

# THE EXILARCH'S FOUNDATION

England & Wales - Charity number 275919

## Details

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**Status** Registered

**Legal form** Trust

**Registered** 1978-07-12

**Register** [View on the Charity Commission register](#)

## Contact

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**Address** Exilarch's Foundation  
4 Carlos Place  
London  
W1K 3AW

**Phone** 02073990850

## Activities

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**Objects:** TO APPLY THE INCOME TOWARDS SUCH CHARITABLE PURPOSES AS DETERMINED BY THE TRUSTEES.

**Activities:** The charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees.

## Classification

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- **How:** Makes Grants To Organisations
- **What:** General Charitable Purposes
- **Who:** Other Charities Or Voluntary Bodies

## Geography

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- Israel
- United States
- Throughout London

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£7,881,605	£7,552,469	£95,040,219	0
2023-12-31	£8,153,789	£6,123,433	£88,593,341	0
2022-12-31	£7,198,118	£4,615,137	£92,282,379	0
2021-12-31	£7,028,410	£6,549,781	£102,813,080	0
2020-12-31	£6,504,437	£4,158,477	£101,894,012	0

## Trustees

Name	Role	Appointed
DAVID ALAN EZRA DANGOOR		
MICHAEL ARTHUR JONATHAN DANGOOR		
MR ELIE BASIL VICTOR DANGOOR		

**THE EXILARCH'S FOUNDATION**

England & Wales - Charity number 275919

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# Accounts

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**Charity registration number 275919**

**THE EXILARCH'S FOUNDATION  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

# **THE EXILARCH'S FOUNDATION**

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# THE EXILARCH'S FOUNDATION

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr D A Dangoor CBE DL (Exilarch) Mr M A J Dangoor Mr E B V Dangoor
<b>Charity number</b>	275919
<b>Registered office</b>	4 Carlos Place Mayfair London W1K 3AW
<b>Auditor</b>	BKL Audit LLP 5 Fleet Place London EC4M 7RD
<b>Bankers</b>	Barclays Bank Plc 1 Churchill Place London UK E14 5HP  National Westminster Bank Plc Kensington Royal Gardens Branch 55 Kensington High Street London W8 5ZG
<b>Solicitors</b>	Farrer & Co LLP 66 Lincolns Inn Fields London WC2A 3LH
<b>Investment managers</b>	Timothy James & Partners Ltd. 16 Babmaes St London SW1Y 6AH  Quilter Plc Senator House 85 Queen Victoria Street London EC4V 4AB

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# **THE EXILARCH'S FOUNDATION**

## **TRUSTEES' REPORT OF THE TRUSTEES**

### ***FOR THE YEAR ENDED 31 DECEMBER 2024***

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The Trustees present their report and the audited financial statements of The Exilarch's Foundation for the year ended 31 December 2024.

The accounts have been prepared in accordance with the Statement of Recommended Practice: 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) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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) rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

#### **Reference and administrative information**

The Charity was established by a Trust Deed dated 2 April 1978. Its registered charity number is 275919 and its principal office is at 4 Carlos Place, London W1K 3AW.

#### **Aims and purposes**

The Charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees. The trustees are constantly considering potential new charitable opportunities.

#### **Governance and management**

The Charity is governed by its Trust Deed dated 2 April 1978.

The power of appointment of new or additional trustees and the choice of successor is vested exclusively in the Exilarch, D.A. Dangoor CBE DL. No formal policies have been adopted for the induction and training of trustees.

The trustees during the year and up to the date of signature of this report were as follows:

Mr D A Dangoor CBE DL (Exilarch)

Mr M A J Dangoor

Mr E B V Dangoor

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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The trustees are legally responsible for the overall management and control of the charity and meet regularly throughout the year.

The investment committee (consisting of D.A. Dangoor CBE DL and M.A.J. Dangoor) reviews the charity's investments and investment policies, taking professional advice where appropriate.

### **Public Benefit**

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The trustees consider that they have complied with Section 17 of the Charities Act 2011 including the guidance "public benefit: running a charity (PB2)".

### **Aims, Objectives, activities and achievements during 2024**

The trustees have during 2024 sought to identify effective ways of deploying the Charity's resources so as to deliver maximum impact and public benefit. The Charity's most significant activity during 2024 has been its grant making.

The Charity's policy is to support charitable initiatives that align with its mission, values, and community goals, while ensuring transparency, fairness, and adherence to organisational values and legal obligations.

### **Major grants**

During the year, total grants of £7.2m (2023: £5.5m) were made. The largest of these were grants made to Mind (£2m); UCLH Charity (£1.2m) and Chelsea & Westminster Health Charity (£1m).

Further details of grants can be found in note 6 to the accounts.

### **Grants for educational institutions**

Funding for educational institutions in the UK has been continued throughout 2024 and into 2025.

This has included ongoing support to Westminster Academy where the academic results achieved have remained impressive, as demonstrated by an Ofsted Inspection in October 2023 in which the Academy achieved a rating of 'good with an 'outstanding' Sixth Form'.

The trustees continue to explore ways to take forward the recommendations contained in the report commissioned jointly with Birkbeck College on the feasibility of creating an institute for ethical monotheism which will include academic activities of research, teaching and publication, and practical engagement with social and public ethical issues.

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### **Iraq**

Alongside the Charity's grant-making activity, the trustees have continued to keep their long-term sights on the eventual re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. Currently, the security position in Iraq remains sufficiently unsettled for it to be impossible for Jews to resettle in significant numbers in Iraq and therefore impossible for the Charity to acquire land and/or begin construction on projects in Iraq. Consequently, the trustee's strategy to achieve this aim is to maintain appropriate levels of reserves whilst monitoring developments in Iraq with the assistance of a network of contacts throughout the Middle East, members of the former community of Iraqi Jews and academics worldwide, and public sources of information. In consultation with professional advisers and the Charity Commission, the trustees have undertaken to carry out regular assessments of when the re-establishment of the Jewish community and large-scale expenditure by the Charity from this fund might become possible.

The Charity held a designated fund of £10 million (2023: £10 million) for the purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq.

The trustees continue to take note of:

- a. discussions taking place among Iraqi Jewish communities in Israel, the USA and elsewhere regarding the likelihood that circumstances will in due course permit the effective re-establishment of a Jewish community in Baghdad;
- b. discussions with members of the Iraqi parliament who are believed to be sympathetic to this cause;
- c. progress towards a confederation of Middle Eastern interests wishing to see the return to Iraq of many of the educated/business classes who have left the country over the past decades;
- d. moves towards the recognition of the importance in world heritage terms of identifying and preserving holy sites in Iraq, many of which relate to the Jewish faith, reflecting the long history of the Jewish people in Iraq and the region; and
- e. the fact that some businesses with Jewish connections were already becoming involved within Iraq.

The trustees are keeping the designation of funds for this purpose under review.

### **Plans for future periods**

The trustees resolved that whilst they would continue to consider other applications for funding made to the Charity, they wished to continue to address the following areas over the coming years.

### Educational projects and scholarships

The trustees anticipate continuing their support of the Westminster Academy, of which the Charity is the Sponsor, and which Mr David Dangoor CBE DL is also a trustee. Grants amounting to £122,250 (2023: £196,888) were awarded to Westminster Academy during the year.

The trustees will continue to explore whether the Charity's funds might beneficially be used to support the establishment of a new university and in particular the scope for the Charity to allocate additional funds for this project so as to make a meaningful contribution to the estimated £50 million costs involved.

### The advancement of education and the Jewish religion in Iraq

The trustees have resolved to retain the fund designated for assisting in the re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. They will review the level of funds designated for this large-scale project annually, and as part of the Charity's ongoing monitoring of the situation consider whether continued retention of the funds remains appropriate.

As reported previously, the trustees believe that it is to the advantage of the Charity to continue to accumulate these funds in order that the Charity may undertake the large-scale projects that will be required when the Jewish community returns to Iraq.

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### Financial review

##### Principal sources of income

During 2024 the Charity received investment income and interest of £7.9m (2023: £8.2m). The majority of this took the form of rental income from commercial properties.

##### Principal risks and uncertainties

The trustees have given consideration to the principal risks and uncertainties to which the Charity is exposed. The Charity holds a significant investment property portfolio and any substantial decrease in property values or a substantial reduction in the ratio of tenanted properties to vacant ones would impact the Charity. The trustees monitor the impact of these risks and have concluded that there are sufficient reserves within the Charity to accommodate these.

##### Reserves Policy

The trustees are continuing to develop and refine the charity's reserves policy, taking into account both long term and short term projects, and monitor reserves on an ongoing basis.

The charity now holds an endowment fund of £54.0m (2023: £51.7m) and, of the other funds it holds, £10m remains designated for the specific purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq. For other designated funds see note 17.

At the balance sheet date free reserves amounted to £22.8m (2023: £18.6m).

Due to the long term nature of its grants, it is the Charity's policy to retain reserves of a minimum of five years total expenditure excluding grants.

At the balance sheet date, the charity had net current assets of £1.9m (2023: £1.3m).

##### Investment Policy, Performance and Objectives

The Charity's policy is to invest primarily in real estate and donations have been received on that basis. The trustees make every endeavour to ensure that these investments remain secure both in the medium and long term with a focus on income growth. The Charity is also exploring some non-property investments. It is the Charity's policy to consider the social, environmental and ethical impact of all investments.

The Charity's investment properties were independently revalued at the balance sheet date. The resultant unrealised gain in the year of £3.8m (2023: losses £6.1m) are considered to mirror the current market conditions of the property sector in the UK. However, the charity's income is largely protected from the impact of short-term market fluctuations due to the continuity of its existing tenants, with their leases not due to expire for several years.

##### Auditor

The auditor BKL Audit LLP will be proposed for reappointment for the year ending 31 December 2025.

# THE EXILARCH'S FOUNDATION

## STATEMENT OF TRUSTEES' RESPONSIBILITIES

*FOR THE YEAR ENDED 31 DECEMBER 2024*

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### **Statement of Trustees' Responsibilities**

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

### **Statement of disclosure to auditor**

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

### **Approval**

This report was approved by the trustees on 6 June 2025 and signed on their behalf.

**Mr D A Dangoor**

# THE EXILARCH'S FOUNDATION

## INDEPENDENT AUDITOR'S REPORT

### TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Opinion

We have audited the financial statements of The Exilarch's Foundation for the year ended 31 December 2024 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2024 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.

#### 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 Exilarch's Foundation 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 Exilarch's Foundation'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 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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### 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 (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

# THE EXILARCH'S FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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### **Responsibilities of Trustees**

As explained more fully in the statement of trustees' responsibilities, 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 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 Exilarch's Foundation'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 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.

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:

### **Capability of the audit in detecting irregularities, including fraud**

Based on our understanding of the charity and the charity sector, we identified that the principal risks of non-compliance with laws and regulations related to the failure to comply with charity regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the auditors included:

- discussions with the trustees, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- assessing management's significant judgements and estimates in particular those relating to the valuation of the charity's property and investment portfolio; and
- identifying and testing manual journal entries, in particular any journal entries posted with unclear rationale.

There are inherent limitations in the audit procedures described above, 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

### **Other matters**

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

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## **THE EXILARCH'S FOUNDATION**

### **INDEPENDENT AUDITOR'S REPORT (CONTINUED) TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION**

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#### **Use of our report**

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*BKL Audit LLP*  
**BKL Audit LLP**

**Chartered Accountants  
Statutory Auditor  
5 Fleet Place  
London, EC4M 7RD**

**Date:**

*9<sup>th</sup> June 2025*

BKL Audit LLP is eligible for appointment as auditor of The Exilarch's Foundation by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

# THE EXILARCH'S FOUNDATION

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Endowment funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Endowment funds 2023 £	Total 2023 £
<b>Income from:</b>							
Investment income and interest	3	7,881,605	-	7,881,605	8,153,789	-	8,153,789
<b>Expenditure on:</b>							
Raising funds	4	751,003	-	751,003	385,991	-	385,991
Charitable activities	5	6,801,466	-	6,801,466	5,737,442	-	5,737,442
<b>Total expenditure</b>		<b>7,552,469</b>	<b>-</b>	<b>7,552,469</b>	<b>6,123,433</b>	<b>-</b>	<b>6,123,433</b>
Net gains/(losses) on investments	9	3,816,562	2,301,180	6,117,742	(1,977,630)	(3,741,764)	(5,719,394)
Net movement in funds		4,145,698	2,301,180	6,446,878	52,726	(3,741,764)	(3,689,038)
Fund balances at 1 January 2024		36,894,578	51,698,763	88,593,341	36,841,852	55,440,527	92,282,379
<b>Fund balances at 31 December 2024</b>		<b>41,040,276</b>	<b>53,999,943</b>	<b>95,040,219</b>	<b>36,894,578</b>	<b>51,698,763</b>	<b>88,593,341</b>

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

# THE EXILARCH'S FOUNDATION

## BALANCE SHEET

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	10		88,690,500		84,911,000
Investments	11		12,345,611		9,250,620
			101,036,111		94,161,620
<b>Current assets</b>					
Debtors	13	1,078,454		534,750	
Cash at bank and in hand		6,808,076		7,412,553	
		7,886,530		7,947,303	
<b>Creditors: amounts falling due within one year</b>	14	(5,999,111)		(6,670,794)	
Net current assets			1,887,419		1,276,509
<b>Total assets less current liabilities</b>			102,923,530		95,438,129
<b>Creditors: amounts falling due after more than one year</b>	15		(7,883,311)		(6,844,788)
<b>Net assets</b>			95,040,219		88,593,341
<b>Capital funds</b>					
Expendable endowment funds	16		53,999,943		51,698,763
<b>Income funds</b>					
<u>Unrestricted funds</u>					
Designated	17	18,250,000		18,250,000	
General unrestricted funds	18	22,790,276		18,644,578	
			41,040,276		36,894,578
			95,040,219		88,593,341

The financial statements were approved by the board of Trustees on 6 June 2025 and signed on their behalf by:

Mr D A Dangoor  
Trustee

# THE EXILARCH'S FOUNDATION

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2024

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	Notes	2024 £	£	2023 £	£
<b>Cash flows from operating activities</b>					
Cash absorbed by operations	24	(7,897,705)		(3,256,825)	
<b>Investing activities</b>					
Purchase of investment property		-	(4,893,455)		
Proceeds from disposal of investment property		-	2,636,508		
Proceeds from disposal of subsidiaries	1		-		
Purchase of other investments		(4,072,774)	(3,427,568)		
Proceeds from disposal of other investments		2,946,313	666,105		
Investment income received		8,419,687	8,281,357		
<b>Net cash generated from investing activities</b>			7,293,227		3,262,947
<b>Net (decrease)/increase in cash and cash equivalents</b>			(604,477)		6,122
Cash and cash equivalents at beginning of year			7,412,553		7,406,431
<b>Cash and cash equivalents at end of year</b>			6,808,076		7,412,553

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# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### **1 Charity information**

The Exilarch's Foundation is an unincorporated charity governed by a Trust Deed and is registered with the Charity Commission for England and Wales. The address of the registered office is 4 Carlos Place, Mayfair, London, W1K 3AW.

### **1.1 Accounting policies**

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

### **1.2 Basis of preparation of accounts and assessment of going concern**

The financial statements have been prepared in accordance with the Statement of Recommended Practice: 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) and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The 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: 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)', rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Exilarch's Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in pounds sterling, and rounded to the nearest pound.

### **1.3 Going concern**

These financial statements are prepared on a going concern basis as at the Board of Trustees consider there are not material uncertainties existing that may cast significant doubt as to its ability to continue as a going concern.

### **1.4 Charitable funds**

The following funds are held by the Charity:-

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Expendable Endowment - these are capital funds which can only be converted into expendable income at the discretion of the Exilarch.

Realised and unrealised gains and losses on investments are allocated to the appropriate fund based on opening balances.

### **1.5 Income**

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period. Donated goods and services are recognised on a time spent basis and recognised only once the service has been received.

Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term. Incentives for lessees to enter into lease agreements are spread evenly over the lease terms, even if the payments are not made on such a basis. Rental income is measured at the fair value of the consideration receivable excluding VAT.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

### **1.6 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

-Costs of raising funds represent investment property and related costs associated with deriving rental income.

-Expenditure on charitable activities comprises grants payable and associated costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

-Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. An unconditional grant offer is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one- year or multi-year grant.

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average return in the year in which the grant award is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

All expenditure is accounted for on an accruals basis. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### **1.7 Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Governance costs and support costs relating to the cost of raising funds and expenditure on charitable activities have been apportioned on an equal basis. The allocation of support and governance costs is analysed in note 7.

### **1.8 Operating Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

### **1.9 Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the prevailing exchange rate at the time of the transaction. Exchange differences are taken to the Statement of Financial Activities.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1.10 Fixed asset investments

Investment properties are measured initially at cost and subsequently at fair value at the reporting date. Valuation at fair value is made on an open market value basis by reference to market evidence of transaction prices for similar properties. Fair value adjustments are recognised as gains/losses on revaluation of fixed assets in the Statement of Financial Activities.

Investments in subsidiaries are measured initially at cost and subsequently at cost less impairment.

Other investments are initially measured at cost and subsequently at fair value at the reporting date. Where there are other investments whose fair values cannot be measured reliably, such assets are measured at cost less impairment. Realised and unrealised gains and losses, as well as any impairment, are shown as gains/losses on investments in the Statements of Financial Activities. Net gains on other investments are recorded after deduction of management fees and foreign exchange movements.

#### 1.11 Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Additionally, all financial assets and liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial assets, which include trade and other receivables and cash at bank are initially measured at transaction price (including transaction costs) and are subsequently carried at amortised cost.

Basic financial liabilities, which include trade payables, grants payable, other payables and deferred income are initially recognised at transaction price and subsequently carried at amortised cost.

#### 1.12 Loans

Concessionary loans made in furtherance of the charity's objectives and repayable after more than one year are initially recognised at the amount paid with the carrying value adjusted in subsequent years to reflect repayments and any accrued interest. To the extent that the loan is assessed as irrecoverable, an impairment loss is recognised in the Statement of Financial Activities.

## 2 Judgements and key sources of estimation uncertainty

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

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

As disclosed in Note 10, the charity's investment properties have been valued on an open market value basis by an independent professional valuer, valuation of which is based on a number of assumptions including market conditions which prevailed at the balance sheet date.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 3 Investment income and interest

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Rental income	7,508,934	7,365,464
Other income	47,562	704,083
Interest receivable	325,109	84,242
	<u>7,881,605</u>	<u>8,153,789</u>

Included within Other income is £nil (2023: £680,000) of dilapidations and £44,933 (2023: £14,083) of donated accountancy services from Monopro Limited, a company in which the charity's trustees have a substantial interest.

### 4 Raising funds

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
<u>Fundraising and publicity</u>		
Investment management fees	370,384	-
Publicity	-	540
Other fundraising costs	324,684	309,301
Support costs (see note 7)	55,935	76,150
	<u>751,003</u>	<u>385,991</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

### 5 Charitable activities

	Total 2024	Total 2023
	£	£
Grant funding of activities (see note 6)	7,213,111	5,533,307
Present value adjustment on commitments made in year	(773,994)	(220,485)
Finance costs	276,914	253,554
Foreign exchange	29,500	94,916
Share of support costs (see note 7)	55,935	76,150
	<u>6,801,466</u>	<u>5,737,442</u>

Where significant grant payments are due in greater than one year the amounts have been discounted to reflect their net present value. Finance costs represent finance charges in respect of the unwinding of the grants.

**THE EXILARCH'S FOUNDATION**

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024**

6 Grants payable	Community Development		Hospitals, Medical Education and Research		Education		Community Development		Hospitals, Medical Education and Research		Education		Total 2023	
	2024	2024	2024	2024	2024	2024	2023	2023	2023	2023	2023	2023	2023	2023
	£	£	£	£	£	£	£	£	£	£	£	£	£	£
Grants to institutions:														
Mind	-	2,000,000	-	2,000,000	-	-	-	-	-	-	-	-	-	-
UCLH Charity	-	1,200,000	-	1,200,000	-	-	-	-	-	-	-	-	-	-
Chelsea & Westminster Health Charity	-	1,000,000	-	1,000,000	-	-	-	-	-	-	-	-	-	-
Council on Library	315,081	-	-	315,081	-	-	-	-	-	-	-	-	-	-
Academy of Arts and Design-Bezalel	-	-	215,000	215,000	-	-	-	-	-	-	-	-	-	-
Girl's Day School Trust	-	-	200,000	200,000	-	-	-	-	-	-	-	-	-	-
Kidney Research UK	-	-	-	-	-	1,700,000	-	1,700,000	-	-	-	-	1,700,000	-
Give a Kidney	-	-	-	-	-	570,000	-	570,000	-	-	-	-	570,000	-
British School Exploring Society	-	-	-	-	-	-	-	-	-	-	240,000	-	240,000	-
Givat Haviva International School	-	-	-	-	-	-	-	-	-	-	203,335	-	203,335	-
Westminster Academy	1,481,460	330,601	122,520	2,060,510	348,449	128,756	1,838,431	1,838,431	196,888	655,897	196,888	2,623,084	196,888	
Other														
	<u>1,796,541</u>	<u>4,530,601</u>	<u>885,969</u>	<u>7,213,111</u>	<u>1,838,431</u>	<u>2,398,756</u>	<u>1,838,431</u>	<u>1,838,431</u>	<u>1,296,120</u>	<u>1,296,120</u>	<u>5,533,307</u>	<u>5,533,307</u>	<u>5,533,307</u>	<u>5,533,307</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 7 Support costs

	Support costs	Governance costs	2024	Support costs	Governance costs	2023
	£	£	£	£	£	£
Property Expenses	21,638	-	21,638	24,128	-	24,128
Bank charges	-	1,446	1,446	-	1,308	1,308
Sundry Expenses	-	1,478	1,478	-	27,475	27,475
Professional fees	-	49,308	49,308	-	56,683	56,683
Audit fees	-	38,000	38,000	-	42,706	42,706
	<u>21,638</u>	<u>90,232</u>	<u>111,870</u>	<u>24,128</u>	<u>128,172</u>	<u>152,300</u>
Analysed between						
Fundraising	10,819	45,116	55,935	12,064	64,086	76,150
Charitable activities	10,819	45,116	55,935	12,064	64,086	76,150
	<u>21,638</u>	<u>90,232</u>	<u>111,870</u>	<u>24,128</u>	<u>128,172</u>	<u>152,300</u>

Included within professional fees is £44,933 (2023: £14,083) of donated accountancy services from Monopro Limited.

