

**M. & R. GROSS CHARITIES LIMITED**

**(LIMITED BY GUARANTEE)**

Company No: 0897558

**CONSOLIDATED FINANCIAL STATEMENTS**

**FOR THE**

**YEAR ENDED 31 MARCH 2025**

**COHEN ARNOLD**  
CHARTERED ACCOUNTANTS  
REGISTERED AUDITORS  
LONDON NW11 0PU

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**CONTENTS**

1	Legal and Administrative Details
2 - 6	Report of the Trustees
7 - 10	Report of the Auditors
11	Consolidated Statement of Financial Activities
12	Charity Statement of Financial Activities
13	Consolidated Balance Sheet
14	Charity Balance Sheet
15	Consolidated Statement of Cash Flows
16 - 29	Notes to the Financial Statements

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**LEGAL AND ADMINISTRATIVE DETAILS**

**FOR THE YEAR ENDED 31 MARCH 2025**

<b>Name:</b>	M. & R. Gross Charities Limited
<b>Status:</b>	Incorporated Registered Charity Number: 251888 Company Number: 0897558 HM Revenue & Customs Reference: XN18913
<b>Principal Office:</b>	86 Filey Avenue London N16 6JJ
<b>Registered Office:</b>	New Burlington House 1075 Finchley Road London NW11 0PU
<b>Charity Trustees:</b>	Mrs R Gross Mrs S Padwa Mr M Saberski Mr L Lerner
<b>Secretary:</b>	Mrs R Gross
<b>Auditors:</b>	Cohen Arnold New Burlington House 1075 Finchley Road London NW11 0PU

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

The trustees present their Annual Report for the year ended 31 March 2025 under the Charities Act 2011 and Companies Act 2006 including a Strategic Report together with the financial statements for the year.

**Reference and Administrative Information**

Legal and Administrative information of the company is shown on Page 1 of the Financial Statements and forms part of this report.

**The Trustees**

The trustees who serve the charity during the year were as follows:

Mrs R Gross  
Mrs S Padwa  
Mr M Saberski  
Mr L Lerner

**Organisation Structure, Governance and Management**

The charity is constituted as a company limited by guarantee and as such, its governing documents are its Memorandum and Articles of Association.

The organisation is run by the governors/trustees who are trustees. Every governor/trustee holds office until he/she shall die or shall cease to hold office by virtue of Article 49 of the Articles of Association.

None of the governors/trustees have any beneficial interest in the company.

This charity was set up to support the activities of organisations promoting and advancing Orthodox Judaism and during the year distributed grants totalling £3,609,917 in aid of such activities.

The main areas of charitable activity are the provision of financial support to Jewish organisations engaging in education, advancement of religion in accordance with the Jewish faith and to give philanthropic aid to the Jewish needy.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES (Continued)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

## **Financial Review**

The charity receives income from investments, the commercial activities of its subsidiaries and voluntary income from companies, some of whom are connected with the trustees. Total reserves of £46,289,381 includes restricted reserves of £7,046,467 and unrestricted reserves of £39,242,914. The charity owned indirectly 50% of the issued share capital of Saxton Estates Limited and its wholly owned subsidiaries, Riverhill Properties Limited and Mount Farm Limited. The principal activity of these companies is that of property investment companies.

## **Investment Powers and Policy**

In accordance with the governing document, the trustees have the power to invest as they see fit. In order to match the long term funding requirements arising under the Jewish Educational Fund, the trustees adopted a strategy to invest in property assets with the intention that the real value of their assets be maintained and enhanced over the long term. The policy is to invest in low risk property investments with a view to maximising income with the assistance of bank borrowings.

In addition, shares in property owning companies were gifted to the charity many years ago and these continue to be held as investments.

## **Reserves Policy**

The reserves of the charity are represented by the unrestricted funds arising from past operating surpluses and includes a revaluation reserve arising from the unrealised increase in value of the charity's investment in subsidiary undertakings, which provide long term funding.

The trustees have set a reserves policy which requires that reserves be maintained at a level which ensures that the charity's grants be continued without dependence on donations received. A large proportion of reserves are invested to generate income, but as the charity wishes to continue to sponsor substantial projects, a proportion of the reserves are to be held in a readily realisable form.

## **Risk Management**

The trustees have identified and reviewed the major risks to which the company is exposed, in particular those related to the operations and finance of the company, and are satisfied that systems are in place to mitigate those risks.

## ***Financial risk management and policies***

The charity holds or issues financial instruments in order to achieve three main objectives being:

- a) to finance its operations
- b) to manage its exposure to interest and currency risks arising from operations and from its sources of finance; and
- c) for generating funds.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES (Continued)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

In addition various financial instruments (e.g. trade debtors, trade creditors, accruals and prepayments) arise directly from the charities' operations.

