capital and reserves of £123,350 (2020: £37,911). On 24 August 2016, Lord Wolfson of Sunningdale, and The Hon Andrew Daniel Wolfson were appointed as non executive directors. Lord Wolfson of Sunningdale resigned as a director on 27 April 2020.

As at 5 April 2021, of the loan advances totalling £1,382,642, (2020: £1,382,642) is repayable on the sale or winding up of the company and bears interest of £nil to September 2018, 5% for the following two years and 10% thereafter. The directors have also considered the carrying value of this investment and consider that no provision needs to be made. Subsequent to the balance sheet date negotiations continued and are well advanced with regard to converting the loan advances into non voting shares.

On 8 September 2017, the shares in Prospitalia hTrak Limited (previously Healthlogistics.co.uk) were sold and debt settled for £1,697,882 in total. As part of the disposal Benesco received deferred shares in that company but the directors of Benesco have not attributed any value to these deferred shares as it is uncertain whether any value for these shares will be received.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

9. Debtors

| | Group | | Trust | |
|-------------------------------|------------------|------------------|----------|----------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Due from managing agents | 1,197,409 | 1,886,865 | - | - |
| Rent arrears | 1,821,356 | 894,113 | - | - |
| Other debtors and prepayments | 1,702,290 | 2,300,921 | - | - |
| | <u>4,721,055</u> | <u>5,081,899</u> | <u>-</u> | <u>-</u> |

10. Creditors: amounts falling due within one year

| | Group | | Trust | |
|--|------------------|------------------|----------------|----------------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Other taxes and social security | 30,571 | 420,936 | - | - |
| Amounts due to Benesco Charity Limited | - | - | 137,678 | 127,178 |
| Accruals and deferred income | 1,741,302 | 2,454,481 | 13,630 | 13,630 |
| Grants committed | - | 625,000 | - | 625,000 |
| Other creditors | 18,524 | - | - | - |
| | <u>1,790,397</u> | <u>3,500,417</u> | <u>151,308</u> | <u>765,808</u> |

Grants committed

| | Group | | Trust | |
|----------------------------|-------------|----------------|-------------|----------------|
| | 2021 | 2020 | 2021 | 2020 |
| | £ | £ | £ | £ |
| Balance at 6 April 2020 | 625,000 | 1,400,000 | 625,000 | 1,400,000 |
| Grants awarded in the year | 5,531,871 | 6,384,308 | 3,221,271 | 6,353,865 |
| Grants paid in the year | (6,156,871) | (7,159,308) | (5,846,271) | (7,128,865) |
| | <u>-</u> | <u>625,000</u> | <u>-</u> | <u>625,000</u> |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements (continued)

Year ended 5 April 2021

11. General funds

| | 2021 £ | 2020 £ |
|--|-------------------|------------------|
| a) Group | | |
| At 6 April 2020 | 7,742,202 | 5,517,266 |
| Net income | 2,811,507 | 2,110,618 |
| Realised loss on sale of investment property | (3,000,000) | - |
| Realised loss on sale of investments | 521,147 | - |
| Other gains/(losses) | (4,043) | - |
| Transfers between funds | 18,980,513 | 114,318 |
| At 5 April 2021 | <u>27,051,326</u> | <u>7,742,202</u> |
| b) Trust | | |
| At 6 April 2020 | - | - |
| Net income/(expenditure) | 438,205 | (114,318) |
| Realised loss on sale of investments | 517,103 | - |
| Transfers between funds | (500,575) | 114,318 |
| At 5 April 2021 | <u>454,733</u> | <u>-</u> |

12. Designated funds

| | Property and investment capital fund | | 2021 Total £ | 2020 Total £ |
|-------------------------------------|---|-------------------------------------|---------------------------|---------------------------|
| a) Group | Realised surplus on disposal £ | Unrealised revaluation reserve £ | | |
| At 6 April 2020 | 132,376,954 | 80,442,043 | 212,818,997 | 217,251,313 |
| Unrealised loss on revaluation | | | | |
| - Investment properties | - | (5,009,607) | (5,009,607) | (3,930,900) |
| - Investments | - | 2,199,050 | 2,199,050 | (387,098) |
| Transfers between funds | (18,980,513) | - | (18,980,513) | (114,318) |
| At 5 April 2021 | <u>113,396,441</u> | <u>77,631,486</u> | <u>191,027,927</u> | <u>212,818,997</u> |
| b) Trust | Realised surplus on disposal £ | Unrealised revaluation reserve £ | 2021 Total £ | 2020 Total £ |
| At 6 April 2020 | 8,084,836 | 330,684 | 8,415,520 | 8,916,936 |
| Movement due to revaluation in year | | | | |
| - Unrealised loss on revaluation | - | 2,199,050 | 2,199,050 | (387,098) |
| Transfers between funds | 500,575 | - | 500,575 | (114,318) |
| At 5 April 2021 | <u>8,585,411</u> | <u>2,529,734</u> | <u>11,115,145</u> | <u>8,415,520</u> |

The transfers between the funds above and in general funds bring the designated funds in line with the total of the investments in property and other investments.