#### 8 Trustees and employees

No remuneration was paid to the trustees or their connected persons for the year, nor were any expenses reimbursed to them (2023 - £nil).

There were no persons employed by the charity during the year or the previous year.

#### 9 Net gains/(losses) on Investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	2024	2024	2024	2023	2023	2023
	£	£	£	£	£	£
Revaluation of Investments	1,211,721	-	1,211,721	421,553	-	421,553
Gain/(loss) on sale of Investments	1,126,521	-	1,126,521	-	-	-
Revaluation of investment properties	1,478,320	2,301,180	3,779,500	(2,335,691)	(3,741,764)	(6,077,455)
Gain/(loss) on sale of investment properties	-	-	-	(63,492)	-	(63,492)
	<u>3,816,562</u>	<u>2,301,180</u>	<u>6,117,742</u>	<u>(1,977,630)</u>	<u>(3,741,764)</u>	<u>(5,719,394)</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

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### 10 Investment property

	2024
	£
<b>Fair value</b>	
At 1 January 2024	84,911,000
Net gains or losses through fair value adjustments	<u>3,779,500</u>
At 31 December 2024	<u>88,690,500</u>

The investment properties have been revalued at the reporting year end date on an open market value basis by an independent Chartered surveyor, Whybrow & Dodds Limited and represent their fair value.

The charity is a leasehold tenant and pays a peppercorn rent to the long leaseholder of a property which is owned by a company in which the trustees are directors/shareholders with control of the company.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 11 Fixed asset investments

	Listed investments	Other investments	Shares in group undertakings	Total
	£	£	£	£
<b>Cost or valuation</b>				
At 1 January 2024	2,230,569	7,020,050	1	9,250,620
Additions	1,600,000	2,572,774	-	4,072,774
Valuation changes	443,757	925,196	-	1,368,953
Investment management fees	-	(369,711)	-	(369,711)
Disposals	(49,774)	(1,770,018)	(1)	(1,819,793)
<b>At 31 December 2024</b>	<b>4,124,552</b>	<b>8,378,291</b>	<b>-</b>	<b>12,502,843</b>
<b>Impairment</b>				
At 1 January 2024	-	-	-	-
Impairment losses	-	157,232	-	157,232
<b>At 31 December 2024</b>	<b>-</b>	<b>157,232</b>	<b>-</b>	<b>157,232</b>
<b>Carrying amount</b>				
At 31 December 2024	4,124,552	8,221,059	-	12,345,611
At 31 December 2023	2,230,569	7,020,050	1	9,250,620

During the year, the company reviewed the classification of its fixed asset investments and identified that certain investments previously presented as "Other Investments" were more appropriately classified as "Listed Investments." As a result, brought forward figures have been restated to reflect this reclassification.

This adjustment is presentational in nature for the above note only and has no impact on the total value of fixed asset investments reported on the balance sheet for the prior financial year.

Listed investments are carried at fair value and represent investment in equities which are traded in quoted public markets, primarily the London Stock Exchange.

Included in the carrying amount other investments is £504k of investments held at historic cost less impairment.

Impairment losses relate to an investment that is no longer considered to be recoverable. Impairment losses are included in net gains / (losses) on investments on the face of the SOFA.

	Notes	2024 £	2023 £
Shares in group undertakings:			
Investments in subsidiaries	12	-	1

## THE EXILARCH'S FOUNDATION

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

#### 12 Subsidiaries

The financial statements of EduFilms Limited have been prepared separately to The Exilarch's Foundation financial statements.

Final accounts were prepared to 31 January 2024, with the company being dissolved on 11 June 2024.

The loan awarded to EduFilms by The Exilarch's Foundation of £61,671 was returned to The Exilarch's Foundation on dissolution.

The initial investment of £1, representing the whole share capital of EduFilms Limited, was returned to The Exilarch's Foundation in the financial year.

Residual funds of £3,747 were paid as a dividend to The Exilarch's Foundation during 2024.

#### 13 Debtors

	2024	2023
	£	£
<b>Amounts falling due within one year:</b>		
Trade debtors	506,747	59,058
Amounts owed by subsidiary undertakings	-	61,671
Other debtors	385,651	372,338
Prepayments and accrued income	186,056	41,683
	<u>1,078,454</u>	<u>534,750</u>

Amounts owed by subsidiary undertaking represent concessionary loans made to facilitate the production and distribution of educational films. There is no fixed repayment term and the amount does not bear interest.

Other debtors include a concessionary loan detailed as follows:

(i) A £350,000 (2023 - £350,000) interest free loan which was originally repayable in November 2019 and remains outstanding to assist in the purchase and fitting out of a property for an organisation with a vision to enhance Jewish youths' lives. The loan is underwritten by a guarantor and additionally, the charity has a second mortgage charge against the property.

The loan meets the criterion for treatment as programme related concessionary loans.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

14 Creditors: amounts falling due within one year	2024	2023
	£	£
Other taxation and social security	361,263	874,627
Trade creditors	78,343	29,872
Grants payable	3,854,979	3,542,921
Other creditors	285,178	1,215,296
Accruals and deferred income	1,419,348	1,008,078
	<u>5,999,111</u>	<u>6,670,794</u>

### Analysis of deferred income

	£
Deferred income as at 1 January 2024	951,362
Landlord obligations fulfilled in 2024	(951,362)
Rent received in 2024 in respect of 2025	1,378,428
	<u>1,378,428</u>

Deferred income relates to rental income received pre year end for tenancy periods post year end.

15 Creditors: amounts falling due after more than one year	2024	2023
	£	£
Grants payable	<u>7,883,311</u>	<u>6,844,788</u>

### 16 Endowment funds

	Balance at 1 January 2023	Gains/ (losses)	Balance at 1 January 2024	Gains/ (losses)	Balance at 31 December 2024
	£	£	£	£	£
Expendable endowments	<u>55,440,527</u>	<u>(3,741,764)</u>	<u>51,698,763</u>	<u>2,301,180</u>	<u>53,999,943</u>

Endowment funds represent assets which can only be converted into expendable income at the discretion of The Exilarch's Foundation. Income arising on the endowment funds can be used in accordance with the objects of The Exilarch's Foundation and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 17 Designated funds

The designated funds include amounts which have been set aside out of unrestricted funds by the trustees for specific purposes, made up as follows:

	Balance at 1 January 2023	Movement in funds incoming resources	Balance at 1 January 2024	Movement in funds incoming resources	Balance at 31 December 2024
	£	£	£	£	£
Designated funds	18,250,000	-	18,250,000	-	18,250,000
	<u>18,250,000</u>	<u>-</u>	<u>18,250,000</u>	<u>-</u>	<u>18,250,000</u>

Purposes:

£10,000,000 Assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq;

£7,000,000 Advancement of Universal Monotheism;

£1,250,000 UK Israel Healthcare Innovation Project, a health accelerator initiative designed to connect Israeli digital health start-ups with the UK's NHS.

## THE EXLARCH'S FOUNDATION

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

#### 18 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of investment income, grants which are not subject to specific conditions by donors and grantors as to how they may be used and capital gains or losses arising on assets which form part of the fund made up as follows:

Unrestricted funds	Movement in funds				Movement in funds			
	Balance at 1 January 2023 £	Incoming resources £	Loss on investments £	Resources expended £	Balance at 1 January 2024 £	Incoming resources £	Gain on investments £	Resources expended £
18,591,852	8,153,789	(1,977,630)	(6,123,433)	18,644,578	7,981,805	3,816,562	(7,552,469)	22,790,276

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 19 Analysis of net assets between funds

	Unrestricted funds	Endowment funds	Total Unrestricted funds	Endowment funds	Total
	2024	2024	2024	2023	2023
	£	£	£	£	£
Fund balances at 31 December 2024 are represented by:					
Investment properties	34,690,557	53,999,943	88,690,500	33,212,237	51,698,763
Investments	12,345,611	-	12,345,611	9,250,620	-
Net current assets	1,887,419	-	1,887,419	1,276,509	-
Long term liabilities	(7,883,311)	-	(7,883,311)	(6,844,788)	-
	<u>41,040,276</u>	<u>53,999,943</u>	<u>95,040,219</u>	<u>36,894,578</u>	<u>51,698,763</u>
					<u>88,593,341</u>

### 20 Operating lease commitments

#### Lessee

At the reporting end date The Exilarch's Foundation had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2024	2023
	£	£
Within one year	48,000	48,000
Between two and five years	192,000	192,000
In over five years	4,065,534	4,113,534
	<u>4,305,534</u>	<u>4,353,534</u>

#### Lessor

At the reporting end date The Exilarch's Foundation had contracted with tenants for the following minimum lease payments:

	2024	2023
	£	£
Within one year	7,644,013	7,232,780
Between two and five years	25,547,230	26,735,748
In over five years	32,503,907	35,562,483
	<u>65,695,150</u>	<u>69,531,011</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

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### 21 Capital commitments

At 31 December 2024 The Exilarch's Foundation had capital commitments contracted for but not provided in the financial statements as follows:

	2024	2023
	£	£
Contracted for but not provided in the financial statements:		
Acquisition of fixed asset and Investments	14,092,451	7,076,384

The charity was committed to invest in unlisted investments.

The £14 million of investment commitments are expected to be called by fund managers over the next five years and will be funded through a combination of internal reserves, rental income, and distributions from investments.

### 22 Events after the reporting date

Post year end, the charity made grant commitments of £1m to JAMI Mental Health. The commitment will be paid over five years out of unrestricted general funds.

Subsequent to the year end, proceeds of £2.6m were received on disposal of an investment property held at the year end.

Subsequent to the year end, £460,000 was paid to acquire an investment property from Standard Securities Limited, a company of which the trustees are directors.

### 23 Related party transactions

During the year, grants amounting to £122,520 (2023: £196,888) were awarded to Westminster Academy, of which Mr David Dangoor CBE DL CBE is a trustee.

During the year, Monopro Limited, a company of which the trustees are directors, donated accountancy services estimated to amount to £44,933 (2023: £14,083).

During the year, Monopro Limited also provided support in managing the company's investment and property portfolio and the trustees are of the opinion that no reliable estimate can be attributed to this support.

## THE EXILARCH'S FOUNDATION

### NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

<b>24</b>	<b>Cash generated from operations</b>	<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
	Surplus/(deficit) for the year	6,446,878	(3,689,038)
	Adjustments for:		
	Investment income recognised in statement of financial activities	(7,881,605)	(8,153,789)
	(Gain)/loss on disposal of investment property	-	63,492
	Gain on disposal of investments	(1,126,521)	-
	Fair value (gains)/losses on investment properties	(3,779,500)	6,077,455
	Fair value gains on investments	(1,368,953)	(471,553)
	Amortisation and impairment of Intangible assets	157,232	50,000
	Investment management fees (non-cash)	369,711	-
	Movements in working capital:		
	(Increase)/decrease in debtors	(654,722)	384,432
	(Decrease)/increase in creditors	(1,410,806)	1,599,893
	Increase in grants payable	1,350,561	882,283
	<b>Cash absorbed by operations</b>	<b>(7,897,705)</b>	<b>(3,256,825)</b>
<b>25</b>	<b>Analysis of changes in net funds</b>		
		<b>At 1 January</b>	<b>Cash flows</b>
		<b>2024</b>	<b>At 31 December</b>
		<b>£</b>	<b>2024</b>
			<b>£</b>
	Cash at bank and in hand	7,412,553	(604,477)
			6,808,076



**THE EXILARCH'S FOUNDATION**

England & Wales - Charity number 275919

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# Accounts

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Charity registration number 275919

**THE EXILARCH'S FOUNDATION**  
**TRUSTEES' REPORT AND FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

# THE EXILARCH'S FOUNDATION

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# THE EXILARCH'S FOUNDATION

## LEGAL AND ADMINISTRATIVE INFORMATION

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<b>Trustees</b>	Mr D A Dangoor CBE DL (Exilarch) Mr M A J Dangoor Mr E B V Dangoor	
<b>Charity number</b>	275919	
<b>Address</b>	4 Carlos Place Mayfair London W1K 3AW	
<b>Auditor</b>	BKL Audit LLP 5 Fleet Place London EC4M 7RD	
<b>Bankers</b>	Barclays Bank Plc 1 Churchill Place London E14 5HP	National Westminster Bank Plc Kensington Royal Gardens Branch 55 Kensington High Street London W8 5ZG
<b>Solicitors</b>	Farrer & Co LLP 66 Lincolns Inn Fields London WC2A 3LH	
<b>Investment advisors</b>	Quilter Plc Senator House 85 Queen Victoria Street London EC4V 4AB	Timothy James & Partners Ltd. 16 Babmaes St London SW1Y 6AH

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# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES

### *FOR THE YEAR ENDED 31 DECEMBER 2023*

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The trustees present their report and the audited financial statements of The Exilarch's Foundation for the year ended 31 December 2023.

The accounts have been prepared in accordance with the Statement of Recommended Practice: 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 in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

#### **Reference and administrative information**

The Charity was established by a Trust Deed dated 2 April 1978. Its registered charity number is 275919 and its principal office is at 4 Carlos Place, London W1K 3AW.

#### **Aims and purposes**

The Charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees. The trustees are constantly considering potential new charitable opportunities.

#### **Governance and management**

The Charity is governed by its Trust Deed dated 2 April 1978.

The power of appointment of new or additional trustees and the choice of successor is vested exclusively in the Exilarch, D.A. Dangoor CBE DL. No formal policies have been adopted for the induction and training of trustees.

The trustees during the year and up to the date of signature of this report were as follows:

Mr D A Dangoor CBE DL (Exilarch)  
Mr M A J Dangoor  
Mr E B V Dangoor

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2023

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The trustees are legally responsible for the overall management and control of the charity and meet regularly throughout the year.

The investment committee (consisting of D.A. Dangoor CBE DL and M.A.J. Dangoor) reviews the charity's investments and investment policies, taking professional advice where appropriate.

#### **Public Benefit**

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The trustees consider that they have complied with Section 17 of the Charities Act 2011 including the guidance "public benefit: running a charity (PB2)".

#### **Aims, Objectives, activities and achievements during 2023**

##### **Aim 1- Iraq**

The trustees have continued to keep their long-term sights on the eventual re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. Currently, the security position in Iraq remains sufficiently unsettled for it to be impossible for Jews to resettle in significant numbers in Iraq and therefore impossible for the Charity to acquire land and/or begin construction on projects in Iraq. Consequently, the trustee's strategy to achieve its principal aim is to maintain appropriate levels of reserves whilst monitoring developments in Iraq with the assistance of a network of contacts throughout the Middle East, members of the former community of Iraqi Jews and academics worldwide, and public sources of information. In consultation with professional advisers and the Charity Commission, the trustees have undertaken to carry out regular assessments of when the re-establishment of the Jewish community and large-scale expenditure by the Charity from this fund might become possible.

The Charity held a designated fund of £10 million (2022: £10 million) for the purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq.

The trustees continue to take note of:

- a. discussions taking place among Iraqi Jewish communities in Israel, the USA and elsewhere regarding the likelihood that circumstances will in due course permit the effective re-establishment of a Jewish community in Baghdad;
- b. discussions with members of the Iraqi parliament who are believed to be sympathetic to this cause;
- c. progress towards a confederation of Middle Eastern interests wishing to see the return to Iraq of many of the educated/business classes who have left the country over the past decades;
- d. moves towards the recognition of the importance in world heritage terms of identifying and preserving holy sites in Iraq, many of which relate to the Jewish faith, reflecting the long history of the Jewish people in Iraq and the region; and
- e. the fact that some businesses with Jewish connections were already becoming involved within Iraq.

The trustees are keeping the designation of funds for this purpose under review.

##### **Aim 2 - other charitable purposes**

Alongside their above objective, the trustees have during 2023 sought to identify effective ways of deploying the Charity's resources so as to deliver maximum impact without adversely affecting its capacity to achieve its principal objective.

##### **Monotheism**

The trustees continue to explore ways to take forward the recommendations contained in the report commissioned jointly with Birkbeck College on the feasibility of creating an institute for ethical monotheism which will include academic activities of research, teaching and publication, and practical engagement with social and public ethical issues.

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2023**

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### **Major grants**

During the year, total grants of £5.5m (2022: £3.9m) were made. The largest of these were a grant made to Kidney Research UK for £1.7m and £0.6m to Give a Kidney. Further details of grants can be found in note 6 to the accounts.

### **Grants for educational institutions**

Funding for educational institutions in the UK has been continued throughout 2023 and into 2024.

The academic results achieved at Westminster Academy have remained impressive. The Academy was subject to an Ofsted Inspection in October 2023, achieving ratings of 'good with an 'outstanding' Sixth Form'.

In 2023, destinations for Year 13 students included Oxford (3%), Russell Group universities (33%) as well as highly competitive apprenticeships.

The Charity continues to support the London Centre for Languages and Culture which was established by Pembroke College, Oxford.

### **Plans for future periods**

The trustees resolved that whilst they would continue to consider other applications for funding made to the Charity, they wished to continue to address the following areas over the coming years.

### **The advancement of education and the Jewish religion in Iraq**

The trustees have resolved to retain the fund designated for assisting in the re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. They will review the level of funds designated for this large-scale project annually, and as part of the Charity's ongoing monitoring of the situation consider whether continued retention of the funds remains appropriate.

As reported previously, the trustees believe that it is to the advantage of the Charity to continue to accumulate these funds in order that the Charity may undertake the large-scale projects that will be required when the Jewish community returns to Iraq.

### **Educational projects and scholarships**

The trustees anticipate continuing their support of the Westminster Academy, of which the Charity is the Sponsor, and which Mr David Dangoor CBE DL is also a trustee. Grants amounting to £196,888 (2022: £113,777) were awarded to Westminster Academy during the year.

### **Universal Monotheism**

The trustees will continue to explore whether the Charity's funds might beneficially be used to support the establishment of a new university and in particular the scope for the Charity to allocate additional funds for this project so as to make a meaningful contribution to the estimated £50 million costs involved.

## **Financial review**

### **Principal sources of income**

During 2023 the Charity received investment income and interest of £8.2m (2022: £7.2m). The majority of this took the form of rental income from commercial properties.

### **Principal risks and uncertainties**

The trustees have given consideration to the principal risks and uncertainties to which the Charity is exposed. The Charity holds a significant investment property portfolio and any substantial decrease in property values or a substantial reduction in the ratio of tenanted properties to vacant ones would impact the Charity. The trustees monitor the impact of these risks and have concluded that there are sufficient reserves within the Charity to accommodate these.

# THE EXILARCH'S FOUNDATION

## TRUSTEES' REPORT OF THE TRUSTEES (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

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### **Reserves Policy**

The trustees are continuing to develop and refine the charity's reserves policy, taking into account both long term and short term projects, and monitor reserves on an ongoing basis.

The charity now holds an endowment fund of £51.7m (2022: £55.4m) and, of the other funds it holds, £10m remains designated for the specific purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq. For other designated funds see note 17.

At the balance sheet date free reserves amounted to £18.6m (2022: £18.6m).

Due to the long term nature of its grants, it is the Charity's policy to retain reserves of a minimum of five years total expenditure excluding grants.

At the balance sheet date, the charity had net current assets of £1.3m (2022: £3.7m).

### **Investment Policy, Performance and Objectives**

The Charity's policy is to invest primarily in real estate and donations have been received on that basis. The trustees consider these investments to be secure both in the medium and long term and their performance in terms of capital growth and income is expected to compare well to the rest of the market. The Charity is also exploring some non-property investments. It is the Charity's policy to consider the social, environmental and ethical impact of all investments.

The Charity's investment properties were independently revalued at the balance sheet date. The resultant unrealised losses in the year of £6.1m (2022: £13.3m) are considered to mirror the current market conditions of the property sector in the UK. However, the charity's income is largely protected from the impact of short-term market fluctuations due to the continuity of its existing tenants, with their leases not due to expire for several years.

### **Auditor**

Wilson Wright LLP acted as auditor of the charity up until 2 April 2024. On 2 April 2024, Wilson Wright LLP transferred its audit business to BKL Audit LLP. The trustees subsequently consented to the appointment of BKL Audit LLP as auditor to the charity. The auditor BKL Audit LLP will be proposed for reappointment.

# THE EXILARCH'S FOUNDATION

## STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE YEAR ENDED 31 DECEMBER 2023

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### Statement of Trustees' Responsibilities

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

### Statement of disclosure to auditor

So far as each person who was a trustee at the date of approving this report is aware, there is no relevant audit information of which the charity's auditor is unaware. Additionally, the trustees individually have taken all the necessary steps that they ought to have taken as trustees in order to make themselves aware of all relevant audit information and to establish that the charity's auditor is aware of that information.

### Approval

This report was approved by the trustees on 2 September 2024 and signed on their behalf.