***Credit risk***

The charity monitors credit risk closely and considers that its current policies of credit risk checks meets its objectives of managing exposure to credit risk.

The charity has no significant concentrations of credit risk. Amounts shown in the Balance Sheet best represent the maximum credit risk exposure in the event other parties fail to perform their obligations under the financial instruments.

It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed

**Plans for Future Periods**

The charity plans continuing the activities outlined above in the forthcoming years subject to satisfactory incoming resources.

**Charity Objects, Aims, Objectives and Activities:**

***Charitable objects***

The objects of the charity are:

- to foster, assist and promote the charitable activities of any institution professing and teaching the principles of traditional Judaism;
- to advance religion in accordance with the Jewish faith;
- to undertake, accept, execute and administer, without any remuneration, any charitable trust; and
- to give philanthropic aid to the Jewish needy.

***Aims, objectives and activities for public benefit***

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

This charity was set up to support the activities of religious Jewish organisations especially in the field of education both in the United Kingdom and abroad.

The charity is also supportive of organisations which are solely committed to the relief of poverty. Such organisations assist needy Jewish families financially and also through distribution of basic needs.

The income of the charity is derived from investments and donations. The trustees continued their support of those organisations deemed to promote the objects of this charity.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES (Continued)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

### **Grant making Policy**

The charity has adopted a policy of supporting orthodox Jewish educational and religious activities through existing charitable organisations carrying out such activities. Applicants falling within this category are assessed on a regular basis and many of the smaller grants are dealt with through a grant-making agency, United Talmudical Associates Limited.

### **Land and Buildings**

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 profit or loss.

No depreciation is provided in respect of investment property applying the fair value model.

Investment property fair value is determined by the directors assisted by RICS qualified professionals on the basis of market value.

### **Trustees' responsibilities statement**

The trustees, who are also directors for the purposes of company law, are responsible for preparing the trustees' report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the charity trustees to prepare financial statements for each year which give a true and fair view of the state of affairs of the charitable company and the incoming resources and application of resources, including the income and expenditure, 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 applicable Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charity's transactions and disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**REPORT OF THE TRUSTEES (Continued)**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**Auditors**

Cohen Arnold are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

Approved by the trustees on 27 November 2025, including in their capacity as company directors, the Trustees Report contained therein and signed on its behalf by:



**Mrs S Padwa**  
**Trustee**  
**27 November 2025**



**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**OPINION**

We have audited the financial statements of M & R Gross Charities Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, 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 FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2025 and of the group's incoming resources and application of resources, including its income and expenditure, and of the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

**BASIS FOR OPINION**

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**CONCLUSIONS RELATING TO GOING CONCERN**

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's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

Our responsibilities and the responsibilities of the Trustees with respect to going concern are described in the relevant sections of this report.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**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 Trustees are responsible for the other information. 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.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether there is a material misstatement in the financial statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

**OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006**

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the Trustees' Report, which includes the Directors' Report and the Strategic Report prepared for the purposes of company law, for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report and the Strategic Report included within the Trustees' Report have been prepared in accordance with applicable legal requirements.

**MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION**

In the light of the knowledge and understanding of the group and the parent charitable company and its environment obtained in the course of the audit, we have not identified material misstatements in the Directors' Report or the Strategic Report included within the Trustees' Report.

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

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of trustees' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**RESPONSIBILITIES OF TRUSTEES**

As explained more fully in the trustees' responsibilities statement, the trustees who are also the directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine 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 charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

**AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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 through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS**

**FOR THE YEAR ENDED 31 MARCH 2025**

- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations (irregularities) is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it. In addition, as with any audit, there remained a higher risk of non-detection of irregularities, as these may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. We are not responsible for preventing non-compliance and cannot be expected to detect non-compliance with all laws and regulations.

A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

**USE OF REPORT**

This report is made solely to the company's members, as a body, in accordance with chapter 3 of part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Dov Harris FCA  
(Senior Statutory Auditor)

For and on behalf of  
COHEN ARNOLD  
Chartered Accountants & Registered Auditors  
New Burlington House  
1075 Finchley Road  
LONDON  
NW11 0PU

