

KEREN ASSOCIATION LIMITED

England & Wales · Charity number 313119

Details

Other names KEREN ASSOCIATION

Status Registered

Legal form Charitable company

Company number [00707087](#)

Registered 1962-02-15

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

Contact

Address 136 Clapton Common
London
E5 9AG

Phone 02088009677

Email mail@cohenarnold.com

Activities

Objects: GENERAL CHARITABLE PURPOSES.

Activities: To further those purposes both in the United Kingdom and abroad recognised as charitable by English Law.

Classification

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

Geography

- Belgium
- Israel
- United States
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£1,772,756	£6,049,774	£2,271,962	0
2024-03-31	£3,530,634	£14,055,811	£1,759,427	0
2023-03-31	£2,389,483	£12,916,765	£9,459,166	0
2022-03-31	£2,728,036	£10,396,335	£20,869,922	0
2021-03-31	£3,004,733	£12,179,152	£27,888,199	0

Trustees

Name	Role	Appointed
MR E ENGLANDER	Chair	1961-11-01
Asher Isiah Perelman		2019-11-07
Hannah Zelda Weiss		1990-08-09
JACOB SHEA ENGLANDER		1990-08-09
JOSEPH STERN		2020-08-06
NICHA WEISS		1980-05-28
PINKUS NAFTOLA ENGLANDER		1990-08-09
SHULEM ZVI ENGLANDER		1990-08-09

KEREN ASSOCIATION LIMITED

England & Wales - Charity number 313119

Accounts

**KEREN ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
31 MARCH 2025**

Company Number: 00707087

Charity Number: 313119

**COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU**

KEREN ASSOCIATION LIMITED
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FOR THE YEAR ENDED 31 MARCH 2025

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KEREN ASSOCIATION LIMITED
REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2025

Name: Keren Association Limited

Status: Incorporated: 1st November 1961
Registered Charity Number: 313119
Company Registration Number: 00707087

Principal Office: 129 Stamford Hill
London N16 5TW

Registered Office: New Burlington House
1075 Finchley Road
London NW11 0PU

Charity Trustees: Mr E Englander (Chairman)
Mr P N Englander
Mr S Z Englander
Mr J S Englander
Mrs H Z Weiss
Mrs N Weiss
Mr A I Perelman
Mr J Stern

Secretary: Mrs H Z Weiss

Auditors: Cohen Arnold
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Bankers: Barclays Bank Plc
Mile End & Bow Branch
240 Whitechapel Road
London E1 1BS

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2025

The Trustees, who are also directors for the purposes of Company law, have pleasure in presenting their report, including a Strategic Report, together with the consolidated Financial Statements of the Charitable Company and its subsidiaries for the year ended 31 March 2025 which are also prepared to meet the requirements for a Directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and Administrative details of the Company are shown on Page 1 of the Financial Statements which forms part of this report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Keren Association Limited is a Company limited by guarantee governed by its Memorandum and Articles of Association. It is registered as a charity with the Charity Commission.

Organisation

The Charitable Company is administered by the Trustees. Every Trustee holds office until he/she shall die or shall cease to hold office by virtue of the Articles of Association.

The day-to-day affairs of the Charitable Company are administered by the Trustees whose Chairman is Mr E Englander.

All Trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Appointment of Trustees

Where there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees.

Trustee Induction and Training

The Chairman of the Trustees would be responsible for the induction of any new Trustee, which involves awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee would receive a "Trustee Welcome Pack" which incorporates copies of the previous year's annual report and accounts, and copies of the Charity's policies.

Group Structure and Relationships

The Charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The subsidiary undertakings are administered by the Directors of those companies.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

The Charitable Company previously owned (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company. The Charitable Company disposed of this shareholding during the reporting period, by way of a share buyback after obtaining approval from the charity commission.

OBJECTIVES AND ACTIVITIES FOR THE BENEFIT OF THE PUBLIC

The Charitable Company is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law. In furtherance of these objects, the Charitable Company receives income from its cash deposits, fixed asset investments, subsidiary and associated undertakings and voluntary income from companies connected with the Trustees which it utilises in the provision and distribution of grants and donations to organisations that fall within the objectives of the Charitable Company. It has concentrated its activities in promoting charitable activities of institutions teaching the principles of traditional Judaism, and the giving of philanthropic aid to the needy.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the Charitable Company's aims and objectives and in planning future activities.

Grant Making Policy

The Trustees are approached for donations by a wide variety of charitable institutions operating in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available to charities whose purpose fall within the objects of the Charitable Company.

In making grants and donations, the Trustees use their personal knowledge of the relevant institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the grants and donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

INVESTMENTS

The movements in Investments are fully reflected in Note 11 to the Financial Statements.

The Group's investment properties are included in the Financial Statements at fair value. The properties are valued by the Trustees.