Mr D A Dangoor CBE DL (Exilarch)

# THE EXILARCH'S FOUNDATION

## INDEPENDENT AUDITOR'S REPORT

### TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Opinion

We have audited the financial statements of The Exilarch's Foundation for the year ended 31 December 2023 which comprise the statement of financial activities, the balance sheet, the statement of cash flows and notes to the financial statements, including 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).

In our opinion, the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2023 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.

#### 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 Exilarch's Foundation 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 Exilarch's Foundation'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 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 contained within the annual report. Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon. Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### 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 (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the financial statements is inconsistent in any material respect with the trustees' report; or
- sufficient accounting records have not been kept; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

# THE EXILARCH'S FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### **Responsibilities of trustees**

As explained more fully in the statement of trustees' responsibilities, 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 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 Exilarch's Foundation'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 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.

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:

#### **Capability of the audit in detecting irregularities, including fraud**

Based on our understanding of the charity and the charity sector, we identified that the principal risks of non-compliance with laws and regulations related to the failure to comply with charity regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the auditors included:

- discussions with the trustees, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- assessing management's significant judgements and estimates in particular those relating to the valuation of the charity's property portfolio; and
- identifying and testing manual journal entries, in particular any journal entries posted with unclear rationale.

There are inherent limitations in the audit procedures described above, 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

A further description of our responsibilities is available on the Financial Reporting Council's website at: <https://www.frc.org.uk/auditorsresponsibilities>. This description forms part of our auditor's report.

#### **Other matters**

Your attention is drawn to the fact that the charity has prepared financial statements 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)" (as amended) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

This has been done in order for the financial statements to provide a true and fair view in accordance with current Generally Accepted Accounting Practice.

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# THE EXILARCH'S FOUNDATION

## INDEPENDENT AUDITOR'S REPORT (CONTINUED)

### TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Use of our report

This report is made solely to the charity's trustees, as a body, in accordance with part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 charity and the charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

*BKL Audit LLP*

**BKL Audit LLP**

**Chartered Accountants**

**Statutory Auditor**

**5 Fleet Place**

**London, EC4M 7RD**

**Date:** 25 September 2024  
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BKL Audit LLP is eligible for appointment as auditor of The Exilarch's Foundation by virtue of its eligibility for appointment as auditor of a company under section 1212 of the Companies Act 2006.

# THE EXILARCH'S FOUNDATION

## STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Endowment funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
<b>Income from:</b>							
Investment income and interest	3	8,153,789	-	8,153,789	7,198,118	-	7,198,118
<b>Expenditure on:</b>							
Raising funds	4	385,991	-	385,991	412,390	-	412,390
Charitable activities	5	5,737,442	-	5,737,442	4,202,747	-	4,202,747
<b>Total expenditure</b>		<b>6,123,433</b>	<b>-</b>	<b>6,123,433</b>	<b>4,615,137</b>	<b>-</b>	<b>4,615,137</b>
Net gains/(losses) on investments	9	(1,977,630)	(3,741,764)	(5,719,394)	(4,698,218)	(8,415,464)	(13,113,682)
<b>Net movement in funds</b>		<b>52,726</b>	<b>(3,741,764)</b>	<b>(3,689,038)</b>	<b>(2,115,237)</b>	<b>(8,415,464)</b>	<b>(10,530,701)</b>
Fund balances at 1 January 2023		36,841,852	55,440,527	92,282,379	38,957,089	63,855,991	102,813,080
<b>Fund balances at 31 December 2023</b>		<b>36,894,578</b>	<b>51,698,763</b>	<b>88,593,341</b>	<b>36,841,852</b>	<b>55,440,527</b>	<b>92,282,379</b>

The statement of financial activities includes all gains and losses recognised in the year.

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

# THE EXILARCH'S FOUNDATION

## BALANCE SHEET

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
<b>Fixed assets</b>					
Investment property	10		84,911,000		88,795,000
Investments	11		9,250,620		6,067,604
			<u>94,161,620</u>		<u>94,862,604</u>
<b>Current assets</b>					
Debtors	13	534,750		992,614	
Cash at bank and in hand		7,412,553		7,406,431	
		<u>7,947,303</u>		<u>8,399,045</u>	
<b>Creditors: amounts falling due within one year</b>	14	<u>(6,670,794)</u>		<u>(4,744,939)</u>	
Net current assets			<u>1,276,509</u>		<u>3,654,106</u>
<b>Total assets less current liabilities</b>			<u>95,438,129</u>		<u>98,516,710</u>
<b>Creditors: amounts falling due after more than one year</b>	15		<u>(6,844,788)</u>		<u>(6,234,331)</u>
<b>Net assets</b>			<u><u>88,593,341</u></u>		<u><u>92,282,379</u></u>
<b>Capital funds</b>					
Expendable endowment funds	16		51,698,763		55,440,527
<b>Income funds</b>					
<u>Unrestricted funds</u>					
Designated	17	18,250,000		18,250,000	
General unrestricted funds	18	18,644,578		18,591,852	
			<u>36,894,578</u>		<u>36,841,852</u>
			<u><u>88,593,341</u></u>		<u><u>92,282,379</u></u>

The financial statements were approved by the board of Trustees on 2 September 2024 and signed on their behalf by:

Mr D A Dangoor CBE DL (Exilarch)  
Trustee

# THE EXILARCH'S FOUNDATION

## STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2023

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	Notes	2023 £	£	2022 £	£
<b>Cash flows from operating activities</b>					
Cash absorbed by operations	24		(3,256,825)		(5,744,492)
<b>Investing activities</b>					
Purchase of investment property		(4,893,455)		(750,186)	
Proceeds from disposal of investment property		2,636,508		6,466,955	
Purchase of other investments		(3,427,568)		(1,956,622)	
Proceeds from disposal of other investments		666,105		64,854	
Investment income received		8,281,357		7,114,426	
<b>Net cash generated from investing activities</b>			3,262,947		10,939,427
<b>Net increase in cash and cash equivalents</b>			6,122		5,194,935
Cash and cash equivalents at beginning of year			7,406,431		2,211,496
<b>Cash and cash equivalents at end of year</b>			7,412,553		7,406,431

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# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2023

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#### 1 Charity information

The Exilarch's Foundation is a unincorporated charity governed by a Trust Deed and is registered with the Charity Commission for England and Wales. The address of the registered office is 4 Carlos Place, Mayfair, London, W1K 3AW.

#### 1.1 Accounting policies

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

#### 1.2 Basis of preparation of accounts and assessment of going concern

The financial statements have been prepared in accordance with the Statement of Recommended Practice: 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 in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The 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: 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)' issued in October 2019, rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Exilarch's Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in pounds sterling, and rounded to the nearest pound.

#### 1.3 Consolidated financial statements

Consolidated financial statements for the Charity and its wholly owned subsidiary, Edufilms Limited have not been prepared as the subsidiary was immaterial. As such the accounts reflect only the transactions and balances of the Charity.

#### 1.4 Going concern

These financial statements are prepared on a going concern basis as at the Board of Trustees consider there are not material uncertainties existing that may cast significant doubt as to its ability to continue as a going concern.

#### 1.5 Charitable funds

The following funds are held by the Charity:-

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Expendable Endowment - these are capital funds which can only be converted into expendable income at the discretion of the Exilarch.

Realised and unrealised gains and losses on investments are allocated to the appropriate fund based on opening balances.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

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(Continued)

### 1.6 Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period. Donated goods and services are recognised on a time spent basis and recognised only once the service has been received.

Legacy gifts are recognised at the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when there has been a grant of probate, the executors have established there are sufficient assets in the estate to pay the legacy and the conditions attached to the legacy are either within the control of the charity or have been met. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term. Incentives for lessees to enter into lease agreements are spread evenly over the lease terms, even if the payments are not made on such a basis. Rental income is measured at the fair value of the consideration receivable excluding VAT.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

### 1.7 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

-Costs of raising funds represent investment property and related costs associated with deriving rental income.

-Expenditure on charitable activities comprises grants payable and associated costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

-Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Unconditional grant offer is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one year or multi-year grant.

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average loan rate in the year in which the grant award is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

All expenditure is accounted for on an accruals basis. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

*FOR THE YEAR ENDED 31 DECEMBER 2023*

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(Continued)

### **1.8 Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Governance costs and support costs relating to the cost of raising funds and expenditure on charitable activities have been apportioned on an equal basis. The allocation of support and governance costs is analysed in note 7.

### **1.9 Operating Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

### **1.10 Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the closing rate of the month preceding that in which the transaction occurred. Exchange differences are taken to the Statement of Financial Activities.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

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(Continued)

### 1.11 Fixed asset investments

Investment properties are measured initially at cost and subsequently at fair value at the reporting date. Valuation at fair value is made on an open market value basis by reference to market evidence of transaction prices for similar properties. Fair value adjustments are recognised as gains/losses on revaluation of fixed assets in the Statement of Financial Activities.

Investments in subsidiaries are measured initially at cost and subsequently at cost less impairment.

Other investments are initially measured at cost and subsequently at fair value at the reporting date. Where there are other investments whose fair values cannot be measured reliably, such assets are measured at cost less impairment. Realised and unrealised gains and losses, as well as any impairment, are shown as gains/losses on investments in the Statements of Financial Activities. Net gains on other investments are recorded after deduction of management fees and foreign exchange movements.

### 1.12 Financial instruments

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Additionally, all financial assets and liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial assets, which include trade and other receivables and cash at bank are initially measured at transaction price (including transaction costs) and are subsequently carried at amortised cost.

Basic financial liabilities include trade payables, grants payable, other payables and deferred income are initially recognised at transaction price and subsequently carried at amortised cost.

### 1.13 Loans

Concessionary loans made in furtherance of the charity's objectives and repayable after more than one year are initially recognised at the amount paid with the carrying value adjusted in subsequent years to reflect repayments and any accrued interest. To the extent that the loan is assessed as irrecoverable, an impairment loss is recognised in the Statement of Financial Activities.

## 2 Judgements and key sources of estimation uncertainty

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

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

As disclosed in Note 10, the charity's investment properties have been valued on an open market value basis by an independent professional valuer, valuation of which is based on a number of assumptions including market conditions which prevailed at the balance sheet date.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

### 3 Investment income and interest

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Rental income	7,365,464	7,162,087
Other income	704,083	31,668
Interest receivable	84,242	4,363
	<u>8,153,789</u>	<u>7,198,118</u>

Included within Other income is £680,000 (2022: £nil) of dilapidations and £10,483 (2022: £nil) of donated accountancy services from Monopro Limited, a company in which the charity's trustees have a substantial interest.

### 4 Raising funds

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
<u>Fundraising and publicity</u>		
Investment management fees	-	10,495
Publicity	540	6,340
Other fundraising costs	309,301	320,230
Support costs (see note 7)	76,150	75,325
	<u>385,991</u>	<u>412,390</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

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### 5 Charitable activities

	Total 2023	Total 2022
	£	£
Grant funding of activities (see note 6)	5,533,307	3,939,633
Present value adjustment on commitments made in year	(220,485)	(139,470)
Finance costs	253,554	292,375
Foreign exchange	94,916	34,884
Share of support costs (see note 7)	76,150	75,325
	<u>5,737,442</u>	<u>4,202,747</u>

Where significant grant payments are due in greater than one year the amounts have been discounted to reflect their net present value. Finance costs represent finance charges in respect of the unwinding of the grants.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2023

#### 6 Grants payable

	Community Development	Hospitals, Medical Education and Research	Education	Total 2023	Community Development	Hospitals, Medical Education and Research	Education	Total 2022
	2023	2023	2023	£	2022	2022	2022	£
	£	£	£	£	£	£	£	£
Grants to institutions:								
Royal Albert Hall	150,600	-	-	150,600	-	-	-	-
Jewish Renaissance Magazine	124,580	-	-	124,580	103,665	-	-	103,665
The Jacob Foundation	105,000	-	-	105,000	-	-	-	-
Jewish Leadership Council	102,000	-	-	102,000	100,000	-	-	100,000
Kidney Research UK	-	1,700,000	-	1,700,000	-	-	-	-
Give a Kidney	-	570,000	-	570,000	-	-	-	-
British School Exploring Society	-	-	240,000	240,000	-	-	120,000	120,000
Givat Haviva International School	-	-	203,335	203,335	-	-	-	-
Westminster Academy	-	-	196,888	196,888	-	-	113,777	113,777
Women's Interfaith Network	-	-	170,000	170,000	-	-	-	-
Yakar	-	-	120,000	120,000	-	-	-	-
Open University	-	-	-	-	-	-	1,000,000	1,000,000
Cancer Research UK	-	-	-	-	-	802,000	-	802,000
The Faith and Belief Forum	-	-	-	-	158,270	-	-	158,270
Paddington Development Trust	-	-	-	-	100,000	-	-	100,000
Sadeh Farm	-	-	-	-	100,000	-	-	100,000
The National Deaf Blind and Rubella Association	-	-	-	-	100,000	-	-	100,000
United Jewish Israel Appeal	-	-	-	-	100,000	-	-	100,000
Other	1,356,251	128,756	365,897	1,850,904	863,414	32,359	246,148	1,141,921
	<u>1,838,431</u>	<u>2,398,756</u>	<u>1,296,120</u>	<u>5,533,307</u>	<u>1,625,349</u>	<u>834,359</u>	<u>1,479,925</u>	<u>3,939,633</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

### 7 Support costs

	Support costs	Governance costs	2023	Support costs	Governance costs	2022
	£	£	£	£	£	£
Property Expenses	24,128	-	24,128	13,954	-	13,954
Bank charges	-	1,308	1,308	-	1,447	1,447
Sundry Expenses	-	27,475	27,475	-	18,665	18,665
Professional fees	-	56,683	56,683	-	77,145	77,145
Audit fees	-	42,706	42,706	-	39,439	39,439
	<u>24,128</u>	<u>128,172</u>	<u>152,300</u>	<u>13,954</u>	<u>136,696</u>	<u>150,650</u>
Analysed between						
Fundraising	12,064	64,086	76,150	6,977	68,348	75,325
Charitable activities	12,064	64,086	76,150	6,977	68,348	75,325
	<u>24,128</u>	<u>128,172</u>	<u>152,300</u>	<u>13,954</u>	<u>136,696</u>	<u>150,650</u>

Included within professional fees is £10,483 (2022: £nil) of donated accountancy services from Monopro Limited.

### 8 Trustees and employees

No remuneration was paid to the trustees or their connected persons for the year, nor were any expenses reimbursed to them (2022 - £nil).

There were no persons employed by the charity during the year or the previous year.

### 9 Net gains/(losses) on investments

	Unrestricted funds	Endowment funds	Total	Unrestricted funds	Endowment funds	Total
	2023	2023	2023	2022	2022	2022
	£	£	£	£	£	£
Revaluation of investments	421,553	-	421,553	452,288	-	452,288
Gain/(loss) on sale of investments	-	-	-	(59,902)	-	(59,902)
Revaluation of investment properties	(2,335,691)	(3,741,764)	(6,077,455)	(4,957,559)	(8,415,464)	(13,373,023)
Gain/(loss) on sale of investment properties	(63,492)	-	(63,492)	(133,045)	-	(133,045)
	<u>(1,977,630)</u>	<u>(3,741,764)</u>	<u>(5,719,394)</u>	<u>(4,698,218)</u>	<u>(8,415,464)</u>	<u>(13,113,682)</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

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<b>10 Investment property</b>	<b>2023</b>
	<b>£</b>
<b>Fair value</b>	
At 1 January 2023	88,795,000
Additions	4,893,455
Disposals	(2,700,000)
Net gains or losses through fair value adjustments	(6,077,455)
At 31 December 2023	<u>84,911,000</u>

The investment properties have been revalued at the reporting year end date on an open market value basis by an independent Chartered surveyor, Foxglove Property Limited and represent their fair value.

The charity is a leasehold tenant and pays a peppercorn rent to the freeholder of a property which is owned by a company in which the trustees are directors/shareholders with control of the company.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

### 11 Fixed asset investments

	Listed investments	Other investments	Shares in group undertakings	Total
	£	£	£	£
<b>Cost or valuation</b>				
At 1 January 2023	105,817	5,961,786	1	6,067,604
Additions	-	3,427,568	-	3,427,568
Valuation changes	(3,480)	475,033	-	471,553
Disposals	-	(666,105)	-	(666,105)
At 31 December 2023	102,337	9,198,282	1	9,300,620
<b>Impairment</b>				
At 1 January 2023	-	-	-	-
Impairment losses	-	50,000	-	50,000
At 31 December 2023	-	50,000	-	50,000
<b>Carrying amount</b>				
At 31 December 2023	102,337	9,148,282	1	9,250,620
At 31 December 2022	105,817	5,961,786	1	6,067,604

Listed investments are carried at fair value and represent investment in equities which are traded in quoted public markets, primarily the London Stock Exchange.

Impairment losses relate to an investment that is no longer considered to be recoverable. Impairment losses are included in Net gains/(losses) on investments on the face of the SOFA.

Other investments comprise:	Notes	2023 £	2022 £
Investments in subsidiaries	12	1	1

### 12 Subsidiaries

The financial statements of Edufilms Limited have been prepared separately to The Exilarch's Foundation financial statements for 31 December 2023.

Details of the The Exilarch's Foundation's subsidiaries at period ended 31 January 2024 are as follows:

Name of undertaking	Registered office	Nature of business	Class of shares held	% Held Direct
Edufilms Ltd	England & Wales	Educational	Ordinary	100.00

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

### 12 Subsidiaries

(Continued)

The aggregate capital and reserves and the result for the year of subsidiaries excluded from consolidation was as follows:

Name of undertaking	Profit/(Loss) £	Capital and Reserves £
Edufilms Ltd	(2,816)	1

### 13 Debtors

	2023 £	2022 £
<b>Amounts falling due within one year:</b>		
Trade debtors	59,058	340,489
Amounts owed by subsidiary undertakings	61,671	61,671
Other debtors	372,338	350,000
Prepayments and accrued income	41,683	240,454
	<u>534,750</u>	<u>992,614</u>

Amounts owed by subsidiary undertaking represent concessionary loans made to facilitate the production and distribution of educational films. There is no fixed repayment term and the amount does not bear interest.

Other receivables include a concessionary loan detailed as follows:

(i) A £350,000 (2022 - £350,000) interest free loan which was originally repayable in November 2019 and remains outstanding to assist in the purchase and fitting out of a property for an organisation with a vision to enhance Jewish youths' lives. The loan is underwritten by a guarantor and additionally, the charity has a second mortgage charge against the property.

The loan meets the criterion for treatment as programme related concessionary loans.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other taxation and social security	874,627	289,920
Trade creditors	29,872	24,180
Grants payable	3,542,921	3,271,095
Other creditors	1,215,296	224,182
Accruals and deferred income	1,008,078	935,562
	<u>6,670,794</u>	<u>4,744,939</u>

#### Analysis of deferred income

	£
Deferred income as at 1 January 2023	897,218
Landlord obligations fulfilled in 2023	(897,218)
Rent received in 2023 in respect of 2024	951,362
	<u>951,362</u>
Deferred income as at 31 December 2023	<u>951,362</u>

Deferred income relates to rental income received pre year end for tenancy periods post year end.

### 15 Creditors: amounts falling due after more than one year

	2023	2022
	£	£
Grants payable	<u>6,844,788</u>	<u>6,234,331</u>

### 16 Endowment funds

	Balance at 1 January 2022	Gains and losses	Balance at 1 January 2023	Gains and losses	Balance at 31 December 2023
	£	£	£	£	£
Expendable endowments	<u>63,855,991</u>	<u>(8,415,464)</u>	<u>55,440,527</u>	<u>(3,741,764)</u>	<u>51,698,763</u>

Endowment funds represent assets which can only be converted into expendable income at the discretion of The Exilarch's Foundation. Income arising on the endowment funds can be used in accordance with the objects of The Exilarch's Foundation and is included as unrestricted income. Any capital gains or losses arising on the assets form part of the fund.

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 17 Designated funds

The unrestricted funds of the charity comprise the unexpended balances of investment income, grants which are not subject to specific conditions by donors and grantors as to how they may be used and capital gains or losses arising on assets which form part of the fund. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	Balance at 1 January 2022	Movement in funds Incoming resources	Balance at 1 January 2023	Movement in funds Incoming resources	Balance at 31 December 2023
	£	£	£	£	£
Designated funds	18,250,000	-	18,250,000	-	18,250,000
	<u>18,250,000</u>	<u>-</u>	<u>18,250,000</u>	<u>-</u>	<u>18,250,000</u>

Purposes:

£10,000,000 Assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq;

£7,000,000 Advancement of Universal Monotheism UK;

£1,250,000 Israel Healthcare Innovation Project.