Our audit was completed on 27 November 2025 and our opinion was expressed at that date.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	Notes	<u>Restricted</u> <u>Funds</u> £	<u>Unrestricted</u> <u>Funds</u> £	<u>2025</u> <u>Total</u> <u>Funds</u> £	<u>2024</u> <u>Total</u> <u>Funds</u> £
<b>Incoming Resources</b>					
Donations		-	275,500	275,500	140,000
<i>Activities for generating funds:</i>					
Commercial trading operations	2	-	3,284,075	3,284,075	3,348,413
Investment Income	3	-	577,153	577,153	1,195,066
<b>Total Income</b>		-	4,136,728	4,136,728	4,683,479
<b>Expenditure</b>					
<i>Cost of generating funds:</i>					
Trading costs	2	-	738,200	738,200	2,220,517
Investment management costs	4	-	921,274	921,274	861,792
Property Outgoings		-	143,283	143,283	167,685
<i>Charitable activities:</i>					
Expenditure on charitable activities	5 - 7	-	3,649,239	3,649,239	5,285,093
<b>Total Expenditure</b>		-	5,451,996	5,451,996	8,535,087
<i>Net gain/(losses) on investments:</i>					
Share of profit/(loss) of Associate		-	25,885	25,885	28,784
Revaluation of Associate		-	-	-	-
(Loss)/Gain on revaluation of investment		-	(497,600)	(497,600)	2,212,788
<b>Net Income/(Expenditure) for the year</b>		-	(1,786,983)	(1,786,983)	(1,610,036)
<b>Net Movement in Funds</b>		-	(1,786,983)	(1,786,983)	(1,610,036)
<b>Reconciliation of Funds:</b>					
Total Funds Brought Forward		7,046,467	41,029,897	48,076,364	49,686,400
<b>Total Funds Carried Forward</b>		7,046,467	39,242,914	46,289,381	48,076,364

None of the charity's activities was initiated or discontinued during the financial year nor in the previous year.

The charity has no other recognised gains or losses other than those reflected in the above Statement of Financial Activities for the financial year or for the previous year.

The notes on pages 16 to 29 form part of these Financial Statements.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 MARCH 2025**

	<b><u>Restricted</u></b>	<b><u>Unrestricted</u></b>	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b><u>Funds</u></b>	<b><u>Funds</u></b>	<b><u>Total</u></b>	<b><u>Total</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>Funds</u></b>	<b><u>Funds</u></b>
			<b><u>£</u></b>	<b><u>£</u></b>
<b>Incoming Resources</b>				
Donations	-	275,500	275,500	140,000
Subsidiaries' Donations	-	2,049,311	2,049,311	2,494,238
Investment Income	-	20,991	20,991	198,073
Rental Income	-	374,160	374,160	372,574
	-----	-----	-----	-----
<b>Total Income</b>	-	2,719,962	2,719,962	3,204,885
	-----	-----	-----	-----
<b>Expenditure<sup>9</sup></b>				
<i>Cost of generating funds:</i>				
Property Outgoings	-	143,283	143,283	167,685
<i>Investment Management Costs</i>				
Loan Interest Payable	-	153,117	152,117	177,803
Cost of Finance	-	13,423	13,423	13,423
<i>Charitable activities:</i>				
Expenditure on charitable activities	-	3,619,239	3,619,239	5,030,093
	-----	-----	-----	-----
<b>Total Expenditure</b>	-	(3,929,062)	(3,929,062)	(5,389,004)
	-----	-----	-----	-----
<b>Net loss before</b>				
<b>Gains on Investments</b>	-	(1,209,100)	(1,209,100)	(2,184,119)
<i>Net gain /(losses) on investments:</i>				
Loss on Revaluation of property	-	-	-	(50,000)
Profit on disposal of investment property	-	-	-	-
(Loss)/gain on revaluation of investment	-	(577,883)	(577,883)	624,083
	-----	-----	-----	-----
<b>Net loss for the year</b>	-	(1,786,983)	(1,786,983)	(1,610,036)
	-----	-----	-----	-----
<b>Net Movement in Funds</b>	-	(1,786,983)	(1,786,983)	(1,610,036)
<b>Reconciliation of Funds:</b>				
Funds Brought Forward	7,046,467	41,029,897	48,976,364	49,686,400
	-----	-----	-----	-----
<b>Total Funds Carried Forward</b>	7,046,467	39,242,914	46,289,381	48,076,364
	-----	-----	-----	-----

The notes on pages 16 to 29 form part of these Financial Statements.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**CONSOLIDATED BALANCE SHEET AS AT 31 MARCH 2025**

			<u>2025</u>	<u>2024</u>
	Notes	£	£	£
<b>FIXED ASSETS</b>				
Tangible Assets	10		64,940,552	65,883,152
Investment in Associate	11a		2,114,876	2,088,990
			<u>67,055,428</u>	<u>67,972,142</u>
<b>CURRENT ASSETS</b>				
Stock	12	176,662	176,662	
Debtors	13	3,515,832	3,865,582	
Investments		-	776	
Cash at Bank		643,115	691,929	
		<u>4,335,609</u>	<u>4,734,949</u>	
<b>CREDITORS:</b> Amounts falling due within one year	14	(4,330,284)	(730,625)	
		<u></u>	<u></u>	
<b>NET CURRENT ASSETS/ (LIABILITIES)</b>			<u>5,325</u>	<u>4,004,324</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			<u>67,060,753</u>	<u>71,976,466</u>
<b>CREDITORS :</b> Amounts falling due after more than one year	15		(9,363,372)	(12,264,102)
Provisions			(11,408,000)	(11,636,000)
			<u></u>	<u></u>
<b>NET ASSETS</b>			<u>46,289,381</u>	<u>48,076,364</u>
<b>FUNDS</b>				
Unrestricted Funds	17		39,242,914	41,029,897
Restricted Funds	16 & 17		7,046,467	7,046,467
			<u></u>	<u></u>
<b>TOTAL FUNDS</b>			<u>46,289,381</u>	<u>48,076,364</u>