The Charitable Company's investments in subsidiary undertakings are included in the Financial Statements at fair value, based on the value of their underlying assets less liabilities. The valuation of properties and other assets in these Companies has been carried out by the Trustees.

STRATEGIC REPORT

Achievements and Performance

During the year the Charitable Company has continued its philanthropic activities and has maintained its support of organisations engaging in education, advancement of religion and the giving of philanthropic aid. The reserves remain available to organisations engaging in activities compatible with the aims and objectives of the Charitable Company. The Trustees expect such demands to continue in future years.

The financial results of the Charitable Company and its Subsidiary Undertakings for the year ended 31 March 2025 are fully reflected in the attached Financial Statements together with the Notes thereon.

Grants and donations in the year totalled £5,670,698 (2024: £13,198,641).

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2025

Financial Review

Financial Position

The financial position of the Charitable Company and its subsidiaries is satisfactory.

The Charitable Company's Consolidated Statement of Financial Activities shows a net surplus of £512,535 (2024: net Deficit of £7,699,739) and total reserves of £2,271,962 (2024: £1,759,427).

Reserves Policy

The Reserves Policy of the Trustees is to maintain unrestricted funds, which are the free reserves of the Charitable Company, at a level they consider appropriate to the Charitable Company's needs taking into account likely future requirements. The Charitable Company holds long term investments to allow it to generate sufficient income on an ongoing basis. A proportion of the reserves is held in readily realisable form to cover on-going grant-making activities and contingencies arising from additional calls made upon the Charitable Company for the support of organisations in times of need. The Charitable Company's reserves are represented by unrestricted funds arising from past operating results. The Trustees are satisfied that the present balance of distributable reserves is sufficient to support anticipated expenditure.

Principal Funding Sources

The Charitable Company's principal funding sources in the year were its cash reserves, together with donations received from subsidiaries.

Investment policy and objectives

Under the Memorandum and Articles of Association, the Charitable Company has the power to make any investment which the Trustees see fit provided any moneys are not immediately required for use in connection with any of its objects. The Charitable Company's investment policy is to maximise its income and gains so that its charitable objectives are maintained and expanded. However, having regard to liquidity requirements, the Trustees have also operated a policy of keeping available funds in interest bearing deposit accounts.

Key Performance Indicators

The Trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	<u>2025</u>	<u>2024</u>
	£	£
Grants and donations received	1,000,000	2,051,000
Grants and donations paid	5,670,698	13,198,641
Net investment income	496,982	722,728
Gains on investments	4,060,726	1,127,189
Net movement in funds – surplus/(deficit)	512,535	(7,699,739)
Total funds	2,271,962	1,759,427

The Charity has continued to raise funds and was able to continue its grant funding activities in furtherance of its charitable objects.

Plans for Future Periods

The Trustees plan to continue making distributions in accordance with their grant-making policy and to ensure that the ability to generate sufficient income is maintained to achieve that end. The Charity is realising its investments for its grant-making activity.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2025

Principal Risks and Uncertainties

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

The principal risks to which the group is exposed are:

- The availability of liquid funds to make grants and donations
- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The economic cycle generally

The group seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees (who are also the directors of Keren Association Limited for the purposes of Company law) are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and the group and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Group for that period. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company 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 Charitable Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Charity legislation. The Trustees are also responsible for safeguarding the assets of the Charitable Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2025

STATEMENT OF DISCLOSURE TO AUDITORS

In so far as the Trustees are aware at the time of approving the Trustees' Report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the trustees, having made enquiries of fellow directors and the group's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

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

Approved by the Trustees on 19 January 2026, including, in their capacity as Company Directors, the Strategic Report contained therein.

On behalf of the Board of Trustees,



.....
Mr E Englander (Trustee)

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED

FOR THE YEAR ENDED 31 MARCH 2025

OPINION

We have audited the financial statements of Keren Association Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2025 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

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

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2025

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED (*Continued*)

FOR THE YEAR ENDED 31 MARCH 2025

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees who are also the Directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2025

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

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

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

USE OF OUR REPORT

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



Asher Sternlicht
(Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Our audit was completed on 19 January 2026 and our opinion was expressed at that date.