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

**18 Unrestricted funds**

These are unrestricted funds which are material to The Exilarch's Foundation's activities made up as follows:

	Balance at		Movement in funds				Movement in funds				Balance at	
	1 January 2022	£	Incoming resources	Loss on investments	Resources expended	Balance at 1 January 2023	Incoming resources	Loss on investments	Resources expended	Balance at 31 December 2023	£	
Unrestricted funds	20,707,089	£	7,198,118	(4,698,218)	(4,615,137)	18,591,852	8,153,789	(1,977,630)	(6,123,433)	18,644,578	£	

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

### 19 Analysis of net assets between funds

	Unrestricted funds 2023 £	Endowment funds 2023 £	Total 2023 £	Unrestricted funds 2022 £	Endowment funds 2022 £	Total 2022 £
Fund balances at 31 December 2023 are represented by:						
Investment properties	33,212,237	51,698,763	84,911,000	33,354,473	55,440,527	88,795,000
Investments	9,250,620	-	9,250,620	6,067,604	-	6,067,604
Current assets/(liabilities)	1,276,509	-	1,276,509	3,654,106	-	3,654,106
Long term liabilities	(6,844,788)	-	(6,844,788)	(6,234,331)	-	(6,234,331)
	<u>36,894,578</u>	<u>51,698,763</u>	<u>88,593,341</u>	<u>36,841,852</u>	<u>55,440,527</u>	<u>92,282,379</u>

### 20 Operating lease commitments

#### Lessee

At the reporting end date The Exilarch's Foundation had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	2023 £	2022 £
Within one year	48,000	102,260
Between two and five years	192,000	409,040
In over five years	4,113,534	7,080,425
	<u>4,353,534</u>	<u>7,591,725</u>

#### Lessor

At the reporting end date The Exilarch's Foundation had contracted with tenants for the following minimum lease payments:

	2023 £	2022 £
Within one year	7,232,780	7,133,830
Between two and five years	26,735,748	28,648,781
In over five years	35,562,483	36,925,841
	<u>69,531,011</u>	<u>72,708,452</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2023

### 21 Capital commitments

At 31 December 2023 The Exilarch's Foundation had capital commitments contracted for but not provided in the financial statements as follows:

	2023	2022
	£	£
Contracted for but not provided in the financial statements:		
Acquisition of property, plant and equipment	-	4,815,000
Acquisition of fixed asset and investments	7,076,384	1,689,180
	<u>7,076,384</u>	<u>6,504,180</u>

The charity was committed to invest in unlisted investments.

### 22 Events after the reporting date

Post year end, the charity made grant commitments of £2m to MIND and £1.2m to University College London Hospitals Charity.

On 31 January 2024 the charity's subsidiary company, Edufilms Limited, prepared final accounts based on which, the entity was formally struck off in June 2024.

### 23 Related party transactions

During the year, grants amounting £196,888 (2022: £113,777) were awarded to Westminster Academy, of which Mr David Dangoor CBE DL CBE is a trustee.

During the year, Monopro Limited, a company of which the trustees are directors, donated accountancy services estimated to amount £10,483 (2022: £nil).

### 24 Cash generated from operations

	2023	2022
	£	£
Deficit for the year	(3,689,038)	(10,530,701)
Adjustments for:		
Investment income recognised in statement of financial activities	(8,153,789)	(7,198,118)
Loss on disposal of investment property	63,492	133,045
(Gain)/loss on disposal of investments	-	59,902
Fair value gains and losses on investment properties	6,077,455	13,373,171
Fair value gains and losses on investments	(471,553)	(452,288)
Amortisation and impairment of intangible assets	50,000	-
Movements in working capital:		
Decrease in debtors	384,432	593,132
Increase/(decrease) in creditors	1,599,893	(176,965)
(Decrease)/increase in grants payable	882,283	(1,545,670)
<b>Cash absorbed by operations</b>	<u>(3,256,825)</u>	<u>(5,744,492)</u>

# THE EXILARCH'S FOUNDATION

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

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25 Analysis of changes in net funds

	At 1 January 2023 £	Cash flows £	At 31 December 2023 £
Cash at bank and in hand	7,406,431	6,122	7,412,553



**THE EXILARCH'S FOUNDATION**

England & Wales - Charity number 275919

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# Accounts

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**Charity number: 275919**

**THE EXILARCH'S FOUNDATION  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**THE EXILARCH'S FOUNDATION  
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**THE EXILARCH'S FOUNDATION**  
**LEGAL AND ADMINISTRATIVE INFORMATION**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**Trustees** D.A. Dangoor CBE DL(Exilarch)  
M.J. Dangoor  
E.B. Dangoor

**Charity Number** 275919

**Address** 4 Carlos Place  
Mayfair  
London  
W1K 3AW

**Auditors** Wilson Wright LLP  
5 Fleet Place  
London EC4M 7RD

**Bankers** Barclays Bank plc  
1 Churchill Place  
London E14 5HP  
National Westminster Bank plc  
Kensington Royal Gardens Branch  
55 Kensington High Street  
London W8 5ZG

**Solicitors** Ince Gordon Dadds LLP  
Aldgate Tower, 2 Lenman Street  
London E1 8QN  
Farrer & Co LLP  
66 Lincolns Inn Fields  
London WC2A 3LH

**Investment manager** Quilter Plc  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4AB

## **THE EXILARCH'S FOUNDATION**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

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The trustees present their report and the audited financial statements of The Exilarch's Foundation for the year ended 31 December 2022.

The accounts have been prepared in accordance with the Statement of Recommended Practice: 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 in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

#### **Reference and administrative information**

The Charity was established by a Trust Deed dated 2 April 1978. Its registered charity number is 275919 and its principal office is at 4 Carlos Place, London W1K 3AW,

#### **Aims and purposes**

The Charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees. The trustees are constantly considering potential new charitable opportunities.

#### **Governance and management**

The Charity is governed by its Trust Deed dated 2 April 1978.

The power of appointment of new or additional trustees and the choice of successor is vested exclusively in the Exilarch, D.A. Dangoor CBE. No formal policies have been adopted for the induction and training of trustees.

The trustees during the year and at the date of this report were as follows:-

D.A. Dangoor CBE (Exilarch)  
M.J. Dangoor  
R.D. Dangoor (died 5 April 2022)  
E.B. Dangoor

## **THE EXILARCH'S FOUNDATION**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

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The trustees are legally responsible for the overall management and control of the charity and meet regularly throughout the year.

The investment committee (consisting of D.A. Dangoor CBE and M.J. Dangoor) reviews the charity's investments and investment policies, taking professional advice where appropriate.

R.D. Dangoor, sadly passed away on 5 April 2022. He was a founding trustee of The Exilarch's Foundation in 1978, which has distributed large amounts to good causes over many years. His benevolence and tireless hard work for good causes will be greatly missed by all who came into contact with him.

#### **Public Benefit**

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The trustees consider that they have complied with Section 17 of the Charities Act 2011 including the guidance "public benefit: running a charity (PB2)".

#### **Aims, objectives, activities and achievements during 2022**

##### **Aim 1 - Iraq**

The trustees have continued to keep their long-term sights on the eventual re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. Currently, the security position in Iraq remains sufficiently unsettled for it to be impossible for Jews to resettle in significant numbers in Iraq and therefore impossible for the Charity to acquire land and/or begin construction on projects in Iraq. Consequently, the trustee's strategy to achieve its principal aim is to maintain appropriate levels of reserves whilst monitoring developments in Iraq with the assistance of a network of contacts throughout the Middle East, members of the former community of Iraqi Jews and academics worldwide, and public sources of information. In consultation with professional advisers and the Charity Commission, the trustees have undertaken to carry out regular assessments of when the re-establishment of the Jewish community and large-scale expenditure by the Charity from this fund might become possible.

The Charity held a designated fund of £10 million (2021: £10 million) for the purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq.

## THE EXILARCH'S FOUNDATION

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

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The trustees continue to take note of:

- (a) discussions taking place among Iraqi Jewish communities in Israel, the USA and elsewhere regarding the likelihood that circumstances will in due course permit the effective re-establishment of a Jewish community in Baghdad;
- (b) discussions with members of the Iraqi parliament who are believed to be sympathetic to this cause;
- (c) progress towards a confederation of Middle Eastern interests wishing to see the return to Iraq of many of the educated/business classes who have left the country over the past decades;
- (d) moves towards the recognition of the importance in world heritage terms of identifying and preserving holy sites in Iraq, many of which relate to the Jewish faith, reflecting the long history of the Jewish people in Iraq and the region; and
- (e) the fact that some businesses with Jewish connections were already becoming involved within Iraq.

The trustees are keeping the designation of funds for this purpose under review.

#### **Aim 2 – other charitable purposes**

Alongside their above objective, the trustees have during 2022 sought to identify effective ways of deploying the Charity's resources so as to deliver maximum impact without adversely affecting its capacity to achieve its principal objective.

#### **Monotheism**

The trustees continue to explore ways to take forward the recommendations contained in the report commissioned jointly with Birkbeck College on the feasibility of creating an institute for ethical monotheism which will include academic activities of research, teaching and publication, and practical engagement with social and public ethical issues.

#### **Major grants**

During the year, total grants of £3,939,633 (2021: £6,125,179) were made. The largest of these were a grant of £1m made to The Open University and £0.8m to Cancer Research UK. Further details of grants can be found in note 7 to the accounts.

#### **Grants for educational institutions**

Funding for educational institutions in the UK has been continued throughout 2022 and into 2023.

The academic results achieved at Westminster Academy have remained impressive, with more than 72% of students achieving grades 9-4 in each of the core subjects of English, Maths and Science, (55% achieving grades 9-5) with a large proportion of these not having English as a first language.

## **THE EXILARCH'S FOUNDATION**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

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The Academy students continue to achieve good IB results and in 2023, obtained an average of 33.5 points out of 45 (global average circa 30/45). Two students had individual scores of 44 out of 45, which fewer than 3% of students achieved in the previous IBDP cohort, worldwide.

The Charity continues to support the London Centre for Languages and Culture which was established by Pembroke College, Oxford.

#### **Plans for future periods**

The trustees resolved that whilst they would continue to consider other applications for funding made to the Charity, they wished to continue to address the following areas over the coming years.

#### **The advancement of education and the Jewish religion in Iraq**

The trustees have resolved to retain the fund designated for assisting in the re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. They will review the level of funds designated for this large-scale project annually, and as part of the Charity's ongoing monitoring of the situation consider whether continued retention of the funds remains appropriate.

As reported previously, the trustees believe that it is to the advantage of the Charity to continue to accumulate these funds in order that the Charity may undertake the large-scale projects that will be required when the Jewish community returns to Iraq.

#### **Educational projects and scholarships**

The trustees anticipate continuing their support of the Westminster Academy, of which the Charity is the Sponsor, and which Mr David Dangoor CBE is also a trustee. Grants amounting to £113,777 (2021: £116,317) were awarded to Westminster Academy during the year.

#### **Universal Monotheism**

The trustees will continue to explore whether the Charity's funds might beneficially be used to support the establishment of a new university and in particular the scope for the Charity to allocate additional funds for this project so as to make a meaningful contribution to the estimated £50 million costs involved.

#### **Financial review**

##### **Principal sources of income**

During 2022 the Charity received investment income and interest of £7m (2021: £7m). The majority of this took the form of rental income from commercial properties.

## THE EXILARCH'S FOUNDATION

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022

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#### **Principal risks and uncertainties**

The trustees have given consideration to the principal risks and uncertainties to which the Charity is exposed. The Charity holds a significant investment property portfolio and any substantial decrease in property values or a substantial reduction in the ratio of tenanted properties to vacant ones would impact the Charity. The trustees monitor the impact of these risks and have concluded that there are sufficient reserves within the Charity to accommodate these.

#### **Reserves Policy**

The trustees are continuing to develop and refine the charity's reserves policy, taking into account both long term and short term projects, and monitor reserves on an ongoing basis.

The charity now holds an endowment fund of £55.4m (2021: £63.9m) and, of the other funds it holds, £10m remains designated for the specific purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq. At the balance sheet date free reserves amounted to £18.6m (2021: £20.7m).

Due to the long term nature of its grants, it is the Charity's policy to retain reserves of a minimum of five years total expenditure excluding grants.

At the balance sheet date, the charity had net current assets of £3.7m (2021: net current liabilities of £2.4m).

#### **Investment Policy, Performance and Objectives**

The Charity's policy is to invest primarily in real estate and donations have been received on that basis. The trustees consider these investments to be secure both in the medium and long term and their performance in terms of capital growth and income is expected to compare well to the rest of the market. The Charity is also exploring some non-property investments.

The Charity's investment properties were independently revalued at the balance sheet date. The resultant unrealised losses in the year of £13.3m (2021: £0.5m) are considered to mirror the current market conditions of the property sector in the UK. However, the charity's income is largely protected from the impact of short-term market fluctuations due to the continuity of its existing tenants, with their leases not due to expire for several years.

## **THE EXILARCH'S FOUNDATION**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2022**

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#### **Statement of Trustees' Responsibilities**

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

#### **Approval**

This report was approved by the trustees on 17 October 2023 and signed on their behalf.

**Exilarch**

**D.A. Dangoor CBE**

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Opinion

We have audited the financial statements of The Exilarch's Foundation ("the charity") for the year ended 31 December 2022, which comprise the statement of financial activities, the balance sheet, the statement of cashflows, and notes to the financial statements, including a summary of significant accounting policies. The financial 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).

In our opinion the financial statements

- give a true and fair view of the state of the charity's affairs as at 31 December 2022 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.

#### 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 charity 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 trustee's 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 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.

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### **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 contained within the annual 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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **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 (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion:

- the information given in the trustees' report is inconsistent in any material respect with the financial statements; or
- sufficient 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 set out on page 7, 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 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 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 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 that 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.

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:

**Capability of the audit in detecting irregularities, including fraud**

Based on our understanding of the charity and the charity sector, we identified that the principal risks of non-compliance with laws and regulations related to the failure to comply with charity regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the auditors included:

- discussions with the trustees, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- assessing management's significant judgements and estimates in particular those relating to the valuation of the charity's property portfolio; and
- identifying and testing manual journal entries, in particular any journal entries posted with unclear rationale.

There are inherent limitations in the audit procedures described above, 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

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## **THE EXILARCH'S FOUNDATION**

### **INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION**

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A further description of our responsibilities for the audit of the financial statements is located on the Financial Reporting Council's website at: <http://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 Charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 Charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**Wilson Wright LLP**  
**Chartered Accountants and Statutory Auditors**  
**5 Fleet Place**  
**London EC4M 7RD**

**Date: 24 October 2023**

Wilson Wright 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.

**THE EXILARCH'S FOUNDATION**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	Unrestricted Funds 2022 £	Expendable Endowment 2022 £	Total Funds 2022 £	Total Funds 2021 £
<b>Income from:</b>					
Investments	4	7,166,450	-	7,166,450	7,023,142
Other income	5	31,668	-	31,668	5,268
<b>Total income</b>		<b>7,198,118</b>	<b>-</b>	<b>7,198,118</b>	<b>7,028,410</b>
<b>Expenditure on:</b>					
Cost of raising funds	6	412,390	-	412,390	292,011
Charitable activities	7	4,202,747	-	4,202,747	6,257,770
<b>Total expenditure</b>		<b>4,615,137</b>	<b>-</b>	<b>4,615,137</b>	<b>6,549,781</b>
<b>Net income</b>		2,582,981	-	2,582,981	478,629
Net (losses) /gains on investments	14.1,14.3	(4,698,218)	(8,415,464)	(13,113,682)	440,439
<b>Net movement in funds</b>		<b>(2,115,237)</b>	<b>(8,415,464)</b>	<b>(10,530,701)</b>	<b>919,068</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		38,957,089	63,855,991	102,813,080	101,894,012
<b>Total funds carried forward</b>		<b>36,841,852</b>	<b>55,440,527</b>	<b>92,282,379</b>	<b>102,813,080</b>

**THE EXILARCH'S FOUNDATION**  
**BALANCE SHEET**  
**AS AT 31 DECEMBER 2022**

	Notes	2022 £	2022 £	2021 £	2021 £
<b>Fixed assets</b>					
Investments	10.1		94,862,604		111,801,435
<b>Current assets</b>					
Debtors	11	992,614		1,596,235	
Cash at bank		7,406,431		2,211,496	
		<u>8,399,045</u>		<u>3,807,731</u>	
<b>Creditors: amounts falling due within one year</b>	12	(4,744,939)		(6,206,032)	
		<u></u>		<u></u>	
<b>Net current assets / (liabilities)</b>			3,654,106		(2,398,301)
<b>Creditors: amounts falling due after more than one year</b>	13		(6,234,331)		(6,590,054)
<b>Total net assets</b>			<u><b>92,282,379</b></u>		<u><b>102,813,080</b></u>
<b>Funds of the charity</b>					
Expendable endowment fund	14.1		55,440,527		63,855,991
Unrestricted funds:					
Designated	14.2		18,250,000		18,250,000
General	14.3		18,591,852		20,707,089
<b>Total funds</b>			<u><b>92,282,379</b></u>		<u><b>102,813,080</b></u>

The financial statements were approved by the board of trustees on 17 October 2023 and signed on their behalf by:

**D.A. Dangoor CBE DL**  
**Exilarch**

**THE EXILARCH'S FOUNDATION**  
**STATEMENT OF CASHFLOWS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	Notes	2022 £	2022 £	2021 £	2021 £
<b>Net cash used in operating activities</b>	<b>16</b>		(5,744,492)		(4,860,124)
<b>Cash flows from investing activities</b>					
Interest received		4,363		371	
Dividends and rental income from investments		7,110,063		7,022,771	
Purchase of investment properties		(750,186)		(5,588,117)	
Purchase of other investments		(1,956,622)		(1,814,316)	
Proceeds on disposal of investments		64,854		358,430	
Proceeds from sale of investment properties		6,466,955		2,368,685	
Net cash flows from investing activities			<u>10,939,427</u>		<u>2,347,824</u>
<b>Change in cash and cash equivalents in the year</b>			5,194,935		(2,512,300)
Cash and cash equivalents at the beginning of the year			2,211,496		4,723,796
<b>Cash and cash equivalents at the end of the year</b>			<u><u>7,406,431</u></u>		<u><u>2,211,496</u></u>

## **1 Status**

The Exilarch's Foundation is an unincorporated charity governed by a Trust Deed and is registered with the Charity Commission for England and Wales. The address of the registered office is 4 Carlos Place, Mayfair, London, W1K 3AW.

## **2 Accounting policies**

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

### **2.1 Basis of preparation of accounts and assessment of going concern**

The financial statements(accounts) have been prepared under the historical cost convention except for investments which have been included at fair value and in accordance with Statement of Recommended Practice: 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 in October 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Exilarch's Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in pounds sterling and rounded to the nearest pound.

### **2.2 Going concern**

The financial statements have been prepared on a going concern basis as the Board of Trustees consider there are no material uncertainties existing that may cast significant doubt as to its ability to continue as a going concern.

### **2.3 Consolidated and financial statements**

Consolidated financial statements for the Charity and its wholly owned subsidiary, Edufilms Limited have not been prepared as the subsidiary was immaterial. As such the accounts reflect only the transactions and balances of the Charity.

## **2 Accounting policies (continued)**

### **2.4 Income**

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations, are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacy gifts are recognised at the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when there has been a grant of probate, the executors have established there are sufficient assets in the estate to pay the legacy and the conditions attached to the legacy are either within the control of the charity or have been met. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term. Incentives for lessees to enter into lease agreements are spread evenly over the lease terms, even if the payments are not made on such a basis. Rental income is measured at the fair value of the consideration receivable excluding VAT.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

### **2.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds represent investment property and related costs associated with deriving rental income.
- Expenditure on charitable activities comprises grants payable and associated costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

## **2 Accounting policies (continued)**

- Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Unconditional grant offer is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one-year or multi-year grant.

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average loan rate in the year in which the grant award is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

All expenditure is accounted for on an accruals basis. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

### **2.6 Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Governance costs and support costs relating to the cost of raising funds and expenditure on charitable activities have been apportioned on an equal basis. The allocation of support and governance costs is analysed in note 8.

### **2.7 Operating Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

### **2.8 Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the closing rate of the month preceding that in which the transaction occurred. Exchange differences are taken to the Statement of Financial Activities.

## **2 Accounting policies (continued)**

### **2.9 Fund accounting**

The following funds are held by the Charity:-

Expendable Endowment - these are capital funds which can only be converted into expendable income at the discretion of the Exilarch.

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Realised and unrealised gains and losses on investments are allocated to the appropriate fund based on opening fund balances.

### **2.10 Fixed asset investments**

Investment properties are measured initially at cost and subsequently at fair value at the reporting date. Valuation at fair value is made on an open market value basis by reference to market evidence of transaction prices for similar properties. Fair value adjustments are recognised as gains/losses on revaluation of fixed assets in the Statement of Financial Activities.

Investments in subsidiaries are measured initially at cost and subsequently at cost less impairment.

Other investments are initially measured at cost and subsequently at fair value at the reporting date. Where there are other investments whose fair values cannot be measured reliably, such assets are measured at cost less impairment. Realised and unrealised gains and losses, as well as any impairment, are shown as gains/losses on investments in the Statements of Financial Activities. Net gains on other investments are recorded after deduction of management fees and foreign exchange movements.

### **2.11 Loans**

Concessionary loans made in furtherance of the charity's objectives and repayable after more than one year are initially recognised at the amount paid with the carrying value adjusted in subsequent years to reflect repayments and any accrued interest. To the extent that the loan is assessed as irrecoverable, an impairment loss is recognised in the Statement of Financial Activities.

## **2 Accounting policies (continued)**

### **2.12 Financial instruments**

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Additionally all financial assets and liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial assets, which include trade and other receivables and cash at bank are initially measured at transaction price (including transaction costs) and are subsequently carried at amortised cost.

Basic financial liabilities include trade payables, grants payable, other payables and deferred income are initially recognised at transaction price and subsequently carried at amortised cost.

### **3 Judgements and key sources of estimation uncertainty**

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

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

As disclosed in Note 10.1, the charity's investment properties have been valued on an open market value basis by an independent professional valuer, valuation of which is based on a number of assumptions including market conditions which prevailed at the balance sheet date.