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

The Financial Statements were approved by the Board of Trustees on 27 November 2025 and signed on its behalf by

  
.....

**MRS S PADWA - TRUSTEE**

Company No: 0897558

The notes on pages 16 to 29 form part of these Financial Statements.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**BALANCE SHEET AS AT 31 MARCH 2025**

			<u>2025</u>		<u>2024</u>
<b>FIXED ASSETS</b>	<b>Notes</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Tangible Assets	10		4,733,364		4,733,364
Investments	11		43,716,092		44,293,975
			48,449,456		49,027,339
<b>CURRENT ASSETS</b>					
Debtors	13	1,798,686		2,251,735	
Cash at Bank		105,464		234,236	
			1,904,150		2,485,971
<b>CREDITORS:</b> Amounts falling due within one year	14	(2,056,365)		(1,422,375)	
<b>NET CURRENT ASSETS</b>		(152,215)		1,063,596	
Total Assets less current liabilities			48,297,241		50,090,935
<b>CREDITORS:</b> Amounts falling due after one year	15		(2,007,860)		(2,014,571)
			46,289,381		48,076,364
<b>CAPITAL FUNDS</b>					
Unrestricted Funds			39,242,914		41,029,897
Restricted Funds			7,046,467		7,046,467
Total Funds	16		46,289,381		48,076,364

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

The Financial Statements were approved by the Board of Trustees on 27 November 2025 and signed on its behalf by



**MRS S PADWA**  
**TRUSTEE**

Company No: 0897558

The notes on pages 16 to 29 form part of these Financial Statements.



**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**CONSOLIDATED STATEMENT OF CASH FLOWS**

**FOR THE YEAR ENDED 31 MARCH 2025**

<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>Notes</b>	<b>£</b>	<b>£</b>
Net cash used by operating activities	<b>21</b>	<b>(535,657)</b>	<b>(4,831,630)</b>
		<hr/>	<hr/>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Income from investments		<b>3,658,235</b>	<b>3,720,897</b>
Interest received		<b>24,555</b>	<b>202,974</b>
Purchase of fixed assets		<b>-</b>	<b>(31,249)</b>
Proceeds from sale of investments		<b>626,057</b>	<b>3,819,974</b>
		<hr/>	<hr/>
Net Cash provided by investing activities		<b>4,308,847</b>	<b>7,712,596</b>
		<hr/>	<hr/>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Borrowing		<b>(2,900,730)</b>	<b>(741,287)</b>
Interest Paid		<b>(921,274)</b>	<b>(861,792)</b>
		<hr/>	<hr/>
Net cash used in financing activities		<b>(3,822,004)</b>	<b>(1,603,079)</b>
		<hr/>	<hr/>
<b>CHANGE IN CASH AND CASH EQUIVALENTS IN THE YEAR</b>		<b>(48,814)</b>	<b>1,277,887</b>
Cash and cash equivalents at 1 April 2024		<b>691,929</b>	<b>(585,958)</b>
		<hr/>	<hr/>
<b>CASH AND CASH EQUIVALENTS AT 31 MARCH 2025</b>	<b>21</b>	<b><u>643,115</u></b>	<b><u>691,929</u></b>

The notes on pages 16 to 29 form part of these Financial Statements.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**1. ACCOUNTING POLICIES**

M. & R. Gross Charities Limited is a charitable company limited by guarantee, incorporated in England and Wales (charity no. 251888, company no. 0897558). Its registered address is New Burlington House, 1075 Finchley Road, London NW11 0PU. A description of the nature of the entity's operations and its principal activities is disclosed in the Trustees' Report accompanying the financial statements.

**1.1 BASIS OF ACCOUNTING**

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

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

The charity meets the definition of a public benefit entity under FRS 102.

**1.2 GOING CONCERN**

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

**1.3 INCOMING RESOURCES**

All donations are recognised in the Statement of Financial Activities (SOFA) of the charity when received. All other income is recognised on a receivable basis.