KEREN ASSOCIATION LIMITED

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**

FOR THE YEAR ENDED 31 MARCH 2025

		<u>Unrestricted Funds</u>	
	Note	<u>2025</u>	<u>2024</u>
		£	£
Income and endowments from:			
Donations and legacies	2	1,000,000	2,051,000
Investments	3	772,756	1,479,634
Total income		<u>1,772,756</u>	<u>3,530,634</u>
Expenditure on:			
Investment management costs	4	275,774	756,906
Charitable activities	5	5,774,000	13,298,905
Total expenditure		<u>6,049,774</u>	<u>14,055,811</u>
Surplus on investment valuations and disposals	8	<u>4,060,726</u>	<u>1,127,189</u>
Net expenditure before taxation		(216,292)	(9,397,988)
Taxation	9	620,302	1,127,060
Net income/(expenditure) after taxation		404,010	(8,270,928)
Attributable to non-controlling interest		108,525	571,189
Net movement in funds	10	<u>512,535</u>	<u>(7,699,739)</u>
Reconciliation of funds			
Total funds brought forward		1,759,427	9,459,166
Total funds carried forward		<u>2,271,962</u>	<u>1,759,427</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED

Company No: 00707087

Charity No: 313119

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 31 MARCH 2025**

		<u>Group</u> <u>2025</u>	<u>Group</u> <u>2024</u>	<u>Charitable</u> <u>Company</u> <u>2025</u>	<u>Charitable</u> <u>Company</u> <u>2024</u>
	Note	£	£	£	£
Fixed assets					
Investments	11	20,606,675	27,521,175	7,552,266	15,287,141
Total fixed assets		<u>20,606,675</u>	<u>27,521,175</u>	<u>7,552,266</u>	<u>15,287,141</u>
Current assets					
Debtors	12	1,630,919	1,699,333	162,409	167,323
Cash at bank and in hand		1,088,088	5,719,681	1,064,808	3,196,492
Total current assets		<u>2,719,007</u>	<u>7,419,014</u>	<u>1,227,217</u>	<u>3,363,815</u>
Current Liabilities					
Creditors: Amounts falling due within one year	13	(1,147,476)	(1,185,633)	(490,796)	(494,804)
Net current assets		<u>1,571,531</u>	<u>6,233,381</u>	<u>736,421</u>	<u>2,869,011</u>
Total assets less current liabilities		<u>22,178,206</u>	<u>33,754,556</u>	<u>8,288,687</u>	<u>18,156,152</u>
Creditors: Amounts falling due after more than one year	14	(15,603,089)	(26,963,936)	(6,016,725)	(16,396,725)
Provisions for liabilities	15	(1,794,877)	(2,414,390)	-	-
Net assets		<u>4,780,240</u>	<u>4,376,230</u>	<u>2,271,962</u>	<u>1,759,427</u>
Less: non-controlling interest		(2,508,278)	(2,616,803)	-	-
Net assets attributable to the parent Charitable Company	16	<u>2,271,962</u>	<u>1,759,427</u>	<u>2,271,962</u>	<u>1,759,427</u>
The funds of the Charitable Company:					
Unrestricted funds	16	<u>2,271,962</u>	<u>1,759,427</u>	<u>2,271,962</u>	<u>1,759,427</u>
		<u>2,271,962</u>	<u>1,759,427</u>	<u>2,271,962</u>	<u>1,759,427</u>

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006. These Financial Statements constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company. The Financial Statements were approved by the Trustees on 19 January 2026 and signed on their behalf by:



MR E ENGLANDER (TRUSTEE)

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2025

	Note	<u>2025</u> £	<u>2024</u> £
Cash flows from operating activities:			
Net cash used in operating activities	18	(4,731,730)	(4,970,853)
Cash flows from investing activities:			
Interest received		134,592	78,062
Net rents and commissions received		385,627	945,276
Purchase of/Improvements to investments		-	(152,741)
Proceeds from sale of investments		975,226	9,060,270
Net cash provided by investing activities		1,495,445	9,930,867
Cash flows from financing activities:			
Interest paid		(75,032)	(372,819)
Repayment of bank borrowings		-	(60,559)
Increase/(Decrease) in other loan creditors		(1,320,276)	(612,845)
Net cash provided by/(used in) financing activities		(1,395,308)	(1,046,223)
Change in cash and cash equivalents in the year		(4,631,593)	3,913,791
Cash and cash equivalents at the beginning of the year		5,719,681	1,805,890
Cash and cash equivalents at the end of the year	18	1,088,088	5,719,681

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Statement of Compliance

The financial statements have been prepared in compliance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

The financial statements have been prepared in Sterling (rounded to the nearest pound), which is the functional currency of the entity.

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

Going Concern

There are no material uncertainties about the Charity's ability to continue as a going concern.

Group Financial Statements

These Financial Statements consolidate the results of the Charitable Company and its subsidiaries on a line-by-line basis. A separate statement of financial activities or income and expenditure account dealing with the results of the Company only has not been presented in accordance with Section 408 of the Companies Act 2006.

Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Income

All donations are recognised in the Statement of Financial Activities (SOFA) of the Charitable Company when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

All other income is recognised on a receivable basis. This includes income from investments and deposits, rentals from property assets, and grants and donations received by the Charitable Company and Group.

