

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

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

Charity number 275919

Registered office 4 Carlos Place
Mayfair
London
W1K 3AW

Auditor BKL Audit LLP
5 Fleet Place
London
EC4M 7RD

Bankers 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

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

Investment managers Timothy James & Partners Ltd.
16 Babmaes St
London
SW1Y 6AH

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

THE EXILARCH'S FOUNDATION

TRUSTEES' REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 DECEMBER 2024

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and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.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

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

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

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

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

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

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.

THE EXILARCH'S FOUNDATION

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

TO THE TRUSTEES OF THE EXILARCH'S FOUNDATION

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:

9th 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 £
Income from:							
Investment income and interest	3	7,881,605	-	7,881,605	8,153,789	-	8,153,789
Expenditure on:							
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
Total expenditure		7,552,469	-	7,552,469	6,123,433	-	6,123,433
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
Fund balances at 31 December 2024		41,040,276	53,999,943	95,040,219	36,894,578	51,698,763	88,593,341

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

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

	Notes	2024 £	£	2023 £	£
Cash flows from operating activities					
Cash absorbed by operations	24		(7,897,705)		(3,256,825)
Investing activities					
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	
Net cash generated from investing activities			7,293,227		3,262,947
Net (decrease)/increase in cash and cash equivalents			(604,477)		6,122
Cash and cash equivalents at beginning of year			7,412,553		7,406,431
Cash and cash equivalents at end of year			6,808,076		7,412,553

THE EXILARCH'S FOUNDATION

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

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

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

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

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	Total 2024	Community Development	Hospitals, Medical Education and Research	Education	Total 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
Give a Kidney	-	-	-	-	-	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	1,934,581	1,838,431	128,756	655,897	196,888
Other	-	-	348,449	348,449	-	-	-	2,623,084
	<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>1,296,120</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

10 Investment property

	2024 £
Fair value	
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
	£	£	£	£
Cost or valuation				
At 1 January 2024	2,230,569	7,020,050	1	9,250,620
Additions	1,500,000	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)
At 31 December 2024	4,124,552	8,378,291	-	12,502,843
Impairment				
At 1 January 2024	-	-	-	-
Impairment losses	-	157,232	-	157,232
At 31 December 2024	-	157,232	-	157,232
Carrying amount				
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
	£	£
Amounts falling due within one year:		
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	<u>1,378,428</u>
Deferred income as at 31 December 2024	<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.

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

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:

[illegible]

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 2024 £	Endowment funds 2024 £	Total 2024 £	Unrestricted funds 2023 £	Endowment funds 2023 £	Total 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	84,911,000
Investments	12,345,611	-	12,345,611	9,250,620	-	9,250,620
Net current assets	1,887,419	-	1,887,419	1,276,509	-	1,276,509
Long term liabilities	(7,883,311)	-	(7,883,311)	(6,844,788)	-	(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	<u>4,065,534</u>	<u>4,113,534</u>
	<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	<u>32,503,907</u>	<u>35,562,483</u>
	<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

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

24	Cash generated from operations	2024	2023	
		£	£	
	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	1,350,581	882,283	
	Cash absorbed by operations	(7,897,705)	(3,256,825)	
25	Analysis of changes in net funds			
		At 1 January 2024	Cash flows	At 31 December 2024
		£	£	£
	Cash at bank and in hand	7,412,553	(604,477)	6,808,076