**1.4 JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY**

Judgements made by the directors in the application of these accounting policies that have significant effect on the financial statements and estimates with a significant risk of material adjustment in the next year are as follows:

**(i) Property valuation**

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

**(ii) Trade debtors**

Management uses details of the age of trade debtors and status of any disputes together with external evidence of the credit status of the counterparty in making judgements concerning any need to impair the carrying values.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

1.5 LIABILITY RECOGNITION

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

1.6 CHARITABLE ACTIVITIES

Charitable activities are only recognised in the accounts when paid. The charitable donations have been detailed in Notes 5 and 6.

1.7 INVESTMENT MANAGEMENT COSTS

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

1.8 GOVERNANCE COSTS

Governance costs include costs of the preparation and audit of financial statements and cost of any legal advice to trustees on governance or constitutional matters.

1.9 FUND ACCOUNTING

General unrestricted funds comprise the accumulated surplus or deficit on income and expenditure account. They are available for use at the discretion of the trustees in furtherance of the general objectives of the charity.

Restricted funds are funds subject to specific restricted conditions imposed by donors.

Designated funds are funds, which have been set-aside at the discretion of the trustees for specific purposes. There are no designated funds as at the Balance Sheet date.

1.10 PROPERTIES HELD FOR INVESTMENT

Investment Properties are included in the Balance Sheet at open market value in accordance with Statement of Recommended Practice (Charity SORP). The unrealised gains and losses are shown in the Statements of Financial Activities.

1.11 ACQUISITIONS AND DISPOSALS OF PROPERTIES

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

1.12 INVESTMENT IN SUBSIDIARY UNDERTAKINGS

Share holdings acquired in Subsidiary Undertakings are shown at market value as valued by the trustees. Investments in Related Undertakings below 20% are shown at cost.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

1.13 GROUP FINANCIAL STATEMENTS

These Financial Statements consolidate the results of the charity and its wholly-owned subsidiaries and associate. A separate Statement of Financial Activities, for the charity itself is presented in accordance with the Charity SORP.

1.14 TAXATION

The charity is not liable to direct taxation (Income Tax) on its income as it falls within the various exemptions available to registered charities. The charity is registered for Value Added Tax (VAT) but is only able to reclaim any input tax relating to its property investment. Other expenditure in the Accounts is therefore shown inclusive of VAT where appropriate.

1.15 FINANCIAL INSTRUMENTS

A financial asset or a financial liability is recognised only when the entity 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, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

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.

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.

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.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**2. COMMERCIAL TRADING OPERATIONS**

Some of the wholly owned subsidiaries have entered into a total profits covenant with the charity to pay their profits to the charity within nine months from the financial year end. Audited Accounts of the subsidiary undertakings included have been filed with the Registrar of Companies.

A summary of the trading results of the subsidiaries is shown below:

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
Gross rental income	<i>a</i> 3,284,075	3,348,413
Property outgoings	<i>b</i> (890,777)	(719,970)
Net Rental Income	<u>2,393,298</u>	<u>2,628,443</u>
Administrative expenses	<i>b</i> (74,923)	(63,631)
Donations paid	(2,079,311)	(2,749,238)
Net (loss)/gain on revaluation of investment property	(497,600)	2,262,788
Operating (loss)/profit	<u>(258,536)</u>	<u>2,078,362</u>
Profit on disposal of fixed assets	180,782	621,673
Income from fixed assets investment	(2,344)	(2,155)
Interest receivable	3,564	4,901
Interest payable and similar charges	(754,734)	(670,566)
Retained (loss)/profit for the financial year	<u>(831,268)</u>	<u>2,032,215</u>
Taxation	<i>b</i> 227,500	(1,436,916)
	<u>(603,768)</u>	<u>595,299</u>
<b><u>Incoming Resources:</u></b>		
<i>Activities for generating funds:</i>		
Commercial trading operations	<i>a</i> 3,284,075	3,348,413
<b><u>Resources Expended</u></b>		
<i>Cost of generating funds</i>		
Trading costs	<i>b</i> 738,200	2,220,517

*Details of the subsidiary's capital and reserves and profit/(loss) for the year are given in Note 11.*

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**3. INVESTMENT INCOME**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
Bank and Loan Interest Receivable	24,555	202,974
Rental Income	374,160	372,574
(Loss)/Profit from other fixed asset investments	(2,344)	(2,155)
Profit on sale of investment property	180,782	621,673
	<u>577,153</u>	<u>1,195,066</u>

**4. INVESTMENT MANAGEMENT COSTS**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
Bank Loan Interest	876,484	813,269
Cost of Finance	44,790	48,523
	<u>921,274</u>	<u>861,792</u>

**5. COSTS OF CHARITABLE ACTIVITIES BY FUND TYPE**

	<b>Restricted Funds</b>	<b>Unrestricted Funds</b>	<b><u>2025</u> Total</b>	<b><u>2024</u> Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Charitable Donations	-	3,609,917	3,609,917	5,244,400
Governance Costs	-	39,322	39,322	40,693
	<u>-</u>	<u>3,649,239</u>	<u>3,649,239</u>	<u>5,285,093</u>

All grants were paid to institutions in support of the relief of poverty, the advancement of Jewish religion and the advancement of Jewish religious education.