Investment Management Costs

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

Governance Costs

Governance costs include costs of the preparation and audit of financial statements and cost of any legal

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

advice to Trustees on governance or constitutional matters and is recognised on an accrual basis.

1. ACCOUNTING POLICIES (*Continued*)

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Liability Recognition

Creditors are recognised as soon as there is a present obligation committing the entity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

Fund Accounting

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

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date. Designated funds are funds, which have been set-aside at the discretion of the Trustees for specific purposes. There are no designated funds as at the Balance Sheet date.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value.

Fixed Assets

All fixed assets are initially recorded at cost.

Properties Held for Investment

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

Acquisitions and Disposals of Properties

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

Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

Where investments in non-puttable ordinary shares including investments in subsidiary undertakings can be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in the Statement of Financial Activities. Otherwise such investments are subsequently measured at cost less impairment.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES (*Continued*)

Taxation

The Charitable Company is not liable to direct taxation on its income as it falls within the various exemptions available to registered charities. The subsidiary undertakings are subject to Corporation Tax but it is expected that their income will be gifted for charitable purposes and therefore no tax liability should arise.

Notwithstanding the above, deferred tax is recognised in respect of all timing differences present in the non-charitable subsidiary undertakings. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Related Party Transactions

The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2025</u>	<u>2024</u>
	£	£
Unrestricted donations received	1,000,000	2,051,000

No restrictions were attached to any donations received.

3. INVESTMENT INCOME

	<u>2025</u>	<u>2024</u>
	£	£
Rents receivable from investment properties	539,974	1,245,144
Interest receivable	135,179	88,722
Commissions receivable	97,603	145,768
	<u>772,756</u>	<u>1,479,634</u>

4. INVESTMENT MANAGEMENT COSTS

	<u>2025</u>	<u>2024</u>
	£	£
Property outgoings	270,361	380,355
Interest payable	5,413	376,551
	<u>275,774</u>	<u>756,906</u>

No commission has been paid in connection with management of the properties.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>2025</u>	<u>2024</u>
	£	£
Grant funding activities (Institutional grants)	5,670,698	13,198,641
Support and governance costs (note 6)	103,302	100,264
	5,774,000	13,298,905
	5,774,000	13,298,905

All grants were paid from unrestricted funds and were institutional grants. An analysis of institutional grants is attached to these financial statements.

All grants were paid were for Education, Furtherance of Jewish Religion and Alleviation of Poverty.

6. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	<u>2025</u>	<u>2024</u>
	£	£
Legal & professional fees	41,550	27,107
Auditor's remuneration	48,743	56,864
General expenses	13,009	16,293
	103,302	100,264
	103,302	100,264

7. STAFF COSTS AND EMOLUMENTS

No salaries or wages have been paid to any employee or Trustee by the Charitable Company or any subsidiary undertaking. No Trustee expenses have been incurred.

8. SURPLUS/(DEFICIT) ON INVESTMENT VALUATIONS AND DISPOSALS

	<u>2025</u>	<u>2024</u>
	£	£
Profit on disposal	4,060,726	28,100
Gains on revaluation	-	1,099,089
	4,060,726	1,127,189
	4,060,726	1,127,189

9. TAXATION

No current tax was payable in respect of the Charitable Company. Current tax payable in respect of the non-charitable subsidiary undertakings was £789 (2024: nil).

The balance of the movement in the income and expenditure account represents provision for deferred tax (see Note 15).

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

10. NET MOVEMENT IN FUNDS

Of the Net Movements of Funds of the Group £512,535 Surplus (2024: £7,699,739 Deficit) has been dealt within the Statement of Financial Activities of the Charitable Company itself.

11. INVESTMENTS

<u>Group</u>	<u>Properties</u> £	<u>Shares in Related Companies</u> £	<u>Life Policies</u> £	<u>Total</u> £
Fair Value at 1 April 2024	10,476,830	5,957,000	11,087,345	27,521,175
Additions	-	-	-	-
Disposals	(957,500)	(5,957,000)	-	(6,914,500)
Revaluations	-	-	-	-
Fair Value at 31 March 2025	9,519,330	-	11,087,345	20,606,675
Impairments				
At 1 April 2024	-	-	-	-
Reversal of impairments	-	-	-	-
At 31 March 2025	-	-	-	-
Carrying Amount				
Net book value at 31 March 2025	9,519,330	-	11,087,345	20,606,675
Net book value at 1 April 2024	10,476,830	5,957,000	11,087,345	27,521,175
Historical Cost at 31 March 2025	2,025,397	-	11,087,345	13,112,742
<u>Charitable Company</u>		<u>Shares in Subsidiary Undertakings</u> £	<u>Shares in Related Companies</u> £	<u>Total</u> £
Fair Value at 1 April 2024		11,640,125	3,647,016	15,287,141
Additions		-	2,309,984	2,309,984
Disposals		-	(5,957,000)	(5,957,000)
Revaluations		(4,087,859)	-	(4,087,859)
Fair Value at 31 March 2025		7,552,266	-	7,552,266
Historical Cost at 31 March 2025		2,852,771	-	2,852,771