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>4 Investment income and interest</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
Income from:-		
Rent receivable	7,162,087	7,022,771
Interest on cash deposits	4,363	371
	<u>7,166,450</u>	<u>7,023,142</u>
<b>5 Other income</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
Other income	31,668	5,268
	<u>31,668</u>	<u>5,268</u>
<b>6 Cost of raising funds</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
<b>a</b> <u>Investment Property Costs</u>		
Rent payable	100,988	102,260
Rates	20,151	13,985
Insurance	850	3,262
Service charges	55,335	31,082
Repairs and maintenance	3,055	(61)
Legal and professional	139,851	47,135
	<u>320,230</u>	<u>197,663</u>
<b>b</b> <u>Other costs</u>		
Publicity	6,340	25,500
Support costs (see note 8)	75,325	54,187
Investment management fees	10,495	14,661
	<u>412,390</u>	<u>292,011</u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

	2022	2022	2021	2021
	£	£	£	£
<b>7 Expenditure on charitable activities</b>				
<b>a Grants</b>				
An analysis of grants is as follows:				
<b><u>Grants to institutions</u></b>				
<b><u>SOCIAL WELFARE</u></b>				
<b><u>Community development</u></b>				
The Faith and Belief Forum	158,270		127,527	
Jewish Renaissance Magazine	103,665		130,365	
Jewish Leadership Council	100,000		50,000	
Paddington Development Trust	100,000		-	
Sadeh Farm	100,000		-	
The National Deaf Blind and Rubella Association	100,000		-	
United Jewish Israel Appeal	100,000		-	
Woolf Institute	80,957		42,028	
Maccabi GBP	73,630		75,181	
The Spanish and Portuguese Jews Congregation	60,640		50,440	
Wizo UK	50,000		-	
Jewish Book Week	42,000		-	
Chazak	25,000		60,000	
Torah Action Life	25,000		45,000	
Ascent of Safed	22,803		-	
United Isreal Appeal UK	20,000		-	
University Jewish Chaplaincy	20,000		20,000	
Jerusalem Foundation	8,000		-	
Beit Halochem UK	-		25,000	
Best Beginnings	-		40,000	
Bevis Marks Synagogue Heritage Foundation	-		900,000	
Centre for Jewish Life	-		15,000	
Israel Philharmonic Foundation UK	-		17,500	
Jewish Homes Emergency	-		200,000	
Jewish Lads and Girls Brigade	-		50,000	
Royal National Institute for Deaf People (RNID)	-		210,000	
Other General Grants & Donations	435,384		491,441	
<b><u>Ethics</u></b>				
Global Leadership Foundation	-		5,000	
Tony Blair Institute for Global Change	-		50,000	
	1,625,349		2,604,482	

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**7 Expenditure on charitable activities (continued)**

**Hospitals, Medical Education and Research**

Cancer Research UK	802,000	-	
Integra Group	15,300	-	
The Royal Society of Medicine	-	80,621	
Other	17,059	-	
<b><u>General</u></b>	<u>-</u>	<u>24,890</u>	
		834,359	105,511

**EDUCATION**

**University/College**

Open University	1,000,000	-	
British Schools Exploring Society	120,000	120,000	
Westminster Academy	113,777	116,317	
Women's Interfaith Network	55,025	277,400	
Imperial College - Space Science & Engineering	50,000	70,000	
Imperial College of Science, Technology and Middle East Education	35,000	300,000	
Association of Jewish Academics from Iraq	30,000	-	
Sephardi Voices USA	20,993	17,925	
Royal Society of Medicine	5,000	-	
Birkbeck University - Monotheism & Other Grants	1,000	-	
Dangoor Education	-	125,000	
Imperial Health Charity	-	52,500	
Institute for Jewish Policy Research	-	100,000	
Pardes Institute of Jewish Studies	-	36,000	
Queen Mary University (BARTS)	-	3,666	
Side by Side (School) Ltd	-	124,000	
University Scholarship Scheme	-	360,000	
Weizmann Institute of Science / Weizmann UK	-	(243,334)	
Yakar	-	17,410	
Other	49,130	80,000	
		108,302	
<b><u>Sundry</u></b>			
RUSI - The Royal United Services Institute for Defence and Security	-	1,750,000	
	<u>-</u>	<u>1,750,000</u>	
		1,479,925	3,415,186
Carried forward		<u>3,939,633</u>	<u>6,125,179</u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**7 Expenditure on charitable activities**

<b>a Grants (continued)</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Brought forward	3,939,633	6,125,179
Present value adjustment on commitments made in year	<u>(139,470)</u>	<u>(361,667)</u>
Present value of grant commitments made in year	<b>7.d</b> 3,800,163	5,763,512
Finance costs	292,375	340,070
Foreign exchange	34,884	-
Support costs (see note 8)	<u>75,325</u>	<u>54,188</u>
	<u>4,202,747</u>	<u>6,157,770</u>
<b>b Other expenditure</b>		
Impairment loss on concessionary loan	-	100,000
	<u>4,202,747</u>	<u>6,257,770</u>

**c** Where significant grant payments are due in greater than one year the amounts have been discounted to reflect their net present value. Finance costs represent finance charges in respect of the unwinding of the grants.

<b>d Reconciliation to Grants Payable:</b>	<b>£</b>	<b>£</b>
Commitments at 1 January 2022	11,051,096	10,717,222
Commitments made in year	3,800,163	5,763,512
Grants paid during the year	(5,673,092)	(5,798,450)
Finance costs	292,375	340,070
Difference on exchange	34,884	28,742
Commitments at 31 December 2022	<u>9,505,426</u>	<u>11,051,096</u>
Commitments at 31 December 2022 are payable as follows:-		
Within one year (note 12)	3,271,095	4,461,042
After more than one year (note 13)	6,234,331	6,590,054
	<u>9,505,426</u>	<u>11,051,096</u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>8 Support costs</b>	<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>	<b>2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
	<b>Total costs</b>	<b>Cost of raising funds</b>	<b>Expenditure on charitable activities</b>	<b>Total costs</b>	<b>Cost of raising funds</b>	<b>Expenditure on charitable activities</b>
Apportionment		50%	50%		50%	50%
<u>Property expenses</u>	13,954	6,977	6,977	14,786	7,393	7,393
<u>Governance</u>						
Bank charges	1,447	723	724	1,132	566	566
Sundry expenses	18,665	9,333	9,332	2,583	1,291	1,292
Professional fees	77,145	38,573	38,572	53,944	26,972	26,972
Audit fees	39,439	19,719	19,720	35,930	17,965	17,965
	<u>150,650</u>	<u>75,325</u>	<u>75,325</u>	<u>108,375</u>	<u>54,187</u>	<u>54,188</u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**9 Trustees and employees**

No remuneration was paid to the trustees or their connected persons for the year, nor were any expenses reimbursed to them (2021 - £nil).

There were no persons employed by the charity during the year or the previous year.

**10.1 Fixed asset investments**

	UK Investment Properties £	Listed Investments £	Shares in group undertaking £	Other investments £	Total £
<b>Fair values</b>					
At 1 January 2022	107,970,000	213,704	1	3,617,730	111,801,435
Additions at cost	750,186	-	-	1,956,622	2,706,808
Disposals at carrying value	(6,600,000)	(59,902)	-	(64,854)	(6,724,756)
Gain / (Loss) on fair value	(13,325,186)	(47,985)	-	452,288	(12,920,883)
At 31 December 2022	<u>88,795,000</u>	<u>105,817</u>	<u>1</u>	<u>5,961,786</u>	<u>94,862,604</u>

The investment properties have been revalued at the reporting year end date on an open market value basis by an independent Chartered surveyor, Foxglove Property Limited and represent their fair value.

The charity is a leasehold tenant and pays a peppercorn rent to the freeholder of a property which is owned by a company in which the trustees are directors/shareholders with control of the company.

Listed investments are carried at fair value and represent investment in equities which are traded in quoted public markets, primarily the London Stock Exchange.

See note 10.2 for shares in group undertakings.

**Analysis of investments at fair value  
at 31 December 2022**

	2022 £	2021 £
<b>UK investments</b>		
Ordinary shares:		
Listed	<u>105,817</u>	<u>213,704</u>
Investments amounting to more than 5 per cent of the total portfolio:		
Airlines Group SA	30,960	28,990
Entain plc	<u>69,868</u>	<u>178,912</u>

THE EXILARCH'S FOUNDATION  
 NOTES TO THE FINANCIAL STATEMENTS  
 FOR THE YEAR ENDED 31 DECEMBER 2022

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10.2 Interest in subsidiary

	<b>Shares in group undertaking £</b>
<b>At cost less impairment</b>	
Balance at 1 January 2022 and at 31 December 2022	<u><u>1</u></u>

Details of the Charity's subsidiary:

<b>Company</b>	<b>Country of</b>	<b>Class</b>	<b>Shares held</b>	<b>Principal</b>
Edufilms Ltd	England &	Ordinary	100%	Educational

The results of Edufilms Ltd for the year ended 31 December 2022 were as follows:

	<b>£</b>
Capital and reserves	<u><u>3,995</u></u>
Loss for the year	<u><u>(4,082)</u></u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

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**11 Debtors**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade debtors	340,489	838,984
Amounts owed by subsidiary undertaking	61,671	57,471
Other debtors	350,000	368,016
Prepayments and accrued income	240,454	331,764
	<u>992,614</u>	<u>1,596,235</u>

Amounts owed by subsidiary undertaking represent concessionary loans made to facilitate the production and distribution of educational films. There is no fixed repayment term and the amount does not bear interest.

Other receivables includes a concessionary loan detailed as follows:

- (i) A £350,000 (2021 - £350,000) interest free loan which was originally repayable in November 2019 and remains outstanding to assist in the purchase and fitting out of a property for an organisation with a vision to enhance Jewish youth's lives. The loan is underwritten by a guarantor and additionally, the charity has a second mortgage charge against the property.

The loan meets the criterion for treatment as programme related concessionary loans.

**12 Creditors: Amounts falling due within one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Trade creditors	24,180	129,072
Taxation and social security	289,920	294,922
Other creditors	224,182	278,276
Accruals and deferred income	935,562	1,042,720
Grants payable	3,271,095	4,461,042
	<u>4,744,939</u>	<u>6,206,032</u>

**13 Creditors: Amounts falling due after more than one year**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Grants payable	<u>6,234,331</u>	<u>6,590,054</u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

<b>14.1 Expendable endowment fund</b>	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
At 1 January 2022	63,855,991	64,029,853
(Loss)/gain on investments in the year	<u>(8,415,464)</u>	<u>(173,862)</u>
At 31 December 2022	<u><u>55,440,527</u></u>	<u><u>63,855,991</u></u>

The capital can only be converted into expendable income at the discretion of the Exilarch.

**14.2 Designated funds**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
At 1 January 2022	18,250,000	23,250,000
Transfers to general fund	<u>-</u>	<u>(5,000,000)</u>
At 31 December 2022	<u><u>18,250,000</u></u>	<u><u>18,250,000</u></u>

Purposes:

Assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq	10,000,000
Advancement of Universal Monotheism	7,000,000
UK Israel Healthcare Innovation Project	<u>1,250,000</u>
	<u><u>18,250,000</u></u>

In 2020, £5,000,000 was included within designated funds for an affordable housing project for teachers at the Westminster Academy. No such project has materialised as a potential developer has decided not to proceed. Accordingly, in 2021, the amount previously designated for this project has been transferred back to the general fund.

**14.3 General fund**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
At 1 January 2022	20,707,089	14,614,159
Incoming resources in the year	7,198,118	7,028,410
(Loss) / gain on investments in the year	(4,698,218)	614,301
Resources expended in the year	(4,615,137)	(6,549,781)
Transfers from designated fund	-	5,000,000
At 31 December 2022	<u><u>18,591,852</u></u>	<u><u>20,707,089</u></u>

**THE EXILARCH'S FOUNDATION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**15 Analysis of charity net assets between funds**

	<b>Investments</b>	<b>Current Assets Less Liabilities</b>	<b>Long Term Liabilities</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Expendable Endowment	55,440,527	-	-	55,440,527
Unrestricted Funds:				
Designated	18,250,000	-	-	18,250,000
General	<u>21,172,077</u>	<u>3,654,106</u>	<u>(6,234,331)</u>	<u>18,591,852</u>
	<u><u>94,862,604</u></u>	<u><u>3,654,106</u></u>	<u><u>(6,234,331)</u></u>	<u><u>92,282,379</u></u>

**16 Reconciliation of net movement in funds to net cash used in operating activities.**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Net movement in funds	(10,530,701)	919,068
Adjustments for:		
Investment income and Interest	(7,198,118)	(7,023,142)
Loss / (Profit) on sale of fixed assets	133,045	(168,685)
Loss / (Profit) on sale of fixed asset investments	59,902	(91,473)
Decrease in valuation of fixed assets investments	13,373,171	414,469
Private equity investments fair value adjustments	(452,288)	(594,750)
Impairment of concessionary loan	-	100,000
Net decrease in debtors	593,132	169,291
Net (decrease) / increase in current liabilities	(176,965)	1,081,224
Net (decrease) / increase in grants payable	<u>(1,545,670)</u>	<u>333,874</u>
Net cash used in operating activities	<u><u>(5,744,492)</u></u>	<u><u>(4,860,124)</u></u>

**THE EXILARCH'S FOUNDATION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

**17 Analysis of changes in net debt**

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
At 1 January 2022	2,211,496	4,723,796
Cashflow movements	5,194,935	(2,512,300)
At 31 December 2022	<u>7,406,431</u>	<u>2,211,496</u>

**18 Operating lease arrangements**

**18.1 Lessor**

At the balance sheet date the charity had future minimum rentals receivable under non-cancellable operating leases, which fall due as follows:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Within one year	7,133,830	7,283,236
Between two and five years	28,648,781	25,753,944
In over five years	36,925,841	36,841,035
	<u>72,708,452</u>	<u>69,878,215</u>

**18.2 Lessee**

At the balance sheet date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Within one year	102,260	102,260
Between two and five years	409,040	409,040
In over five years	7,080,425	7,210,004
	<u>7,591,725</u>	<u>7,721,304</u>

**19 Financial commitments**

Amounts contracted for but not provided:	<b>2022</b>	<b>2021</b>
	<b>£</b>	<b>£</b>
Acquisition of investment property	4,815,000	-
Acquisition of fixed asset investments	<u>1,689,180</u>	<u>2,692,797</u>

The charity was committed to purchase an investment property for £5,350,000, of which £4,815,000 is outstanding at the year end. The purchase was completed on 13 January 2023.

**THE EXILARCH'S FOUNDATION  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

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**20 Related parties disclosures**

During the year, grants amounting to £113,777 (2021: £116,317) were awarded to Westminster Academy, of which Mr David Dangoor CBE DL CBE is a trustee.

**THE EXILARCH'S FOUNDATION**

England & Wales - Charity number 275919

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# Accounts

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**Charity number: 275919**

**THE EXILARCH'S FOUNDATION  
TRUSTEES' REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2021**

**THE EXILARCH'S FOUNDATION**

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**THE EXILARCH'S FOUNDATION**

**LEGAL AND ADMINISTRATIVE INFORMATION  
FOR THE YEAR ENDED 31 DECEMBER 2021**

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**Trustees:** D.A. Dangoor CBE DL(Exilarch)  
M.J. Dangoor  
E.B. Dangoor

**Charity Number:** 275919

**Address:** 4 Carlos Place  
Mayfair  
London  
W1K 3AW

**Auditors:** Wilson Wright LLP  
5 Fleet Place  
London EC4M 7RD

**Bankers:** Barclays Bank plc  
1 Churchill Place  
London E14 5HP  
National Westminster Bank  
Kensington Royal Gardens  
55 Kensington High Street  
London W8 5ZG

**Solicitors:** Ince Gordon Dadds LLP  
Aldgate Tower, 2 Lenman Street  
London E1 8QN  
Farrer & Co LLP  
66 Lincolns Inn Fields  
London WC2A 3LH

**Investment manager:** Quilter Plc  
Senator House  
85 Queen Victoria Street  
London  
EC4V 4AB

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# THE EXILARCH'S FOUNDATION

## REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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The trustees present their report and the audited financial statements of The Exilarch's Foundation for the year ended 31 December 2021.

The accounts have been prepared in accordance with the Statement of Recommended Practice: 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 in October 2019 and the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

### **Reference and administrative information**

The Charity was established by a Trust Deed dated 2 April 1978. Its registered charity number is 275919 and its principal office is at 4 Carlos Place, London W1K 3AW,

### **Aims and purposes**

The Charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees. The trustees are constantly considering potential new charitable opportunities.

### **Governance and management**

The Charity is governed by its Trust Deed dated 2 April 1978.

The power of appointment of new or additional trustees and the choice of successor is vested exclusively in the Exilarch, D.A. Dangoor CBE. No formal policies have been adopted for the induction and training of trustees.

The trustees during the year and at the date of this report were as follows:-

D.A. Dangoor CBE DL (Exilarch)  
M.J. Dangoor  
R.D. Dangoor (died 5 April 2022)  
E.B. Dangoor

The trustees are legally responsible for the overall management and control of the charity and meet regularly throughout the year. The investment committee (consisting of D.A. Dangoor CBE DL and M.J. Dangoor) reviews the charity's investments and investment policies, taking professional advice where appropriate.

R.D. Dangoor, sadly passed away on 5 April 2022. He was a founding trustee of The Exilarch's Foundation in 1978, which has distributed large amounts to good causes over many years. His benevolence and tireless hard work for good causes will be greatly missed by all who came into contact with him.

## THE EXILARCH'S FOUNDATION

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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#### Public Benefit

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The trustees consider that they have complied with Section 17 of the Charities Act 2011 including the guidance "public benefit: running a charity (PB2)".

#### Aims, objectives, activities and achievements during 2021

##### Aim 1 - Iraq

The trustees have continued to keep their long-term sights on the eventual re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. The trustees' strategy for achieving this principal aim, for so long as the security position in Iraq remains sufficiently unsettled for it to be impossible for Jews to resettle in significant numbers in Iraq and therefore impossible for the Charity to acquire land and/or begin construction on projects in Iraq, is to maintain appropriate levels of reserves and to monitor developments in Iraq with the assistance of a network of contacts throughout the Middle East, members of the former community of Iraqi Jews and academics worldwide, and public sources of information. In consultation with professional advisers and the Charity Commission, the trustees have undertaken to carry out regular assessments of when the re-establishment of the Jewish community and large-scale expenditure by the Charity from this fund might become possible.

The Charity held a designated fund of £10 million (2020: £10 million) for the purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq.

The trustees continue to take note of:

- (a) discussions taking place among Iraqi Jewish communities in Israel, the USA and elsewhere regarding the likelihood that circumstances will in due course permit the effective re-establishment of a Jewish community in Baghdad;
- (b) discussions with members of the Iraqi parliament who are believed to be sympathetic to this cause;
- (c) progress towards a confederation of Middle Eastern interests wishing to see the return to Iraq of many of the educated/business classes who have left the country over the past decades;
- (d) moves towards the recognition of the importance in world heritage terms of identifying and preserving holy sites in Iraq, many of which relate to the Jewish faith, reflecting the long history of the Jewish people in Iraq and the region; and
- (e) the fact that some businesses with Jewish connections were already becoming involved within Iraq.

The trustees are keeping the designation of funds for this purpose under review.

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## THE EXILARCH'S FOUNDATION

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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#### **Aim 2 – other charitable purposes**

Alongside their above objective, the trustees have during 2021 sought to identify effective ways of deploying the Charity's resources so as to deliver maximum impact without adversely affecting its capacity to achieve its principal objective.

#### **Monotheism**

The trustees continue to explore ways to take forward the recommendations contained in the report commissioned jointly with Birkbeck College on the feasibility of creating an institute for ethical monotheism which will include academic activities of research, teaching and publication, and practical engagement with social and public ethical issues.

#### **Major grants**

During the year a grant of £1.7m was made to The Royal United Services Institute for Defence and Security (RUSI), £0.9m to Bevis Marks Synagogue Heritage Foundation, £0.2m to Jewish Homes Emergency, £0.3m to Side by Side (School) Ltd, £0.3m to Imperial College of Science, Technology and Medicine and £0.28m to the Women's Interfaith Network. Further details of grants can be found in note 7 to the accounts.

#### **Grants for educational institutions**

Funding for educational institutions in the UK has been continued throughout 2021 and into 2022.

The academic results achieved at Westminster Academy have continued to improve with more than 77% of students achieving grades 9-4 in each of the core subjects of English, Maths and Science, (63% achieving grades 9-5) with a large proportion of these not having English as a first language.

The Academy students continue to achieve good IB results and in 2022, obtained an average of 36 points out of 45 (global average circa 31/45). Five students of the Academy achieved 40+ out of 45 points.

The Charity continues to support the London Centre for Languages and Culture which was established by Pembroke College, Oxford.

#### **Plans for future periods**

The trustees resolved that whilst they would continue to consider other applications for funding made to the Charity, they wished to continue to address the following areas over the coming years.

#### **The advancement of education and the Jewish religion in Iraq**

The trustees have resolved to retain the fund designated for assisting in the re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. They will review the level of funds designated for this large-scale project annually, and as part of the Charity's ongoing monitoring of the situation consider whether continued retention of the funds remains appropriate.

As reported previously, the trustees believe that it is to the advantage of the Charity to continue to accumulate these funds in order that the Charity may undertake the large-scale projects that will be required when the Jewish community returns to Iraq.

## **THE EXILARCH'S FOUNDATION**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021**

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#### **Educational projects and scholarships**

The trustees anticipate continuing their support of the Westminster Academy, of which the Charity is the Sponsor, and which Mr David Dangoor CBE DL is also a trustee. Grants amounting to £116,317 (2020: £98,585) were awarded to Westminster Academy during the year.

#### **Universal Monotheism**

The trustees will continue to explore whether the Charity's funds might beneficially be used to support the establishment of a new university and in particular the scope for the Charity to allocate additional funds for this project so as to make a meaningful contribution to the estimated £50 million costs involved.