Included in the charitable activities are material grants made during the year to United Talmudical Associates Ltd (£837,100), Asser Bishvil Foundation (£331,500) and Beis Aharon TT Activity Centre (£143,000).

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**

**NOTES TO THE FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED 31 MARCH 2025**

**6. COSTS OF CHARITABLE ACTIVITIES BY ACTIVITY TYPE**

			<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>Grant Funding Activities</b>			
	<b>Restricted</b>	<b>Unrestricted</b>	<b>Total</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Charitable Donations	-	3,609,917	3,609,917	5,244,400
Governance Costs	-	39,322	39,322	40,693
	-	3,649,239	3,649,239	5,285,093

**7. GOVERNANCE COSTS**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
Auditors' Remuneration	37,287	34,860
Bank Charges	277	299
General Expenses	1,725	1,228
Legal and Professional Fees	33	4,306
	39,322	40,693

**8. NET INCOMING RESOURCES FOR THE YEAR**

	<b>Total Funds</b>	<b>Total Funds</b>
	<b><u>2025</u></b>	<b><u>2024</u></b>
	<b>£</b>	<b>£</b>
This is stated after charging:		
Auditors' remuneration	37,287	34,860

**9. STAFF COSTS AND EMOLUMENTS**

There were no employees during the year and no salaries or wages have been paid to the trustees during the year. The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**10. TANGIBLE FIXED ASSETS**

**GROUP**

	<b><u>Freehold &amp; Leasehold Property</u></b>	<b><u>Fixtures Fittings &amp; Equipment</u></b>	<b><u>Total</u></b>
	£	£	£
<b><u>Cost/Valuation</u></b>			
At 1 April 2024	65,883,152	78,811	65,961,963
Additions	-	-	-
Disposals	(445,000)	-	(445,000)
Loss on revaluation	(497,600)	-	(497,600)
	<hr/>	<hr/>	<hr/>
At 31 March 2025	64,940,552	78,811	65,019,363
	<hr/>	<hr/>	<hr/>
<b><u>Depreciation</u></b>			
At 1 April 2024	-	78,811	78,811
Charge for the year	-	-	-
	<hr/>	<hr/>	<hr/>
At 31 March 2025	-	78,811	78,811
	<hr/>	<hr/>	<hr/>
<b><u>Net Book Value</u></b>			
At 31 March 2025	64,940,552	-	64,940,552
	<hr/>	<hr/>	<hr/>
At 31 March 2024	65,883,152	-	65,883,152
	<hr/>	<hr/>	<hr/>

**CHARITY**

**FREEHOLD AND LEASEHOLD INVESTMENT PROPERTY**

	<b><u>2025</u></b>	<b><u>2024</u></b>
	£	£
At 1 April 2024	4,733,364	4,783,364
Disposals	-	-
Revaluation	-	(50,000)
	<hr/>	<hr/>
At 31 March 2025	4,733,364	4,733,364
	<hr/>	<hr/>

The company's investment properties are stated at the directors' valuation, assisted by RICS qualified professionals, at 31 March 2025



**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**11. FIXED ASSET INVESTMENTS**

<b>CHARITY</b>	<b><u>Nature of Business</u></b>	<b><u>Company Registration No.</u></b>	<b><u>2025</u></b>	<b><u>2024</u></b>
			<b>£</b>	<b>£</b>
Agarbatty Limited	Property Investment	00844612	<b>1,024,135</b>	1,012,195
Newcast Estates Limited	Property Trading	08895161	<b>21,979</b>	20,150
Subterranean Limited	Property Investment	07849993	<b>200,327</b>	205,012
Trilata Limited	Property Investment	11674040	<b>(634,900)</b>	(476,300)
Tripack Limited	Property Investment	01155157	<b>2,983,332</b>	2,983,332
Tulata Limited	Property Investment	01493103	<b>4,486,116</b>	4,486,116
Wynbay Limited	Property Investment	01299082	<b>17,194,589</b>	17,104,920
Zerlan Estates Limited	Property Investment	01051420	<b>13,762,795</b>	13,762,795
			<hr/>	<hr/>
Market Value at 31 March 2025			<b>39,038,373</b>	39,098,220

M & R Gross Charities Limited owns the whole of the issued share capital of the subsidiaries listed above. All companies are incorporated in England. In addition, the company indirectly owns the whole of the issued share capital of the following companies which are also incorporated and operated in England:

Emerlkirk Properties Limited	Property Investment
Mademoiselle Limited	Property Investment

The market value of these shares is £41,677,006 (2024: £42,280,934) based on the underlying value of the companies' assets less liabilities.