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

11. INVESTMENTS (Continued)

- a. The assets classified as investments are stated at Trustees' valuation at 31 March 2025.
- b. The group's investment properties are valued by the Trustees in consultation with RICS qualified surveyors based on their understanding of property market conditions using a sales valuation approach, derived from recent comparable transactions and market yields, adjusted by applying discounts to reflect status of occupation and condition.
- c. The fair value at 31 March 2025 of the Investments in Subsidiary Undertakings and unquoted Related Companies is based on the underlying value of assets less liabilities of these Companies. The valuation of properties and other assets in these Companies has been made by the Trustees.

The Subsidiary Undertakings (all being property investment companies) of the Charitable Company, all of which are incorporated in Great Britain and registered in England and included in the consolidated financial statements, are as follows:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The Charitable Company previously owned (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a UK registered Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company. The Charitable Company disposed of this shareholding during the reporting period, by way of a share buyback after obtaining approval from the charity commission.

A summary of the turnover, expenditure and net profit or loss for the year ended 31 March 2025 of each subsidiary undertaking is as follows:

<u>Company</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Other adjustments</u>	<u>Donations paid to Parent Charity</u>	<u>Net retained profit or (loss)</u>
	£	£	£	£	£
Blustart Co. Limited	3,817	(5,277)	67,576	(60,000)	6,116
E & S Property Trading Co. Limited	112,559	(169,792)	124,102	(340,000)	(273,131)
Englander Company Limited	366,736	(149,325)	120,569	(557,000)	(219,020)
Gerrone Properties Limited	-	(2,851)	59,080	(1,738,400)	(1,682,171)
Hollow-ware Products Limited	-	(3,777)	5	-	(3,772)
Manhill Co. Limited	53,892	(47,069)	(174,329)	(184,000)	(351,506)

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

11. INVESTMENTS (Continued)

The assets, liabilities and funds of each subsidiary undertakings as at 31 March 2025 were as follows:

<u>Company</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Capital and Reserves</u>
	£	£	£
Blustart Co. Limited	1,015,209	(31,070)	984,139
E & S Property Trading Co. Limited	2,773,460	(887,851)	1,885,609
Englander Company Limited	6,032,940	(970,824)	5,062,116
Gerrone Properties Limited	452,091	(416,091)	36,000
Hollow-ware Products Limited	13,609,622	(12,271,067)	1,338,555
Manhill Co. Limited	3,189,941	(2,435,816)	754,125

12. DEBTORS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	£	£	£	£
Rent and service charges	36,074	60,672	896	2,073
Amounts due from related companies	808,354	842,992	-	-
Loan debtors	474,851	474,813	151,500	152,000
Interest receivable	30,101	29,514	-	-
Other debtors and prepayments	281,539	291,342	10,013	13,250
	<u>1,630,919</u>	<u>1,699,333</u>	<u>162,409</u>	<u>167,323</u>

Amounts due from related companies represents amounts of £573,468 due from Better Properties Limited, and £234,886 due from The Development & Property Holding Company Limited of which certain of the Trustees of the Charitable Company are also Directors. The loan due from Better Properties Limited bore interest of 2.5% above the Bank of England Base Rate and is repayable after more than twelve months. The loan due from The Development & Property Holding Company Limited is interest free and is repayable on demand. In the opinion of the Trustees the amounts are fully recoverable.

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	£	£	£	£
Rent and service charges charged in advance	172,548	178,735	9,190	9,190
Amounts due to related companies	297,539	297,104	297,539	297,104
Loan creditors	581,494	541,358	157,000	157,000
Other creditors and accruals	95,895	168,436	27,067	31,510
	<u>1,147,476</u>	<u>1,185,633</u>	<u>490,796</u>	<u>494,804</u>

Amounts due to related companies represent amounts due to companies of which certain Directors are also Trustees of the Charitable Company.

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
<u>Other amounts falling due within 5 years</u>	£	£	£	£
Amounts due to related companies	15,603,089	26,963,936	1,534,598	12,284,598
Amounts due to subsidiary undertakings	-	-	4,482,127	4,112,127
	<u>15,603,089</u>	<u>26,963,936</u>	<u>6,016,725</u>	<u>16,396,725</u>

Amounts due to related companies represents £15,153,089 due to Better Properties Limited (£1,084,598 of which is owed by the Charitable Company), and £450,000 due to Citywise Limited (which is owed by the Charitable Company). Certain Trustees of the Charitable Company are also Directors of these related companies. No interest was paid by the Charitable Company to Better Properties Limited, although certain subsidiary undertakings paid interest at 2.5% above the Bank of England Base Rate.