#### **Financial review**

##### **Principal sources of income**

During 2021 the Charity received investment income and interest of £7m (2020: £6.5m). The majority of this took the form of rental income from commercial properties.

##### **Principal risks and uncertainties**

The trustees have given consideration to the principal risks and uncertainties to which the Charity is exposed. The Charity holds a significant investment property portfolio and any substantial decrease in property values or a substantial reduction in the ratio of tenanted properties to vacant ones would impact the Charity. The trustees monitor the impact of these risks and have concluded that there are sufficient reserves within the Charity to accommodate these.

##### **Reserves Policy**

The trustees are continuing to develop and refine the charity's reserves policy, taking into account both long term and short-term projects, and monitor reserves on an ongoing basis.

The charity now holds an endowment fund of £63.86m (2020: £64.03m) and, of the other funds it holds, £10m remains designated for the specific purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq. £5m of funds previously designated for an affordable housing project for teachers at the Westminster Academy were transferred back to general funds at the year end, as the project was no longer considered viable. At the balance sheet date free reserves amounted to £20.7m (2020: £14.6m).

It is the Charity's policy to retain reserves of a minimum of twelve months total expenditure excluding grants.

At the balance sheet date, the charity had net current liabilities of £2.4m (2020: net current assets of £1.8m). However, as noted below an investment property was sold post year end for £6.6m plus costs, therefore generating significant cash reserves to cover total expenditure for a minimum of twelve months.

## THE EXILARCH'S FOUNDATION

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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#### **Investment Policy, Performance and Objectives**

The Charity's policy is to invest primarily in real estate and donations have been received on that basis. The trustees consider these investments to be secure both in the medium and long term and their performance in terms of capital growth and income is expected to compare well to the rest of the market. The Charity is also exploring some non-property investments.

The Charity's investment properties were independently revalued at the balance sheet date. The resultant unrealised losses in the year of £0.5m (2020: £0.2m) are considered to mirror the current market conditions of the property sector in the UK.

#### **Impact of COVID-19**

In 2020, the WHO declared a global COVID-19 pandemic and restrictions were put in place in the UK to contain the spread of this disease. The effects of the COVID-19 pandemic and subsequent lockdowns have impacted the income of the Foundation in 2021 as reflected in these financial statements. In some instances, the charity has continued to provide rent concessions and extended payment periods, to assist lessees to remain viable in this difficult period.

The trustees continue to monitor the charity's reserves, which are significant, on an ongoing basis and have regard to these prior to entering into grant commitments.

#### **Events after the reporting date**

The charity sold an investment property in April 2022 for £6.6m plus costs. The property was valued at £6.6m as at 31 December 2021 and is included within these accounts.

#### **Statement of Trustees' Responsibilities**

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

## THE EXILARCH'S FOUNDATION

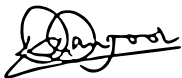
### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2021

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The trustees are responsible for keeping proper accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

#### Approval

This report was approved by the trustees on .....31 October 2022.....and signed on their behalf.



**Exilarch**  
**D.A. Dangoor CBE DL**

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Opinion

We have audited the financial statements of The Exilarch's Foundation ("the charity") for the year ended 31 December 2021, which comprise the statement of financial activities, the balance sheet, the statement of cashflows, and notes to the financial statements, including a summary of significant accounting policies. The financial 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).

In our opinion the financial statements

- give a true and fair view of the state of the charity's affairs as at 31 December 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.

#### 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 charity 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 trustee's 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 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 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 contained within the annual 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.

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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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 this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

#### **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 (Accounts and Reports) Regulations 2008 require us to report to you if, in our opinion

- sufficient accounting records have not been kept;
- 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 set out on page 6, 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 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 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 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 that 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.

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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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:

#### **Capability of the audit in detecting irregularities, including fraud**

Based on our understanding of the charity and the charity sector, we identified that the principal risks of non-compliance with laws and regulations related to the failure to comply with charity regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the auditors included:

- discussions with the trustees, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations;
- assessing management's significant judgements and estimates in particular those relating to the valuation of the charity's property portfolio; and
- identifying and testing manual journal entries, in particular any journal entries posted with unclear rationale.

There are inherent limitations in the audit procedures described above, 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

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

## **THE EXILARCH'S FOUNDATION**

### **INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION**

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#### **Use of our report**

This report is made solely to the Charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 Charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**Wilson Wright LLP**  
**Chartered Accountants and Statutory Auditors**  
**5 Fleet Place**  
**London EC4M 7RD**

**Date:** 31 October 2022

Wilson Wright 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.

THE EXILARCH'S FOUNDATION

STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2021

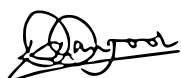
	Notes	Unrestricted Funds 2021 £	Expendable Endowment 2021 £	Total Funds 2021 £	Total Funds 2020 £
<b>Income from:</b>					
Investments	4	7,023,142	-	7,023,142	6,504,437
Other income	5	5,268	-	5,268	-
<b>Total income</b>		<b>7,028,410</b>	<b>-</b>	<b>7,028,410</b>	<b>6,504,437</b>
<b>Expenditure on:</b>					
Cost of raising funds	6	292,011	-	292,011	188,575
Charitable activities	7	6,257,770	-	6,257,770	3,969,902
<b>Total expenditure</b>		<b>6,549,781</b>	<b>-</b>	<b>6,549,781</b>	<b>4,158,477</b>
<b>Net income</b>		478,629	-	478,629	2,345,960
Net gains/(losses) on investments	14.1,14.3	614,301	(173,862)	440,439	1,518,880
<b>Net movement in funds</b>		<b>1,092,930</b>	<b>(173,862)</b>	<b>919,068</b>	<b>3,864,840</b>
<b>Reconciliation of funds</b>					
Total funds brought forward		37,864,159	64,029,853	101,894,012	98,029,172
<b>Total funds carried forward</b>		<b>38,957,089</b>	<b>63,855,991</b>	<b>102,813,080</b>	<b>101,894,012</b>

THE EXILARCH'S FOUNDATION

BALANCE SHEET  
AS AT 31 DECEMBER 2021

	Notes	2021 £	2021 £	2020 £	2020 £
<b>Fixed assets</b>					
Investments	10.1		111,801,435		106,777,151
<b>Current assets</b>					
Debtors	11	1,596,235		2,027,046	
Cash at bank		2,211,496		4,723,796	
		<u>3,807,731</u>		<u>6,750,842</u>	
<b>Creditors:</b> amounts falling due within one year	12		<u>(6,206,032)</u>		<u>(4,978,998)</u>
<b>Net current (liabilities)/assets</b>			(2,398,301)		1,771,844
<b>Creditors:</b> amounts falling due after more than one year	13		(6,590,054)		(6,654,983)
<b>Total net assets</b>			<u><b>102,813,080</b></u>		<u><b>101,894,012</b></u>
<b>Funds of the charity</b>					
Expendable endowment fund	14.1		63,855,991		64,029,853
Unrestricted funds:					
Designated	14.2		18,250,000		23,250,000
General	14.3		20,707,089		14,614,159
<b>Total funds</b>			<u><b>102,813,080</b></u>		<u><b>101,894,012</b></u>

The financial statements were approved by the board of trustees on ~~31.10.2022~~ and signed on their behalf by:



**D.A. Dangoor CBE DL**  
Exilarch

THE EXILARCH'S FOUNDATION

STATEMENT OF CASHFLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2021

	Notes	2021 £	2021 £	2020 £	2020 £
<b>Net cash used in operating activities</b>	<b>16</b>		(4,860,124)		(7,822,068)
<b>Cash flows from investing activities</b>					
Interest received		371		7,759	
Dividends and rental income from investments		7,022,771		6,568,359	
Purchase of investment properties		(5,588,117)		(7,697,533)	
Purchase of other investments		(1,814,316)		(463,138)	
Proceeds on disposal of investments		358,430		139,993	
Proceeds from sale of investment properties		<u>2,368,685</u>		<u>8,679,846</u>	
Net cash flows from investing activities			<u>2,347,824</u>		<u>7,235,286</u>
<b>Change in cash and cash equivalents in the year</b>			(2,512,300)		(586,782)
Cash and cash equivalents at the beginning of the year			4,723,796		5,310,578
<b>Cash and cash equivalents at the end of the year</b>			<u><u>2,211,496</u></u>		<u><u>4,723,796</u></u>

## THE EXILARCH'S FOUNDATION

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2021

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#### 1 Status

The Exilarch's Foundation is an unincorporated charity governed by a Trust Deed and is registered with the Charity Commission for England and Wales. The address of the registered office is 4 Carlos Place, Mayfair, London, W1K 3AW.

#### 2 Accounting policies

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

##### 2.1 Basis of preparation of accounts and assessment of going concern

The financial statements (accounts) have been prepared under the historical cost convention except for investments which have been included at fair value and in accordance with Statement of Recommended Practice: 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 in October 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

The Exilarch's Foundation meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements are prepared in pounds sterling and rounded to the nearest pound.

##### 2.2 Going concern

The financial statements have been prepared on a going concern basis as the Board of Trustees consider there are no material uncertainties existing that may cast significant doubt as to its ability to continue as a going concern.

At the balance sheet date, the charity had net current liabilities of £2.4m (2020: net current assets of £1.8m). However, an investment property was sold post year end for £6.6m plus costs, therefore generating significant cash reserves to cover total expenditure for a minimum of twelve months, in line with the charity's reserves policy.

The Board of Trustees has considered the continuing uncertainty arising from the COVID-19 pandemic and does not believe this to have a material impact on going concern.

##### 2.3 Consolidated and financial statements

Consolidated financial statements for the Charity and its wholly owned subsidiary, Edufilms Limited have not been prepared as the subsidiary was immaterial. As such the accounts reflect only the transactions and balances of the Charity.

##### 2.4 Income

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

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

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**2 Accounting policies (continued)**

Donations, are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacy gifts are recognised at the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when there has been a grant of probate, the executors have established there are sufficient assets in the estate to pay the legacy and the conditions attached to the legacy are either within the control of the charity or have been met. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term. Incentives for lessees to enter into lease agreements are spread evenly over the lease terms, even if the payments are not made on such a basis. Rental income is measured at the fair value of the consideration receivable excluding VAT.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

**2.5 Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds represent investment property and related costs associated with deriving rental income.
- Expenditure on charitable activities comprises grants payable and associated costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.
- Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Unconditional grant offer is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one-year or multi-year grant.

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average loan rate in the year in which the grant award is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

All expenditure is accounted for on an accruals basis. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

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

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**2 Accounting policies (continued)**

**2.6 Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Governance costs and support costs relating to the cost of raising funds and expenditure on charitable activities have been apportioned on an equal basis. The allocation of support and governance costs is analysed in note 8.

**2.7 Operating Leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

**2.8 Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the closing rate of the month preceding that in which the transaction occurred. Exchange differences are taken to the Statement of Financial Activities.

**2.9 Fund accounting**

The following funds are held by the Charity:-

Expendable Endowment - these are capital funds which can only be converted into expendable income at the discretion of the Exilarch.

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Realised and unrealised gains and losses on investments are allocated to the appropriate fund based on opening fund balances.

**2.10 Fixed asset investments**

Investment properties are measured initially at cost and subsequently at fair value at the reporting date. Valuation at fair value is made on an open market value basis by reference to market evidence of transaction prices for similar properties. Fair value adjustments are recognised as gains/losses on revaluation of fixed assets in the Statement of Financial Activities.

Investments in subsidiaries are measured initially at cost and subsequently at cost less impairment.

Other investments are initially measured at cost and subsequently at fair value at the reporting date. Realised and unrealised gains and losses are shown as gains/losses on investments in the Statements of Financial Activities. Net gains on other investments are recorded after deduction of management fees and foreign exchange movements.

**2.11 Loans**

Concessionary loans made in furtherance of the charity's objectives and repayable after more than one year are initially recognised at the amount paid with the carrying value adjusted in subsequent years to reflect repayments and any accrued interest. To the extent that the loan is assessed as irrecoverable, an impairment loss is recognised in the Statement of Financial Activities.

**2 Accounting policies (continued)**

**2.12 Financial instruments**

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Additionally all financial assets and liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial assets, which include trade and other receivables and cash at bank are initially measured at transaction price (including transaction costs) and are subsequently carried at amortised cost.

Basic financial liabilities include trade payables, grants payable, other payables and deferred income are initially recognised at transaction price and subsequently carried at amortised cost.

**3 Judgements and key sources of estimation uncertainty**

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

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

As disclosed in Note 10.1, the charity's investment properties have been valued on an open market value basis by an independent professional valuer, valuation of which is based on a number of assumptions including market conditions which prevailed at the balance sheet date.

THE EXILARCH'S FOUNDATION

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

4 Investment income and interest	2021	2020
	£	£
<u>Unrestricted fund</u>		
Income from:-		
Listed investments	-	158
Unlisted investments	-	117
Rent receivable	7,022,771	6,496,403
Interest on cash deposits	371	7,759
	<u>7,023,142</u>	<u>6,504,437</u>
5 Other income	2021	2020
	£	£
<u>Unrestricted fund</u>		
Other income	5,268	-
	<u>5,268</u>	<u>-</u>
6 Cost of raising funds	2021	2020
	£	£
<u>Unrestricted fund</u>		
<b>a</b> <u>Investment Property Costs</u>		
Rent payable	102,260	104,853
Rates	13,985	-
Insurance	3,262	271
Service charges	31,082	20,821
Repairs and maintenance	(61)	(94,140)
Legal and professional	47,135	67,353
	<u>197,663</u>	<u>99,158</u>
<b>b</b> <u>Other costs</u>		
Publicity	25,500	33,800
Support costs (see note 8)	54,187	55,617
Investment management fees	14,661	-
	<u>292,011</u>	<u>188,575</u>

THE EXILARCH'S FOUNDATION

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

	2021 £	2021 £	2020 £	2020 £
<b>7 Expenditure on charitable activities</b>				
<b>a Grants</b>				
An analysis of grants is as follows:				
<b><u>Grants to institutions</u></b>				
<b><u>SOCIAL WELFARE</u></b>				
<b><u>Community development</u></b>				
Bevis Marks Synagogue Heritage Foundation	900,000		-	
Royal National Institute for Deaf People (RNID)	210,000		-	
Jewish Homes Emergency	200,000		-	
The Faith and Belief Forum	127,527		106,000	
Jewish Renaissance Magazine	130,365		-	
Maccabi GBP	75,181		20,000	
Chazak	60,000		20,000	
The Spanish and Portuguese Jews Congregation	50,440		175,000	
Jewish Lads and Girls Brigade	50,000		50,000	
Jewish Leadership Council	50,000		200,000	
Torah Action Life	45,000		-	
Woolf Institute	42,028		72,028	
Best Beginnings	40,000		30,000	
Beit Halochem UK	25,000		25,000	
University Jewish Chaplaincy	20,000		20,000	
Centre for Jewish Life	15,000		15,500	
Israel Philharmonic Foundation UK	17,500		-	
Jewish Book Week	-		20,000	
Norwood	-		20,000	
The Board of Deputies of British Jews	-		30,000	
The Covenant & Conversation Trust	-		180,000	
Other General Grants & Donations	491,441		315,238	
<b><u>Ethics</u></b>				
Tony Blair Institute for Global Change	50,000		-	
Global Leadership Foundation	5,000		10,000	
<b><u>Hospitals, Medical Education and Research</u></b>				
Cancer Research UK	-		1,200,000	
Magen David Adom UK	-		72,500	
The Royal Society of Medicine	80,621		-	
Other	-		35,000	
<b><u>General</u></b>	<u>24,890</u>		<u>3,958</u>	
		2,709,993		2,620,224

THE EXILARCH'S FOUNDATION

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

7 Expenditure on charitable activities (continued)

**EDUCATION**

**University/College**

Side by Side (School) Ltd	360,000	-
Imperial College of Science, Technology and Medicine	300,000	-
Women's Interfaith Network	277,400	148,535
Birkbeck University - Monotheism & Other Grants	125,000	-
Queen Mary University (BARTS)	124,000	-
British Schools Exploring Society	120,000	120,000
Westminster Academy	116,317	98,585
Imperial Health Charity	100,000	-
Yakar	80,000	40,000
Imperial College - Space Science & Engineering Foundation	70,000	70,000
Dangoor Education	52,500	201,712
Institute for Jewish Policy Research	36,000	-
Association of Jewish Academics from Iraq	17,925	-
Weizmann Institute of Science / Weizmann UK	17,410	-
Middle East Education	-	15,000
Pardes Institute of Jewish Studies	3,666	-
Sephardi Voices USA	-	50,000
University Scholarship Scheme	(243,334)	-
Other	108,302	61,564
<b>Sundry</b>		
RUSI - The Royal United Services Institute for Defence and Security	1,750,000	250,000
The Royal Marines Charity Trust Fund	-	15,000
	<u>3,415,186</u>	<u>1,070,396</u>
Carried forward	<u>6,125,179</u>	<u>3,690,620</u>

THE EXILARCH'S FOUNDATION

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

7 Expenditure on charitable activities

a Grants (continued)	2021 £	2020 £
Brought forward	6,125,179	3,690,620
Present value adjustment on commitments made in year	<u>(361,667)</u>	<u>(100,872)</u>
Present value of grant commitments made in year	7.e 5,763,512	3,589,748
Finance costs	340,070	324,536
Support costs (see note 8)	<u>54,188</u>	<u>55,618</u>
	6,157,770	3,969,902
<b>b Other expenditure</b>		
Impairment loss on concessionary loan (see note 11(ii))	<u>100,000</u>	-
	<u>6,257,770</u>	<u>3,969,902</u>

c Where significant grant payments are due in greater than one year the amounts have been discounted to reflect their net present value. Finance costs represent finance charges in respect of the unwinding of the grants.

d The subsidiary's loan was in respect of programme related amounts advanced to support the restoration of a church and was in furtherance of the charity's objectives.

e Reconciliation to Grants Payable:	£	£
Commitments at 1 January 2021	10,717,222	12,576,787
Commitments made in year	5,763,512	3,589,748
Grants paid during the year	(5,798,450)	(5,704,037)
Finance costs	340,070	324,536
Difference on exchange	28,742	(69,812)
Commitments at 31 December 2021	<u>11,051,096</u>	<u>10,717,222</u>
Commitments at 31 December 2021 are payable as follows:-		
Within one year (note 12)	4,461,042	4,062,239
After more than one year (note 13)	6,590,054	6,654,983
	<u>11,051,096</u>	<u>10,717,222</u>

8 Support costs	2021 £	2021 £	2021 £	2020 £	2020 £	2020 £
	Total costs	Cost of raising funds	Expenditure on charitable activities	Total costs	Cost of raising funds	Expenditure on charitable activities
<u>Apportionment basis</u>		<u>50%</u>	<u>50%</u>		<u>50%</u>	<u>50%</u>
Property expenses	14,786	7,393	7,393	20,632	10,316	10,316
<u>Governance</u>						
Bank charges	1,132	566	566	1,492	746	746
Sundry expenses	2,583	1,291	1,292	-	-	-
Professional fees	53,944	26,972	26,972	57,986	28,993	28,993
Audit fees	35,930	17,965	17,965	31,125	15,562	15,563
	<u>108,375</u>	<u>54,187</u>	<u>54,188</u>	<u>111,235</u>	<u>55,617</u>	<u>55,618</u>

THE EXILARCH'S FOUNDATION

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

9 Trustees and employees

No remuneration was paid to the trustees or their connected persons for the year, nor were any expenses reimbursed to them (2020 - £nil).

There were no persons employed by the charity during the year or the previous year.

10.1 Fixed asset investments

	UK Investment Properties £	Listed Investments £	Shares in group undertaking £	Other investments £	Total £
<b>Fair values</b>					
At 1 January 2021	105,045,000	165,056	1	1,567,094	106,777,151
Additions at cost	5,588,117	-	-	1,814,316	7,402,433
Disposals at carrying value	(2,200,000)	-	-	(358,430)	(2,558,430)
Gain on fair value adjustments	(463,117)	48,648	-	594,750	180,281
At 31 December 2021	<u>107,970,000</u>	<u>213,704</u>	<u>1</u>	<u>3,617,730</u>	<u>111,801,435</u>

The investment properties have been revalued at the reporting year end date on an open market value basis by an independent Chartered surveyor, Foxglove Property Limited and represent their fair value.

The charity is a leasehold tenant and pays a peppercorn rent to the freeholder of a property which is owned by a company in which the trustees are directors/shareholders with control of the company.

Listed investments are carried at fair value and represent investment in equities which are traded in quoted public markets, primarily the London Stock Exchange.

See note 10.2 for shares in group undertakings.

Analysis of investments at fair value  
at 31 December 2021

	2021 £	2020 £
<b>UK investments</b>		
Ordinary shares:		
Listed	<u>213,704</u>	<u>165,056</u>
Investments amounting to more than 5 per cent of the total portfolio:		
Airlines Group SA	28,990	39,750
Entain plc	<u>178,912</u>	<u>119,803</u>

10.2 Interest in subsidiary

	Shares in group undertaking £
<b>At cost less impairment</b>	
Balance at 1 January 2021 and at 31 December 2021	<u>1</u>

Details of the Charity's subsidiary:

Company	Country of	Class	Shares held	Principal
Edufilms Limited	England &	Ordinary	100%	Educational

The results of Edufilms Limited for the year ended 31 December 2021 were as follows:

	£
Capital and reserves	<u>8,077</u>
Profit for the year	<u>14,694</u>

THE EXILARCH'S FOUNDATION

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

11 Debtors

	2021	2020
	£	£
Trade debtors	838,984	1,175,620
Amounts owed by subsidiary undertaking	57,471	53,571
Other debtors	368,016	508,776
Prepayments and accrued income	331,764	289,079
	<u>1,596,235</u>	<u>2,027,046</u>

Amounts owed by subsidiary undertaking represent concessionary loans made to facilitate the production and distribution of educational films. There is no fixed repayment term and the amount does not bear interest.