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

13. Analysis of net assets between funds

| Group | General funds £ | Designated funds £ | Total £ |
|----------------|--------------------|-----------------------|--------------------|
| Fixed assets | - | 191,027,927 | 191,027,927 |
| Current assets | 28,841,723 | - | 28,841,723 |
| Creditors | (1,790,397) | - | (1,790,397) |
| | <u>27,051,326</u> | <u>191,027,927</u> | <u>218,079,253</u> |
| Trust | General funds £ | Designated funds £ | Total £ |
| Fixed assets | - | 11,115,145 | 11,115,144 |
| Current assets | 606,041 | - | 606,042 |
| Creditors | (151,308) | - | (151,308) |
| | <u>454,733</u> | <u>11,115,145</u> | <u>11,569,878</u> |

14. Notes to the cash flow statement

a) Reconciliation of net expenditure for the year to net cash provided by operating activities

| | 2021 £ | 2020 £ |
|---|------------------|----------------|
| Net income for the year | 2,811,507 | 2,126,797 |
| Dividend receivable | (72,690) | (88,609) |
| Interest receivable and other sundry income | (5,864) | (32,981) |
| Depreciation | 182 | 287 |
| Decrease/(increase) in debtors | 360,844 | (1,119,627) |
| Decrease in creditors | (1,710,020) | (520,214) |
| Net cash provided by operating activities | <u>1,383,959</u> | <u>365,653</u> |

b) Analysis of changes in net debt

| | At 6 April 2020 £ | Cashflow £ | At 5 April 2021 £ |
|--------------------------|-------------------------|-------------------|-------------------------|
| Cash at bank and in hand | <u>7,571,371</u> | <u>16,897,748</u> | <u>24,469,119</u> |

c) Reconciliation of net cashflow to movement in net debt

| | 2021 £ | 2020 £ |
|--|-------------------|------------------|
| Increase in cash in the year | 16,897,748 | 1,038,604 |
| Net funds at the beginning of the year | 7,571,371 | 6,532,767 |
| Net funds at the end of the year | <u>24,469,119</u> | <u>7,571,371</u> |

THE CHARLES WOLFSON CHARITABLE TRUST

Notes to the financial statements *(continued)*

Year ended 5 April 2021

15. Related party transactions

The financial statements also include a donation of £nil to Policy Exchange (2020: £100,000) of which Lord Wolfson of Aspley Guise is also a trustee, and the following donations to charities of which The Hon Andrew Daniel Wolfson is also a trustee: £350,000 (2020: £350,000) to Music in Secondary Schools Trust; £123,000 (2020 - £150,000) to Beit Halochem UK; £100,000 (2020 - £nil) to London School of Jewish Studies. The Hon Andrew Daniel Wolfson is also a member of the education board of the Partnership of Jewish Schools to which a donation of £50,000 (2020 - £nil) was made.

As set out in note 7 to these financial statements, the group made loans to Soza Health Limited, a company in which Lord Wolfson of Sunningdale (resigned 27 April 2020) and The Hon Andrew Daniel Wolfson are non executive directors.

A director was remunerated £40,000 (2020: £40,000) in respect of consultancy services during the year. There were no reimbursement of expenses to directors in the year (2020: £nil).

16. Subsidiary undertakings

Interests in group undertakings at the balance sheet date are as follows:

| Name of undertaking | Country of incorporation | Description of shares held | Proportion of nominal value of issued shares held by | |
|-------------------------------|--------------------------|----------------------------|--|-------|
| | | | Group | Trust |
| Benesco Charity Limited | England | (See note below) | | |
| Heath Retail Holdings Limited | England | £1 Ordinary | 100% | - |
| Heath Retail One Limited | England | £1 Ordinary | 100% | - |

Benesco Charity Limited is a company limited by guarantee. The company considers The Charles Wolfson Charitable Trust to be its holding organisation for the reasons noted in the Trustees' report.

The principal activity of Benesco Charity Limited continued to be the management of funds invested mainly in property to raise money for distribution to charity. Its charity registration number is 269181 and company number 00972762. During the year 5 April 2021 its income amount to £9,844,952 (2020: £10,187,733); expenditure was £7,471,650 (including £5,800,000 paid to the Trust) (2020: £7,962,795 including £6,300,000 paid to the Trust); realised and unrealised losses of £5,009,607 (2020: £3,930,900); resulting in net expenditure of £5,636,305 (2020: £1,705,964). The net asset value of the charitable company at 5 April 2021 was £206,509,375 (2020: £212,145,681).

The principle activity of Heath Retail Holdings Limited continues to be that of a non-trading dormant holding company.

Heath Retail One Limited has remained dormant throughout the period.

All three of the above entities have their registered office at 55 Baker Street, London, United Kingdom, W1U 7EU.

17. Post balance sheet event

On 6 April 2021 the Charity's subsidiaries, Heath Retail Holdings Limited and Heath Retail One Limited, were dissolved.