These amounts due to related companies are loans with no written contracts and no fixed repayment dates. FRS 102 requires such amounts to be disclosed as falling due within one year. In the opinion of the Directors, these loans are unlikely to be demanded within one year of the balance sheet date and such a disclosure would be misleading. The Directors have concluded that a departure from FRS 102 is necessary in order to give a true and fair view. Accordingly, these loans are disclosed as falling due after more than one year.

15. PROVISIONS FOR LIABILITIES

	<u>2025</u>	<u>2024</u>
	£	£
Balance at 1 April 2024	2,414,390	6,282,729
Movement for the year	(619,513)	(1,127,060)
Disposal of Subsidiaries	-	(2,741,279)
Balance 31 March 2025	<u>1,794,877</u>	<u>2,414,390</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been in recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent Charitable Company on the basis that all such gains will be applied for charitable purposes.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

16. UNRESTRICTED FUNDS

Group

	£
Balance at 1 April 2024	1,759,427
Net expenditure for the year	(3,656,716)
Surplus on investments	4,060,726
Attributable to non-controlling interest	<u>108,525</u>
Balance at 31 March 2025	<u><u>2,271,962</u></u>

Charitable Company

	£
Balance at 1 April 2024	1,759,427
Net expenditure for the year	(1,752,590)
Surplus on investments	<u>2,265,125</u>
Balance at 31 March 2025	<u><u>2,271,962</u></u>

17. FINANCIAL INSTRUMENTS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024</u>
	£	£	£	£
<i>Financial assets measured at fair value through income and expenditure:</i>				
Unlisted investments (Note 11)	11,087,345	17,044,345	7,552,266	15,287,141
<i>Financial assets measured at amortised cost:</i>				
Debtors (Note 12)	1,630,919	1,699,333	162,409	167,323
<i>Financial liabilities measured at amortised cost:</i>				
Creditors (Notes 13 & 14)	<u>16,750,565</u>	<u>28,149,569</u>	<u>6,507,521</u>	<u>16,891,529</u>

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

18. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of net income to net cash flow from operating activities

	<u>2025</u>	<u>2024</u>
	£	£
Net income/(expenditure) for the year	404,010	(8,270,928)
Adjustments for:		
Interest receivable	(135,179)	(88,722)
Net rents and commissions receivable	(367,216)	(1,010,557)
Non-cash grants	-	5,632,795
Interest payable	5,413	376,551
Taxation	(620,302)	(1,127,060)
Surplus on investment valuations and disposals	(4,060,726)	(1,127,189)
Decrease in debtors	44,403	659,204
Decrease in creditors	(2,922)	(14,947)
	<u>(4,732,519)</u>	<u>(4,970,853)</u>
Tax paid	789	-
Net cash used in operating activities	<u>(4,731,730)</u>	<u>(4,970,853)</u>

Analysis of cash and cash equivalents

	<u>2025</u>	<u>2024</u>
	£	£
Cash bank and in hand	1,088,088	5,719,681
Total cash and cash equivalents	<u>1,088,088</u>	<u>5,719,681</u>

19. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2024	Cash flows	At 31 Mar 2025
	£	£	£
Cash at bank and in hand	5,719,681	(4,631,593)	1,088,088
	<u>5,719,681</u>	<u>(4,631,593)</u>	<u>1,088,088</u>
Other creditors	(28,149,569)	11,399,004	(16,750,565)
	<u>(22,429,888)</u>	<u>6,767,411</u>	<u>(15,662,477)</u>

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2025

20. RELATED PARTY TRANSACTIONS

Donations totalling £1,000,000 were received from companies connected with the Trustees. Certain Trustees of the Charitable Company are also Directors of those related companies. No conditions were attached to any of the donations.

During the year donations were made totalling £153,623 to Collel Chibath Yerushalayim Trust, £44,650 to Beis Brucha Ltd, £10,000 to Dina Perelman Trust Limited, £1,480 to Side by Side (Children) Limited, and £40,000 to Friends of Mosdos Belz Machnovka. Certain Trustees of the Charitable Company are also Trustees of those related Charitable Entities.

Certain of the group's properties are managed by Better Properties Limited.

Additional Related Party information is given in Notes 11, 12, 13 & 14.

21. GENERAL INFORMATION

The Charitable Company is incorporated in England and is limited by guarantee. The address of its principal place of business is shown at page 1.

KEREN ASSOCIATION LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2025

	<u>Unrestricted Funds</u>
	<u>2025</u>
	£
Income and endowments from:	
Donations and legacies	3,879,400
Investments	34,280
Total income	<u><u>3,913,680</u></u>
Expenditure on:	
Investment management costs	2,855
Charitable activities	5,663,415
Total expenditure	<u><u>5,666,270</u></u>
Income from shares in subsidiary undertakings	2,309,984
Deficit on investment valuations and disposals	(44,859)
Net movement in funds	<u><u>512,535</u></u>
Reconciliation of funds	
Total funds brought forward	1,759,427
Total funds carried forward	<u><u>2,271,962</u></u>

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

All income and expenditure derive from continuing activities.