Other receivables include Concessionary loans detailed as follows:

- (i) A £225,000 (2020 - £225,000) drawdown in respect of a £360,000 loan to a company to fund a feasibility study into the provision of affordable housing for teachers at the Westminster Academy. The loan is interest free and repayable on the date on which the company enters into a development agreement with a developer on terms agreed by the charity. No agreement has since materialised as a potential developer has decided not to proceed. Accordingly, the balance previously provided for, has now been written off, as it is considered irrecoverable.
- (ii) A £100,000 (2020 - £134,802) loan to a Trust to support the restoration of a church. The interest free loan was repayable in July 2021, however due to strains resulting from Covid-19, the funding commitment was restructured and the remaining funding commitment of £100,000 was terminated in October 2021, with remaining funds sitting on the loan account written off.
- (iii) A £350,000 (2020 - £350,000) interest free loan which was originally repayable in November 2019 and remains outstanding to assist in the purchase and fitting out of a property for an organisation with a vision to enhance Jewish youth's lives. The loan is underwritten by a guarantor and additionally, the charity has a second mortgage charge against the property.

All three loans meet the criterion for treatment as programme related concessionary loans. D.A. Dangoor CBE DL is a director of the Westminster Academy.

12 Creditors: Amounts falling due within one year

	2021	2020
	£	£
Trade creditors	129,072	42,087
Taxation and social security	294,922	211,785
Other creditors	278,276	217,621
Accruals and deferred income	1,042,720	445,266
Grants payable	4,461,042	4,062,239
	<u>6,206,032</u>	<u>4,978,998</u>

13 Creditors: Amounts falling due after more than one year

	2021	2020
	£	£
Grants payable	<u>6,590,054</u>	<u>6,654,983</u>

THE EXILARCH'S FOUNDATION

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

<b>14.1 Expendable endowment fund</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
At 1 January 2021	64,029,853	63,210,356
(Loss)/gain on investments in the year	<u>(173,862)</u>	<u>819,497</u>
At 31 December 2021	<u><u>63,855,991</u></u>	<u><u>64,029,853</u></u>

The capital can only be converted into expendable income at the discretion of the Exilarch.

<b>14.2 Designated funds</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
At 1 January 2021	23,250,000	23,250,000
Transfers to general fund	<u>(5,000,000)</u>	<u>-</u>
At 31 December 2021	<u><u>18,250,000</u></u>	<u><u>23,250,000</u></u>
Purposes:		
Assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq		10,000,000
Advancement of Universal Monotheism		7,000,000
UK Israel Healthcare Innovation Project		<u>1,250,000</u>
		<u><u>18,250,000</u></u>

In the prior year, £5,000,000 was included within designated funds for an affordable housing project for teachers at the Westminster Academy. No such project has materialised as a potential developer has decided not to proceed. Accordingly, at the year end, the amount previously designated for this project has been transferred back to the general fund. See also note 11(i) for details.

<b>14.3 General fund</b>	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
At 1 January 2021	14,614,159	11,568,816
Incoming resources in the year	7,028,410	6,504,437
Gain on investments in the year	614,301	699,383
Resources expended in the year	(6,549,781)	(4,158,477)
Transfers from designated fund	5,000,000	-
At 31 December 2021	<u><u>20,707,089</u></u>	<u><u>14,614,159</u></u>

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

15 Analysis of charity net assets between funds

	Investments	Current Assets Less Liabilities	Long Term Liabilities	Total
	£	£	£	£
Expendable Endowment	63,855,991	-	-	63,855,991
Unrestricted Funds:				
Designated	18,250,000	-	-	18,250,000
General	29,695,444	(2,398,301)	(6,590,054)	20,707,089
	<u>111,801,435</u>	<u>(2,398,301)</u>	<u>(6,590,054)</u>	<u>102,813,080</u>

16 Reconciliation of net movement in funds to net cash used in operating activities.

	2021 £	2020 £
Net movement in funds	919,068	3,864,840
Adjustments for:		
Investment income and Interest	(7,023,142)	(6,504,437)
Profit on sale of fixed assets	(168,685)	(1,579,847)
Profit on sale of fixed asset investments	(91,473)	-
Decrease in valuation of fixed assets investments	414,469	295,861
Private equity investments fair value adjustments	(594,750)	(234,485)
Impairment of concessionary loan	100,000	-
Net decrease/(increase) in debtors	169,291	(1,483,337)
Net increase/(decrease) in current liabilities	1,081,224	(321,098)
Net increase/(decrease) in grants payable	333,874	(1,859,565)
Net cash used in operating activities	<u>(4,860,124)</u>	<u>(7,822,068)</u>

THE EXILARCH'S FOUNDATION

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

**17 Analysis of changes in net debt**

	<b>2021</b>	<b>2020</b>
	£	£
At 1 January 2021	4,723,796	5,310,578
Cashflow movements	<u>(2,512,300)</u>	<u>(586,782)</u>
At 31 December 2021	<u><u>2,211,496</u></u>	<u><u>4,723,796</u></u>

**18 Operating lease arrangements**

**18.1 Lessor**

At the balance sheet date the charity had future minimum rentals receivable under non-cancellable operating leases, which fall due as follows:

	<b>2021</b>	<b>2020</b>
	£	£
Within one year	7,283,236	6,961,177
Between two and five years	25,753,944	24,425,018
In over five years	<u>36,841,035</u>	<u>41,750,103</u>
	<u><u>69,878,215</u></u>	<u><u>73,136,298</u></u>

**18.2 Lessee**

At the balance sheet date the charity had outstanding commitments for future minimum lease

	<b>2021</b>	<b>2020</b>
	£	£
Within one year	102,260	102,260
Between two and five years	409,040	409,040
In over five years	<u>7,210,004</u>	<u>7,312,264</u>
	<u><u>7,721,304</u></u>	<u><u>7,823,564</u></u>

**19 Financial commitments**

Amounts contracted for but not provided:

	<b>2021</b>	<b>2020</b>
	£	£
Acquisition of fixed asset investments	<u><u>2,692,797</u></u>	<u><u>2,341,198</u></u>

**20 Related parties disclosures**

During the year, grants amounting to £116,317 (2020: £98,585) were awarded to Westminster Academy, of which Mr David Dangoor CBE DL CBE is a trustee.

**21 Events after the reporting date**

The charity sold an investment property in April 2022 for £6.6m plus costs. The property was valued at £6.6m as at 31 December 2021 and is included within these accounts.

**THE EXILARCH'S FOUNDATION**

England & Wales - Charity number 275919

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# Accounts

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**THE EXILARCH'S FOUNDATION  
ANNUAL REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**Charity No: 275919**

**THE EXILARCH'S FOUNDATION  
CHARITY INFORMATION**

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**Trustees** D.A. Dangoor CBE (Exilarch)  
M.J. Dangoor  
R.D. Dangoor  
E.B. Dangoor

**Registered Charity Number** 275919

**Address** 4 Carlos Place  
Mayfair  
London  
W1K 3AW

**Auditors** Wilson Wright LLP  
Thavies Inn House  
3-4 Holborn Circus  
London EC1N 2HA

**Bankers** Barclays Bank plc  
1 Churchill Place  
London E14 5HP

National Westminster Bank plc  
Kensington Royal Gardens Branch  
55 Kensington High Street  
London  
W8 5ZG

**Solicitors** Gordon Dadds LLP  
6 Agar Street  
London  
WC2N 4HN

Farrer & Co LLP  
66 Lincolns Inn Fields  
London  
WC2A 3LH

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**THE EXILARCH'S FOUNDATION  
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# **THE EXILARCH'S FOUNDATION REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020**

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The trustees present their report and accounts for the year ended 31 December 2020. The accounts have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) issued October 2019 and the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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.

## **Reference and administrative information**

The Charity was established by a Trust Deed dated 2 April 1978. Its registered charity number is 275919 and its principal office is at 4 Carlos Place, London W1K 3AW,

## **Aims**

The charity is established to carry out all charitable objects, in any part of the world, within the legal meaning of the term, at the absolute discretion of the trustees. The trustees are constantly considering potential new charitable opportunities.

## **Governance and management**

The Charity is governed by its Trust Deed dated 2 April 1978.

The power of appointment of new or additional trustees and the choice of successor is vested exclusively in the Exilarch, D.A. Dangoor CBE. No formal policies have been adopted for the induction and training of trustees.

The trustees during the year and at the date of this report were as follows:-

D.A. Dangoor CBE (Exilarch)  
M.J. Dangoor  
R.D. Dangoor  
E.B. Dangoor

The trustees are legally responsible for the overall management and control of the charity and meet regularly throughout the year.

The investment committee (consisting of D.A. Dangoor CBE and M.J. Dangoor) reviews the charity's investments and investment policies, taking professional advice where appropriate.

## **Public Benefit**

The Charities Act 2011 requires all charities to meet the legal requirement that its aims are for the public benefit. The Charity Commission in its Charities and Public Benefit guidance states that there are two key principles to be met in order to show that an organisation's aims are for the public benefit: firstly, there must be an identifiable benefit or benefits and secondly, that the benefit must be to the public or a section of the public. The trustees consider that they have complied with Section 17 of the Charities Act 2011 including the guidance "public benefit: running a charity (PB2)".

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**THE EXILARCH'S FOUNDATION  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**Aims, objectives, activities and achievements during 2020**

**Aim 1 - Iraq**

The trustees have continued to keep their long-term sights on the eventual re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. The Trustees' strategy for achieving this principal aim, for so long as the security position in Iraq remains sufficiently unsettled for it to be impossible for Jews to resettle in significant numbers in Iraq and therefore impossible for the Charity to acquire land and/or begin construction on projects in Iraq, is to maintain appropriate levels of reserves and to monitor developments in Iraq with the assistance of a network of contacts throughout the Middle East, members of the former community of Iraqi Jews and academics worldwide, and public sources of information. In consultation with professional advisers and the Charity Commission, the Trustees have undertaken to carry out regular assessments of when the re-establishment of the Jewish community and large-scale expenditure by the Charity from this fund might become possible.

The Charity held a designated fund of £10 million for the purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq.

The trustees continue to take note of:

- (a) discussions taking place among Iraqi Jewish communities in Israel, the USA and elsewhere regarding the likelihood that circumstances will in due course permit the effective re-establishment of a Jewish community in Baghdad;
- (b) discussions with members of the Iraqi parliament who are believed to be sympathetic to this cause;
- (c) progress towards a confederation of Middle Eastern interests wishing to see the return to Iraq of many of the educated/business classes who have left the country over the past decades;
- (d) moves towards the recognition of the importance in world heritage terms of identifying and preserving holy sites in Iraq, many of which relate to the Jewish faith, reflecting the long history of the Jewish people in Iraq and the region; and
- (e) the fact that some businesses with Jewish connections were already becoming involved within Iraq.

The Trustees are keeping the designation of funds for this purpose under review.

**Aim 2 – other charitable purposes**

Alongside their above objective, the Trustees have during 2020 sought to identify effective ways of deploying the Charity's resources so as to deliver maximum impact without adversely affecting its capacity to achieve its principal objective.

**Monotheism**

The Trustees continue to explore ways to take forward the recommendations contained in the report commissioned jointly with Birkbeck College on the feasibility of creating an institute for ethical monotheism which will include academic activities of research, teaching and publication, and practical engagement with social and public ethical issues.

**THE EXILARCH'S FOUNDATION  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**Major grants**

During the year a grant of £1.2m was made jointly to Cancer Research UK/The Francis Crick Institute, £0.25m to The Royal United Services Institute for Defence and Security, £0.2m to Dangoor Education and £0.2m to the Jewish Leadership Council. Further details of grants can be found in note 7 to the accounts.

Subsequent to the year-end, the Trustees pledged a further £1.5m to The Royal United Services Institute for Defence and Security.

**Grants for educational institutions**

Funding for educational institutions in the UK has been continued through 2020.

The academic results achieved at Westminster Academy have continued to improve more than 70% of student achieved grades 9-4 in each of the core subjects of English, Maths and Science, with a large proportion of these not having English as a first language.

The Academy students continue to achieve good IB results and in 2021, obtained an average of 35.8 points out of 45 (global average circa 29/45). Two students of the Academy achieved 44 out of 45 points and five students met their Oxbridge entry requirements.

The Charity continues to support the London Centre for Languages and Culture which was established by Pembroke College, Oxford.

**Plans for future periods**

The Trustees resolved that whilst they would continue to consider other applications for funding made to the Charity, they wished to continue to address the following areas over the coming years.

**The advancement of education and the Jewish religion in Iraq**

The Trustees have resolved to retain the fund designated for assisting in the re-establishment of a Jewish community in Iraq through the setting up of educational and religious institutions. They will review the level of funds designated for this large-scale project annually, and as part of the Charity's ongoing monitoring of the situation consider whether continued retention of the funds remains appropriate.

As reported previously, the Trustees believe that it is to the advantage of the Charity to continue to accumulate these funds in order that the Charity may undertake the large-scale projects that will be required when the Jewish community returns to Iraq.

**Educational projects and scholarships**

The Trustees anticipate continuing their support of the Westminster Academy, of which the Charity is the Sponsor.

**Universal Monotheism**

The Trustees will continue to explore whether the Charity's funds might beneficially be used to support the establishment of a new university and in particular the scope for the Charity to allocate additional funds for this project so as to make a meaningful contribution to the estimated £50 million costs involved.

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**THE EXILARCH'S FOUNDATION  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**Principal sources of income**

During 2020 the Charity received investment income and interest of £6.5m. The majority of this took the form of rental income from commercial properties.

**Principal risks and uncertainties**

The trustees have given consideration to the principal risks and uncertainties to which the Charity is exposed. The Charity holds a significant investment property portfolio and any substantial decrease in property values or a substantial reduction in the ratio of tenanted properties to vacant ones would impact the Charity. The trustees monitor the impact of these risks and have concluded that there are sufficient reserves within the Charity to accommodate these.

**Reserves Policy**

The trustees are continuing to develop and refine the charity's reserves policy, taking into account both long term and short term projects.

The charity now holds an endowment fund of £64.03m and, of the other funds it holds, £10m remains designated for the specific purpose of assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq. At the balance sheet date free reserves amounted to £14.6m.

It is the Charity's policy to retain reserves of a minimum of twelve months total expenditure excluding grants.

**Investment Policy, Performance and Objectives**

The Charity's policy is to invest primarily in real estate and donations have been received on that basis. The trustees consider these investments to be secure both in the medium and long term and their performance in terms of capital growth and income is expected to compare well to the rest of the market. The Charity is also exploring some non-property investments.

The Charity's investment properties were independently revalued at the balance sheet date. The resultant unrealised losses in the year of £0.2m are considered to mirror the current market conditions of the property sector in the UK.

**Impact of COVID-19**

During the year, the WHO declared a global COVID-19 pandemic and restrictions were put in place in the UK to contain the spread of this disease. The effects of the COVID-19 pandemic and subsequent lockdowns have impacted the income of the Foundation in 2020 as reflected in these financial statements. In some instances, the charity has provided rent concessions and extended payment periods, to assist lessees to remain viable in this difficult period.

The trustees continue to monitor the charity's reserves, which are significant, on an ongoing basis and have regard to these prior to entering into grant commitments. The trustees reduced grant making in 2020 in light of the uncertainty arising from COVID-19.

**THE EXILARCH'S FOUNDATION  
REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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**Statement of Trustees' Responsibilities**

The trustees 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).

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity 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 judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- 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 proper accounting records that 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 Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. 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.

**Approval**

This report was approved by the trustees on 26 October 2021 and signed on their behalf.

**Exilarch**

**D.A. Dangoor CBE**

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### Opinion

We have audited the financial statements of The Exilarch's Foundation ("the charity") on pages 6 to 22 for the year ended 31 December 2020, which comprise the statement of financial activities, the statement of financial position, the statement of cashflows and the notes to the financial statements, including significant accounting policies. The financial framework that has been applied in the preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), including Financial Reporting Standard 102: *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements

- give a true and fair view of the state of the charity's affairs as at 31 December 2020 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.

#### 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 charity 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 trustee's 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 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.

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### 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. 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.

#### 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

- sufficient accounting records have not been kept;
- 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 set out on pages 4-5, 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 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 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 cease operations, or have no realistic alternative but to do so.

## THE EXILARCH'S FOUNDATION

### INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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#### **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 that 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.

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:

#### **Capability of the audit in detecting irregularities, including fraud**

Based on our understanding of the charity and the charity sector, we identified that the principal risks of non-compliance with laws and regulations related to the failure to comply with charity regulations, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Charities (Accounts and Reports) Regulations 2008 and Charities Act 2011. We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls) and determined that the principal risks were related to posting inappropriate journal entries and management bias in accounting estimates. Audit procedures performed by the auditors included:

- discussions with the trustees, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud.
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.
- assessing management's significant judgements and estimates in particular those relating to the valuation of the charity's property portfolio.
- identifying and testing manual journal entries, in particular any journal entries posted with unclear rationale.

There are inherent limitations in the audit procedures described above, 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 would become aware of it. Also, 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 or intentional misrepresentations, or through collusion.

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

## **THE EXILARCH'S FOUNDATION**

### **INDEPENDENT AUDITORS' REPORT TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION**

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#### **Use of our report**

This report is made solely to the Charity's trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. Our audit work has been undertaken so that we might state to the 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 Charity's trustees as a body, for our audit work, for this report, or for the opinions we have formed.

**Wilson Wright LLP**  
**Chartered Accountants and Statutory Auditors**  
**Thavies Inn House, 3-4 Holborn Circus**  
**London EC1N 2HA**

**Date: 28 October 2021**

Wilson Wright 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.

THE EXILARCH'S FOUNDATION  
STATEMENT OF FINANCIAL ACTIVITIES  
FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted Funds	Expendable Endowment Fund	Total Funds 2020	Total Funds 2019
		£	£	£	£
<b>Income</b>					
Legacy income	3	-	-	-	4,546,323
Investment income	4	6,504,437	-	6,504,437	6,614,421
Other income	5	-	-	-	2,000,000
<b>Total income</b>		<b>6,504,437</b>	<b>-</b>	<b>6,504,437</b>	<b>13,160,744</b>
<b>Expenditure</b>					
Cost of raising funds	6	188,575	-	188,575	1,511,516
Charitable activities	7	3,969,902	-	3,969,902	4,423,890
<b>Total expenditure</b>		<b>4,158,477</b>	<b>-</b>	<b>4,158,477</b>	<b>5,935,406</b>
<b>Net income and net movement in funds before gains and losses on investments</b>					
		2,345,960	-	2,345,960	7,225,338
Gain on investments	14.1,14.3	699,383	819,497	1,518,880	1,868,095
<b>Net movement in funds</b>		<b>3,045,343</b>	<b>819,497</b>	<b>3,864,840</b>	<b>9,093,433</b>
Reconciliation of funds					
Fund balances at 1 January 2020		34,818,816	63,210,356	98,029,172	88,935,739
<b>Fund balances at 31 December 2020</b>		<b>37,864,159</b>	<b>64,029,853</b>	<b>101,894,012</b>	<b>98,029,172</b>

**THE EXILARCH'S FOUNDATION**  
**STATEMENT OF FINANCIAL POSITION AT 31 DECEMBER 2020**

	Notes	2020		2019	
		£	£	£	£
<b>Fixed Assets</b>					
Investments	10.1		106,777,151		105,917,849
<b>Current Assets</b>					
Debtors	11	2,027,046		811,802	
Cash at bank		<u>4,723,796</u>		<u>5,310,578</u>	
		6,750,842		6,122,380	
<b>Creditors: Amounts falling due within one year</b>	12	<u>(4,978,998)</u>		<u>(5,785,883)</u>	
<b>Net Current Assets</b>			1,771,844		336,497
<b>Creditors: Amounts falling due after more than one year</b>	13		<u>(6,654,983)</u>		<u>(8,225,174)</u>
<b>Net Assets</b>			<u>101,894,012</u>		<u>98,029,172</u>
<b>Funds</b>					
Expendable endowment fund	14.1		64,029,853		63,210,356
Unrestricted funds:					
Designated	14.2		23,250,000		23,250,000
General	14.3		14,614,159		11,568,816
			<u>101,894,012</u>		<u>98,029,172</u>

**Approved by the Trustees and  
 Authorised for Issue on 26 October 2021**

**Exilarch**

**D.A. Dangoor CBE**

**THE EXILARCH'S FOUNDATION  
STATEMENT OF CASHFLOWS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

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	Notes	2020 £	2019 £
<b>Net cash used in operating activities</b>	<b>16</b>	<u>(7,822,068)</u>	<u>(6,115,176)</u>
<b>Cash flows from investing activities</b>			
Interest income		7,759	43,468
Dividends and rental income from investments		6,568,359	6,627,768
Purchase of investment properties		(7,697,533)	(6,491,931)
Purchase of other investments		(463,138)	(108,147)
Issue of concessionary loans		-	(399,811)
Proceeds on disposal of investments		139,993	1,189,537
Proceeds from sale of investment properties		8,679,846	8,062,167
<b>Net cash flow from investing activities</b>		<u>7,235,286</u>	<u>8,923,051</u>
<b>Net (decrease)/increase in cash and cash equivalents in the year</b>		(586,782)	2,807,875
<b>Cash and cash equivalents at the beginning of the year</b>		5,310,578	2,502,703
<b>Cash and cash equivalents at the end of the year</b>		<u><u>4,723,796</u></u>	<u><u>5,310,578</u></u>

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## **1 Accounting Policies**

The principal accounting policies adopted and judgement in the preparation of the financial statements are as follows:

### **1.1 Basis of preparation of accounts and assessment of going concern**

The financial statements (accounts) have been prepared under the historical cost convention except for investments which have been included at fair value and in accordance with Statement of Recommended Practice: 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 in October 2019, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), the Charities Act 2011 and UK Generally Accepted Practice as it applies from 1 January 2019.