**11a. INVESTMENT IN ASSOCIATES**

The charity owns indirectly through one of its subsidiary companies, Wynbay Limited, 50% of the issued share capital of Saxton Estates Limited, Riverhill Properties Limited and Mount Farm Limited. The charity's interest in the results of the associate is as follows:

<b>Saxton Estates Limited – Property Investment</b>		<b>50% share</b>
	<b>£</b>	<b>£</b>
Profit for the year ended 31 March 2025	143,768	71,884
<b>Share of Profit</b>	<hr/> 143,768	<hr/> 71,884
Assets	7,753,853	3,876,927
Liabilities	(4,190,752)	(2,095,376)
Capital and Reserves	<hr/> 3,563,101	<hr/> 1,781,551
<b>Share of Net Assets at valuation</b>		<hr/> <b>1,781,551</b>

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**11a. INVESTMENT IN ASSOCIATES (Continued)**

<b>Riverhill Properties Limited – Property Investment</b>		<b>50% share</b>
	<b>£</b>	<b>£</b>
(Loss) for the year ended 31 March 2025	(84,835)	(42,418)
<b>Share of Loss</b>	<b>(84,835)</b>	<b>(42,418)</b>
Assets	5,117,924	2,558,962
Liabilities	(4,553,021)	(2,276,510)
Capital and Reserves	<u>564,903</u>	<u>282,452</u>
<b>Share of Net Assets at valuation</b>		<b><u>282,452</u></b>
<b>Mount Farm Limited – Property Investment</b>		<b>50% share</b>
	<b>£</b>	<b>£</b>
Loss for the year ended 31 March 2025	(7,163)	(3,581)
<b>Share of Profit</b>	<b>(7,163)</b>	<b>(3,581)</b>
Assets	757,848	378,924
Liabilities	(808,003)	(404,002)
Capital and Reserves	<u>(50,155)</u>	<u>(25,078)</u>
<b>Share of Net Assets at valuation</b>		<b><u>(25,078)</u></b>
<b>Total share of profit of Associates</b>		<b><u>25,885</u></b>
<b>Total share of net assets at valuation</b>		<b><u>2,038,925</u></b>

**12. STOCK**

	<b><u>2025</u></b>		<b><u>2024</u></b>	
	<b>Group</b>	<b>Charity</b>	<b>Group</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Stock	<u>176,662</u>	<u>-</u>	<u>176,662</u>	<u>-</u>

Stock comprises properties held for trading purposes by a subsidiary company and is stated at the lower of cost and net realisable value.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**13. DEBTORS**

	<b><u>2025</u></b>		<b><u>2024</u></b>	
	<b>Group</b>	<b>Charity</b>	<b>Group</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Trade Debtors	667,884	69,371	678,823	88,851
Accrued Income	-	1,351,429	-	880,671
Loan Investments	-	-	920,372	920,372
Other Debtors and Prepayments	2,847,948	377,886	2,266,387	361,841
	<hr/>	<hr/>	<hr/>	<hr/>
	3,515,832	1,798,686	3,865,582	2,251,735
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**14. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b><u>2025</u></b>		<b><u>2024</u></b>	
	<b>Group</b>	<b>Charity</b>	<b>Group</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank Loans and Overdraft	3,011,387	-	166,000	-
Trade Creditors	1,189,041	89,157	136,142	94,835
Other Creditors and Accruals	129,856	1,967,208	428,483	1,327,540
	<hr/>	<hr/>	<hr/>	<hr/>
	4,330,284	2,056,365	730,625	1,422,375
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The bank loans and overdrafts are secured on certain of the group's investment properties and the charity's loans are secured on the investment properties shown in Note 10.

**15. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	<b><u>2025</u></b>		<b><u>2024</u></b>	
	<b>Group</b>	<b>Charity</b>	<b>Group</b>	<b>Charity</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Bank loans and overdrafts	9,363,372	2,007,860	12,264,102	2,014,571
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

The bank loans and overdrafts are secured on certain of the group's investment properties the charity's loans are secured on the investment properties shown in Note 10.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**16. RESTRICTED FUNDS**

EXPENDABLE ENDOWMENT FUND

The Jewish Educational Fund was established to provide long-term financial support for the promotion and maintenance of institutions, organisations and individuals involved in orthodox Jewish religious education. This expendable endowment is invested to provide an annual income for these purposes and constitutes a restricted fund. The trustees are empowered to distribute the full amount of this fund, at their discretion, subject to a two-thirds majority of the trustees, should an emergency situation arise where the income from this fund is insufficient to meet demands.