KEREN ASSOCIATION LIMITED
ANALYSIS OF GRANTS
FOR THE YEAR ENDED 31 MARCH 2025

Recipients of Institutional Grants	£
Friends of Mercaz Hatorah Belz Macnivka	1,289,380
The OJC Fund	1,100,290
China Vechisda	436,405
Achisomoch Aid Company Limited	430,000
Beis Aharon Trust Ltd	297,300
Collel Chibath Yerushalayim	153,623
Ezra Lecol Ma Detzarich	129,806
Chasdei Aharon Limited	110,400
Synagogue D'Chasidei Belz	103,808
MLT D'Chasidei Belz	95,900
Ichud Mosdos Gur Limited	95,000
Shaar Hamelech	80,000
TTBA Belz	69,500
Mosdos Kedushas Aharon D'Chasidei Belz Machnovka Elad	66,312
Mosdos Toras Aharon	62,421
Zera Aharon Machnovka Belz Yerushalayim	53,681
Tarim Karno	52,000
Other Grants (below £50,000)	1,044,872
	5,670,698

KEREN ASSOCIATION LIMITED

England & Wales - Charity number 313119

Accounts

**KEREN ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
31 MARCH 2024**

Company Number: 00707087

Charity Number: 313119

**COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU**

KEREN ASSOCIATION LIMITED
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FOR THE YEAR ENDED 31 MARCH 2024

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KEREN ASSOCIATION LIMITED

REFERENCE AND ADMINISTRATIVE DETAILS

FOR THE YEAR ENDED 31 MARCH 2024

Name: Keren Association Limited

Status: Incorporated: 1st November 1961
Registered Charity Number: 313119
Company Registration Number: 00707087

Principal Office: 129 Stamford Hill
London N16 5TW

Registered Office: New Burlington House
1075 Finchley Road
London NW11 0PU

Charity Trustees: Mr E Englander (Chairman)
Mr P N Englander
Mr S Z Englander
Mr J S Englander
Mrs H Z Weiss
Mrs N Weiss
Mr A I Perelman
Mr J Stern

Secretary: Mrs H Z Weiss

Auditors: Cohen Arnold
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Bankers: Barclays Bank Plc
Mile End & Bow Branch
240 Whitechapel Road
London E1 1BS

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

The Trustees, who are also directors for the purposes of Company law, have pleasure in presenting their report, including a Strategic Report, together with the consolidated Financial Statements of the Charitable Company and its subsidiaries for the year ended 31 March 2024 which are also prepared to meet the requirements for a Directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and Administrative details of the Company are shown on Page 1 of the Financial Statements which forms part of this report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Keren Association Limited is a Company limited by guarantee governed by its Memorandum and Articles of Association. It is registered as a charity with the Charity Commission.

Organisation

The Charitable Company is administered by the Trustees. Every Trustee holds office until he/she shall die or shall cease to hold office by virtue of the Articles of Association.

The day-to-day affairs of the Charitable Company are administered by the Trustees whose Chairman is Mr E Englander.

All Trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Appointment of Trustees

Where there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees.

Trustee Induction and Training

The Chairman of the Trustees would be responsible for the induction of any new Trustee, which involves awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee would receive a "Trustee Welcome Pack" which incorporates copies of the previous year's annual report and accounts, and copies of the Charity's policies.

Group Structure and Relationships

The Charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

During the period the Charity donated the 100% shareholdings of Grangepoint Limited (Company reg. no. 01338359) and Adagio Estates Limited (Company reg. no. 11229159) to a related Charity, Parkwill Limited.

The subsidiary undertakings are administered by the Directors of those companies.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

Related Party Transactions

Details of transactions with Related Parties are disclosed in Note 20 to the Financial Statements. The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

OBJECTIVES AND ACTIVITIES FOR THE BENEFIT OF THE PUBLIC

The Charitable Company is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law. In furtherance of these objects, the Charitable Company receives income from its investment properties, cash deposits, fixed asset investments, subsidiary and associated undertakings and voluntary income from companies connected with the Trustees which it utilises in the provision and distribution of grants and donations to organisations that fall within the objectives of the Charitable Company. It has concentrated its activities in promoting charitable activities of institutions teaching the principles of traditional Judaism, and the giving of philanthropic aid to the needy.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the Charitable Company's aims and objectives and in planning future activities.

Grant Making Policy

The Trustees are approached for donations by a wide variety of charitable institutions operating in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available to charities whose purpose fall within the objects of the Charitable Company.