The accounts 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 in October 2019 rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

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

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy notes.

The financial statements have been prepared on a going concern basis as the Board of Trustees consider there are no material uncertainties existing that may cast significant doubt as to its ability to continue as a going concern.

The Board of Trustees has considered the continuing uncertainty arising from the COVID-19 pandemic and does not believe this to have a material impact on going concern.

### **1.2 Consolidated and financial statements**

Consolidated financial statements for the Charity and its wholly owned subsidiary, Edufilms Limited have not been prepared as the subsidiary was immaterial. As such the accounts reflect only the transactions and balances of the Charity.

### **1.3 Income**

Income is recognised when the charity has entitlement to the funds, any performance conditions attached to the item(s) of income have been met, it is probable that the income will be received and the amount can be measured reliably.

Donations, are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that those conditions will be fulfilled in the reporting period.

Legacy gifts are recognised at the earlier of the date on which either: the charity is aware that probate has been granted, the estate has been finalised and notification has been made by the executors to the charity that a distribution will be made, or when a distribution is received from the estate. Receipt of a legacy, in whole or in part, is only considered probable when there has been a grant of probate, the executors have established there are sufficient assets in the estate to pay the legacy and the conditions attached to the legacy are either within the control of the charity or have been met. Where legacies have been notified to the charity, or the charity is aware of the granting of probate, and the criteria for income recognition have not been met, then the legacy is treated as a contingent asset and disclosed if material.

Rental income arising from operating leases on investment properties is accounted for on a straight line basis over the lease term. Incentives for lessees to enter into lease agreements are spread evenly over the lease terms, even if the payments are not made on such a basis. Rental income is measured at the fair value of the consideration receivable excluding VAT.

Interest on funds held on deposit is included when receivable and the amount can be measured reliably by the charity; this is normally upon notification of the interest paid or payable by the bank. Dividends are recognised once the dividend has been declared and notification has been received of the dividend due.

### **Expenditure**

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably. Expenditure is classified under the following activity headings:

- Costs of raising funds represent investment property and related costs associated with deriving rental income.
- Expenditure on charitable activities comprises grants payable and associated costs incurred by the charity in the delivery of its activities and services. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support it.

Grants payable are payments made to third parties in the furtherance of the charitable objects of the charity. Unconditional grant offer is accrued once the recipient has been notified of the grant award. The notification gives the recipient a reasonable expectation that they will receive the one-year or multi-year grant.

The provision of a multi-year grant is recognised at its present value where settlement is due over more than one year from the date of the award, there are no unfulfilled performance conditions under the control of the Trust that would permit the Trust to avoid making the future payment(s), settlement is probable and the effect of discounting is material. The discount rate used is the average loan rate in the year in which the grant award is made. This discount rate is regarded by the trustees as providing the most current available estimate of the opportunity cost of money reflecting the time value of money to the Charity.

All expenditure is accounted for on an accruals basis. Irrecoverable VAT is charged against the expenditure heading for which it was incurred.

### **1.5 Allocation of support and governance costs**

Support costs have been allocated between governance costs and other support costs. Governance costs comprise all costs involving the public accountability of the charity and its compliance with regulation and good practice. These costs include costs related to statutory audit and legal fees.

Governance costs and support costs relating to the cost of raising funds and expenditure on charitable activities have been apportioned on an equal basis. The allocation of support and governance costs is analysed in note 8.

### **1.6 Operating leases**

Rentals payable under operating leases, including any lease incentives received, are charged to income on a straight line basis over the term of the relevant lease except where another more systematic basis is more representative of the time pattern in which economic benefits from the lease asset are consumed.

### **1.7 Foreign currencies**

Monetary assets and liabilities denominated in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are recorded at the closing rate of the month preceding that in which the transaction occurred. Exchange differences are taken to the Statement of Financial Activities.

### **1.8 Fund accounting**

The following funds are held by the Charity:-

Expendable Endowment - these are capital funds which can only be converted into expendable income at the discretion of the Exilarch.

Unrestricted funds comprise those funds which the trustees are free to use for any purpose in furtherance of the charitable objects. Unrestricted funds include designated funds where the trustees, at their discretion, have created a fund for a specific purpose.

Realised and unrealised gains and losses on investments are allocated to the appropriate fund based on opening fund balances.

### **1.9 Fixed asset investments**

Investment properties are measured initially at cost and subsequently at fair value at the reporting date. Valuation at fair value is made on an open market value basis by reference to market evidence of transaction prices for similar properties. Fair value adjustments are recognised as gains/losses on revaluation of fixed assets in the Statement of Financial Activities.

Investments in subsidiaries are measured initially at cost and subsequently at cost less impairment.

Other investments are initially measured at cost and subsequently at fair value at the reporting date. Realised and unrealised gains and losses are shown as gains/losses on investments in the Statements of Financial Activities.

### **1.10 Loans**

Concessionary loans made in furtherance of the charity's objectives and repayable after more than one year are initially recognised at the amount paid with the carrying value adjusted in subsequent years to reflect repayments and any accrued interest. To the extent that the loan is assessed as irrecoverable, an impairment loss is recognised in the Statement of Financial Activities.

### **1.11 Financial instruments**

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument. Additionally all financial assets and liabilities are classified according to the substance of the contractual arrangements entered into.

Basic financial assets, which include trade and other receivables and cash at bank are initially measured at transaction price (including transaction costs) and are subsequently carried at amortised cost.

Basic financial liabilities include trade payables, grants payable, other payables and deferred income are initially recognised at transaction price and subsequently carried at amortised cost.

## **2 Judgements and key sources of estimation uncertainty**

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

**THE EXILARCH'S FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

As disclosed in Note 10.1, the charity's investment properties have been valued on an open market value basis by an independent professional valuer, valuation of which is based on a number of assumptions including market conditions which prevailed at the Statement of Financial Position date.

**3 Legacy income**

As disclosed in previous years, the Charity was the sole beneficiary of the Estate of Sir Naim Dangoor CBE. On 24 February 2020, the Estate was quantified by virtue of a deed of release and assent. As such, the Estate of £4,546,323 was included as legacy income within the 2019 accounts.

<b>4 Investment income and interest</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
Income from:-		
Listed investments	158	17,506
Unlisted investments	117	168
Rent receivable	6,496,403	6,553,279
Interest on cash deposits	7,759	43,468
	<u>6,504,437</u>	<u>6,614,421</u>

<b>5 Other income</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
Dilapidation receipt	-	2,000,000
	<u>-</u>	<u>2,000,000</u>

This represents a settlement receipt in 2019 agreed on a dilapidation claim made against a former tenant by the Charity.

<b>6 Cost of raising funds</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
<u>Unrestricted fund</u>		
<b>a</b> <u>Investment Property Costs</u>		
Rent payable	104,853	154,322
Rates	-	76,507
Insurance	271	2,318
Service charges	20,821	74,128
Repairs and maintenance	(94,140)	785,188
Legal and professional	67,353	316,754
	<u>99,158</u>	<u>1,409,217</u>
<b>b</b> <u>Other costs</u>		
Publicity	33,800	50,000
Support costs (see note 8)	55,617	52,299
	<u>188,575</u>	<u>1,511,516</u>

**THE EXILARCH'S FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

	2020		2019	
	£	£	£	£
<b>7 Expenditure on charitable activities</b>				
<b>a Grants</b>				
An analysis of grants is as follows:				
<b><u>Grants to institutions</u></b>				
<b><u>SOCIAL WELFARE</u></b>				
<b><u>Community development</u></b>				
Jewish Leadership Council	200,000		100,000	
The Covenant & Conversation Trust	180,000		-	
Spanish and Portuguese Jews' Congregation	175,000		67,994	
The Faith & Belief Forum	106,000		169,500	
Woolf Institute	72,028		-	
Jewish Lads and Girls Brigade	50,000		50,000	
Centre for Jewish Life	15,500		35,000	
The Board Deputies of British Jews	30,000		30,000	
Best Beginnings	30,000		-	
Beit Halochem UK	25,000		-	
University Jewish Chaplancy	20,000		20,000	
Chazak	20,000		10,000	
Norwood	20,000		-	
Jewish Book Week	20,000		-	
Maccabi GB	20,000		-	
The Kessler Foundation	-		50,000	
Torah Action Life	-		46,000	
Veteran Games	-		25,000	
Community Security Trust	-		19,500	
The Fostering Network	-		6,000	
Jerusalem Foundation	-		20,977	
Other	315,238		239,331	
<b><u>Ethics</u></b>				
Tony Blair Institute for Global Change	-		130,000	
Global Leadership Foundation	10,000		5,000	
<b><u>Hospitals, Medical Education and Research</u></b>				
Cancer Research UK/The Francis Crick Institute	1,200,000		-	
Magen David Adom UK	72,500		-	
University College London Hospital	-		1,590,000	
Other	35,000		13,876	
<b><u>General</u></b>	3,958		5,244	
		2,620,224		2,633,422
<b><u>EDUCATION</u></b>				
<b><u>University/College</u></b>				
Dangoor Education	201,712		116,720	
Women's Interfaith Network	148,535		283,723	
British Exploring Society	120,000		-	
Westminster Academy	98,585		248,362	
Imperial College-Space Science & Engineering Foundation	70,000		-	
Sephardi Voices USA	50,000		-	
Yakar Educational Foundation	40,000		-	
Middle East Education	15,000		20,000	
Imperial College-UK Space Design Competition	-		76,000	
March of the Living UK	-		20,000	
Society for Preservation of Israel	-		-	
Heritage Sites	-		10,474	
Other	61,564		31,459	
<b><u>Sundry</u></b>				
The Royal United Services Institute for Defence and Security	250,000		-	
The Royal Marines Charity Trust Fund	15,000		15,258	
		1,070,396		821,996
Carried forward		3,690,620		3,455,418

THE EXILARCH'S FOUNDATION  
NOTES TO THE ACCOUNTS  
FOR THE YEAR ENDED 31 DECEMBER 2020

<b>7</b>	<b>Expenditure on charitable activities</b>		
<b>a</b>	<b>Grants (continued)</b>	<b>2020</b>	<b>2019</b>
		<b>£</b>	<b>£</b>
	Brought forward	3,690,620	3,455,418
	Finance costs	223,664	310,942
	Support costs (see note 8)	55,618	52,299
		<u>3,969,902</u>	<u>3,818,659</u>
<b>b</b>	<b>Other expenditure</b>		
	Amount written off subsidiary's loan (see 7d below)	-	380,231
	Loan advance impairment provision (see note 11(i))	-	225,000
		<u>3,969,902</u>	<u>4,423,890</u>

**c** Where significant grant payments are due in greater than one year the amounts have been discounted to reflect their net present value. Finance costs represent finance charges in respect of the unwinding of the grants.

**d** The subsidiary's loan was in respect of programme related amounts advanced to fund a film production for educational purposes and was in furtherance of the charity's objectives.

<b>e</b>	<b>Reconciliation to Grants Payable:</b>	<b>£</b>	<b>£</b>
	Commitments at 1 January 2020	12,576,787	15,429,683
	Commitments made in year	3,816,050	3,606,587
	Grants paid during the year	(5,829,467)	(6,671,555)
	Finance costs	223,664	310,942
	Difference on exchange	(69,812)	(98,870)
		<u>10,717,222</u>	<u>12,576,787</u>
	Commitments at 31 December 2020		
	Commitments at 31 December 2020 are payable as follows:-		
	Within one year (note 12)	4,062,239	4,351,613
	After more than one year (note 13)	6,654,983	8,225,174
		<u>10,717,222</u>	<u>12,576,787</u>

<b>8</b>	<b>Support costs</b>	<b>2020</b>	<b>2020</b>	<b>2020</b>	<b>2019</b>	<b>2019</b>	<b>2019</b>
		<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
		<b>Total costs</b>	<b>Cost of raising funds</b>	<b>Expenditure on charitable activities</b>	<b>Total costs</b>	<b>Cost of raising funds</b>	<b>Expenditure on charitable activities</b>
	<u>Apportionment basis</u>		<u>50%</u>	<u>50%</u>		<u>50%</u>	<u>50%</u>
	Property expenses	20,632	10,316	10,316	17,315	8,657	8,658
	<u>Governance</u>						
	Bank charges	1,492	746	746	1,518	759	759
	Professional fees	57,986	28,993	28,993	47,590	23,795	23,795
	Audit fees	31,125	15,562	15,563	38,175	19,088	19,087
		<u>111,235</u>	<u>55,617</u>	<u>55,618</u>	<u>104,598</u>	<u>52,299</u>	<u>52,299</u>

**9 Trustees and employees**

No remuneration was paid to the trustees or their connected persons for the year, nor were any expenses reimbursed to them (2019 - £nil).

There were no persons employed by the charity during the year or the previous year.

10.1 Fixed asset investments

	UK Investment Properties £	Listed Investments £	Shares in group undertaking £	Other investments £	Total £
<b>Fair values</b>					
At 1 January 2020	104,650,000	258,384	1	1,009,464	105,917,849
Additions at cost	7,697,533	-	-	463,138	8,160,671
Disposals at carrying value	(7,100,000)	-	-	(139,993)	(7,239,993)
Gain on fair value adjustments	(202,533)	(93,328)	-	234,485	(61,376)
At 31 December 2020	105,045,000	165,056	1	1,567,094	106,777,151

The investment properties have been revalued at the reporting year end date on an open market value basis by an independent Chartered surveyor, Robert Mitchell MRICS and represent their fair value.

The charity is a leasehold tenant and pays a peppercorn rent to the freeholder of a property which is owned by a company in which the Trustees, except for R.D. Dangoor, are directors/shareholders with control of the company.

Listed investments are carried at fair value and represent investment in equities which are traded in quoted public markets, primarily the London Stock Exchange.

See note 10.2 for shares in group undertakings.

Analysis of investments at fair value  
 at 31 December 2020

	2020 £	2019 £
<b>UK investments</b>		
Ordinary shares:		
Listed	165,056	258,384
Investments amounting to more than 5 per cent of the total portfolio :		
International Consolidated Airlines Group SA	39,750	156,250
Entain plc	119,803	93,474

10.2 Interest in subsidiary

	Shares in group undertaking £
<b>At cost less impairment</b>	
Balance at 1 January 2020 and at 31 December 2020	1

Details of the Charity's subsidiary:

Company	Country of registration or incorporation	Class	Shares held	Principal activity
Edufilms Limited	England & Wales	Ordinary	100%	Educational film programme production and distribution

The results of Edufilms Limited for the year ended 31 December 2020 were as follows:

	£
Capital and reserves	(6,617)
Loss for the year	(6,618)

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<b>11 Debtors</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade receivables	1,175,620	88,695
Amounts owed by subsidiary undertaking	53,571	49,671
Other receivables	508,776	510,745
Prepayments and accrued income	289,079	162,691
	<u>2,027,046</u>	<u>811,802</u>

Amounts owed by subsidiary undertaking represent concessionary loans made to facilitate the production and distribution of educational films. There is no fixed repayment term and the amount does not bear interest (see also Note 7b).

Other receivables include Concessionary loans detailed as follows:

- (i) A £225,000 (2019 - £225,000) drawdown in respect of a £360,000 loan to a company to fund a feasibility study into the provision of affordable housing for teachers at the Westminster Academy. The loan is interest free and repayable on the date on which the company enters into a development agreement with a developer on terms agreed by the charity. No agreement has since materialised as a potential developer has decided not to proceed although it may reverse its decision at a future date. Accordingly, full provision was made in the prior year for its potential irrecoverability.
- (ii) A £134,802 (2019- £134,802) loan to a Trust to support the restoration of a church. The interest free loan was repayable in July 2021. The charity has in addition underwritten a commitment totalling £65,198 to make up for shortfalls in the event that other loan providers' pledges do not materialise. Subsequent to the year-end £34,802 has been repaid in respect of this loan and the charity has been released from their underwriting commitment.
- (iii) A £350,000 (2019- £350,000) interest free loan which was repayable in more than 1 year to assist in the purchase and fitting out of a property for an organisation with a vision to enhance Jewish youth's lives. The loan is underwritten by a guarantor and additionally, the charity has a second mortgage charge against the property.

All three loans meet the criterion for treatment as programme related concessionary loans. D.A. Dangoor CBE is a director of the Westminster Academy.

<b>12 Creditors: Amounts falling due within one year</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Trade payables	42,087	58,452
Taxation and social security	211,785	-
Other payables	217,621	237,966
Accruals and deferred income	445,266	1,137,852
Grants payable	4,062,239	4,351,613
	<u>4,978,998</u>	<u>5,785,883</u>

<b>13 Creditors: Amounts falling due after more than one year</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Grants payable	<u>6,654,983</u>	<u>8,225,174</u>

<b>14.1 Expendable endowment fund</b>	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
At 1 January 2020	63,210,356	62,221,343
Gain on investments in the year	819,497	989,013
At 31 December 2020	<u>64,029,853</u>	<u>63,210,356</u>

The capital can only be converted into expendable income at the discretion of the Exilarch.

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**14.2 Designated funds**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
At 1 January 2020 and at 31 December 2020	<u>23,250,000</u>	<u>23,250,000</u>
Purposes:		
Assisting the setting up of educational and religious institutions in a future re-established Jewish community in Iraq		10,000,000
Advancement of Universal Monotheism		7,000,000
Affordable housing project for teachers at the Westminster Academy		5,000,000
UK Israel Healthcare Innovation Project		<u>1,250,000</u>
		<u>23,250,000</u>

**14.3 General fund**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
At 1 January 2020	11,568,816	3,464,396
Incoming resources in the year	6,504,437	13,160,744
Gain on investments in the year	699,383	879,082
Resources expended in the year	(4,158,477)	(5,935,406)
	<u>14,614,159</u>	<u>11,568,816</u>
At 31 December 2020	<u>14,614,159</u>	<u>11,568,816</u>

**15 Analysis of charity net assets between funds**

	<b>Investments</b>	<b>Current Assets Less Liabilities</b>	<b>Long Term Liabilities</b>	<b>Total</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
Expendable Endowment	64,029,853	-	-	64,029,853
Unrestricted Funds:				
Designated	23,250,000	-	-	23,250,000
General	<u>19,497,298</u>	<u>1,771,844</u>	<u>(6,654,983)</u>	<u>14,614,159</u>
	<u>106,777,151</u>	<u>1,771,844</u>	<u>(6,654,983)</u>	<u>101,894,012</u>

**16 Reconciliation of net movement in funds to net cash used in operating activities.**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Net movement in funds	3,864,840	9,093,433
Adjustments for:		
Investment income and Interest	(6,504,437)	(6,614,421)
(Profit)/loss on sale of fixed assets	(1,579,847)	137,833
Decrease/(increase) in valuation of fixed assets investments	295,861	(1,795,689)
Profit on disposal of investment in associate	-	(103,902)
Private equity investments fair value adjustments	(234,485)	(106,327)
Non cashflow-concessionary loan written off	-	654,902
Net (increase)/decrease in debtors	(1,483,337)	146,197
Net decrease in current liabilities	(321,098)	(4,674,306)
Net decrease in grants payable	(1,859,565)	(2,852,896)
Net cash used in operating activities	<u>(7,822,068)</u>	<u>(6,115,176)</u>

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**17 Analysis of changes in net debt**

	<b>2020</b>	<b>2019</b>
	£	£
<b>Cash at bank</b>		
At 1 January 2020	5,310,578	2,502,703
Cashflow movements	<u>(586,782)</u>	<u>2,807,875</u>
At 31 December 2020	<u><u>4,723,796</u></u>	<u><u>5,310,578</u></u>

**18 Operating lease arrangements**

**18.1 Lessor**

At the balance sheet date the charity had future minimum rentals receivable under non-cancellable operating leases, which fall due as follows:

	<b>2020</b>	<b>2019</b>
	£	£
Within one year	6,961,177	7,104,505
Between two and five years	24,425,018	24,751,060
In over five years	<u>41,750,103</u>	<u>40,865,086</u>
	<u><u>73,136,298</u></u>	<u><u>72,720,651</u></u>

**18.2 Lessee**

At the balance sheet date the charity had outstanding commitments for future minimum lease payments under non-cancellable operating leases, which fall due as follows:

	<b>2020</b>	<b>2019</b>
	£	£
Within one year	102,260	96,260
Between two and five years	409,040	385,040
In over five years	<u>7,312,264</u>	<u>6,876,299</u>
	<u><u>7,823,564</u></u>	<u><u>7,357,599</u></u>

**19 Financial commitments**

Amounts contracted for but not provided:

	<b>2020</b>	<b>2019</b>
	£	£
Acquisition of fixed asset investments	<u>2,341,198</u>	<u>1,322,556</u>

**20 Related parties disclosures**

There were no related party transactions undertaken in the current year. In the comparative year, legacy income was received as disclosed in note 3, and a disposal of an associate made in respect of a company all the Trustees (except R.D. Dangoor) were directors and shareholders.

**21 Events after the reporting date**

The charity sold an investment property in April 2021 for £2.4m plus costs. The property was valued at £2.2m as at 31 December 2020 and is included within these accounts.

In August 2021, the charity acquired an investment property for £5.5m.