**17. ANALYSIS OF CHARITABLE FUNDS**

**Funds**

	At 1 April 2024	Income	Expenditure	At 31 March 2025
	£	£	£	£
Unrestricted Funds	41,029,897	4,162,613	(5,949,596)	39,242,914
Restricted Funds	7,046,467	-	-	7,046,467
	<u>48,076,364</u>	<u>4,126,613</u>	<u>(5,949,596)</u>	<u>46,289,381</u>

**18. ANALYSIS OF NET ASSETS BETWEEN FUNDS**

	Unrestricted Funds	Restricted Funds	Total Funds 2025
	£	£	£
Investments	60,008,961	7,046,467	67,055,428
Current assets	4,335,609	-	4,335,609
Creditors less than 1 year	(4,330,284)	-	(4,330,284)
Creditors more than 1 year	(9,363,372)	-	(9,363,372)
Provisions	(11,408,000)	-	(11,408,000)
<b>Net assets</b>	<u>39,242,914</u>	<u>7,046,467</u>	<u>46,289,381</u>

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**19. FINANCIAL INSTRUMENTS**

The carrying amount for each category of financial instrument is as follows:

	<b>2025</b>	2024
	<b>£</b>	<b>£</b>
<b>Financial assets that are debt instruments measured at amortised cost</b>		
Financial assets that are debt instruments measured at amortised cost	<b>4,330,284</b>	3,865,582
Financial assets at fair value through the Statement of Financial Position	<b>643,115</b>	692,705
	<b>=====</b>	<b>=====</b>
<b>Financial liabilities measured at amortised cost</b>		
Financial liabilities measured at amortised cost	<b>13,693,656</b>	12,994,727
	<b>=====</b>	<b>=====</b>

**20. LIMITED BY GUARANTEE**

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up is limited to £1.

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**21. NOTES TO THE STATEMENT OF CASH FLOW**

**a. Reconciliation of net cash provided by operating activities:**

	<b><u>2025</u></b> £	<b><u>2024</u></b> £
Net expenditure for the year	<b><u>(1,786,983)</u></b>	<b><u>(1,610,036)</u></b>
Adjustments for:		
Loss/(Gain) on revaluation	<b>497,600</b>	(2,212,788)
Interest Receivable	<b>(24,555)</b>	(202,974)
Interest payable	<b>921,274</b>	861,792
Income from investments	<b>(3,658,235)</b>	(3,720,987)
Profit on sale of fixed assets	<b>(180,782)</b>	(621,673)
Decrease in Debtors	<b>349,750</b>	2,398,861
Increase/(Decrease) in Creditors	<b>3,599,659</b>	(1,134,112)
Income from associates	<b>(25,885)</b>	(28,784)
Taxation	<b>(227,500)</b>	1,439,071
	<b><u>(535,657)</u></b>	<b><u>(4,831,630)</u></b>
<b>Net Cash (used)/ provided by operating activities</b>	<b><u>(535,657)</u></b>	<b><u>(4,831,630)</u></b>

**b. Analysis of cash and cash equivalents**

	<b><u>2025</u></b> £	<b><u>2024</u></b> £
Cash at Bank	<b>643,115</b>	691,929
<b>Total cash and cash equivalents</b>	<b><u>643,115</u></b>	<b><u>691,929</u></b>

**M. & R. GROSS CHARITIES LIMITED**  
**(LIMITED BY GUARANTEE)**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MARCH 2025**

**21. NOTES TO THE STATEMENT OF CASH FLOW (Continued)**

**c. Analysis of changes in net funds**

	<b><u>At 31 March</u></b> <b><u>2024</u></b>	<b><u>Cash flows</u></b>	<b><u>At 31 March</u></b> <b><u>2025</u></b>
	<b><u>£</u></b>	<b><u>£</u></b>	<b><u>£</u></b>
Cash at Bank	691,929	(48,814)	643,115
<b>Debt:</b>			
Due within one year	(166,000)	(2,845,387)	(3,011,387)
	<hr/>	<hr/>	<hr/>
Total	525,929	(2,894,201)	(2,368,272)
	<hr/>	<hr/>	<hr/>
Debt falling due after more than one year	(12,264,102)	2,900,730	(9,363,372)
	<hr/>	<hr/>	<hr/>
<b>Net Funds</b>	(11,728,173)	6,529	(11,731,644)
	<hr/> <hr/>	<hr/> <hr/>	<hr/> <hr/>

**22. RELATED PARTY TRANSACTIONS**

- a.** Gift Aid Donations comprise amounts receivable from connected parties and companies under common control of the trustees of this company and their families as follows:

Subsidiary Undertakings	£2,049,311
-------------------------	------------

- b.** Included in creditors (note 14) is a loan of £24,889 owed to The Palmtree Foundation Trust Limited, a registered charity company, the trustees of which are related to the trustees of this charity. This loan is interest free and repayable on demand.