In making grants and donations, the Trustees use their personal knowledge of the relevant institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the grants and donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

INVESTMENTS

The movements in Investments are fully reflected in Note 11 to the Financial Statements.

The Group's investment properties are included in the Financial Statements at fair value. The properties are valued by the Trustees.

The Charitable Company's investments in subsidiary undertakings are included in the Financial Statements at fair value, based on the value of their underlying assets less liabilities. The valuation of properties and other assets in these Companies has been carried out by the Trustees.

STRATEGIC REPORT

Achievements and Performance

During the year the Charitable Company has continued its philanthropic activities and has maintained its support of organisations engaging in education, advancement of religion and the giving of philanthropic aid. The reserves remain available to organisations engaging in activities compatible with the aims and objectives of the Charitable Company. The Trustees expect such demands to increase in future years.

The financial results of the Charitable Company and its Subsidiary Undertakings for the year ended 31 March 2024 are fully reflected in the attached Financial Statements together with the Notes thereon.

Grants and donations in the year totalled £13,198,641 (2023: £11,669,743).

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

Financial Review

Financial Position

The financial position of the Charitable Company and its subsidiaries is satisfactory.

The Charitable Company's Consolidated Statement of Financial Activities shows a net Deficit of £7,699,739 (2023: net Deficit of £11,410,756) and total reserves of £1,759,427 (2023: £9,459,166).

Reserves Policy

The Reserves Policy of the Trustees is to maintain unrestricted funds, which are the free reserves of the Charitable Company, at a level they consider appropriate to the Charitable Company's needs taking into account likely future requirements. The Charitable Company holds long term investments to allow it to generate sufficient income on an ongoing basis. A proportion of the reserves is held in readily realisable form to cover on-going grant-making activities and contingencies arising from additional calls made upon the Charitable Company for the support of organisations in times of need. The Charitable Company's reserves are represented by unrestricted funds arising from past operating results. The Trustees are satisfied that the present balance of distributable reserves is sufficient to support anticipated expenditure.

Principal Funding Sources

The Charitable Company's principal funding sources in the year were its investment portfolio, together with donations received from subsidiaries.

Investment policy and objectives

Under the Memorandum and Articles of Association, the Charitable Company has the power to make any investment which the Trustees see fit provided any moneys are not immediately required for use in connection with any of its objects. The Charitable Company's investment policy is to maximise its income and gains so that its charitable objectives are maintained and expanded. However, having regard to liquidity requirements, the Trustees have also operated a policy of keeping available funds in interest bearing deposit accounts.

Key Performance Indicators

The Trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	<u>2024</u>	<u>2023</u>
	£	£
Grants and donations received	2,051,000	239,934
Grants and donations paid	13,198,641	11,669,743
Net investment income	722,728	1,058,187
Gains/(Losses) on investments	1,127,189	(1,721,614)
Net movement in funds – (deficit)/surplus	(7,699,739)	(11,410,756)
Total funds	1,759,427	9,459,166

The Charity has continued to raise funds and was able to continue its grant funding activities in furtherance of its charitable objects.

Plans for Future Periods

The Trustees plan to continue making distributions in accordance with their grant-making policy and to ensure that the ability to generate sufficient income is maintained to achieve that end. The Charity is realising its investments for its grant-making activity.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

Principal Risks and Uncertainties

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

The principal risks to which the group is exposed are:

- The availability of liquid funds to make grants and donations
- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The economic cycle generally

The group seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees (who are also the directors of Keren Association Limited for the purposes of Company law) are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and the group and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Group for that period. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company 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 Charitable Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Charity legislation. The Trustees are also responsible for safeguarding the assets of the Charitable Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

STATEMENT OF DISCLOSURE TO AUDITORS

In so far as the Trustees are aware at the time of approving the Trustees' Report:


- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the trustees, having made enquiries of fellow directors and the group's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

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

Approved by the Trustees on ~~27~~²⁷ January 2025, including, in their capacity as Company Directors, the Strategic Report contained therein.

On behalf of the Board of Trustees,



.....
Mr E Englander (Trustee)

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED**

FOR THE YEAR ENDED 31 MARCH 2024

OPINION

We have audited the financial statements of Keren Association Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2024 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2024 and of the group's incoming resources and application of resources, including its income and expenditure, and of the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED (Continued)

FOR THE YEAR ENDED 31 MARCH 2024

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees who are also the Directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2024

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

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

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

USE OF OUR REPORT

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



Asher Sternlicht
(Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

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

KEREN ASSOCIATION LIMITED

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**

FOR THE YEAR ENDED 31 MARCH 2024

	Note	<u>Unrestricted Funds</u>	
		<u>2024</u>	<u>2023</u>
		£	£
Income and endowments from:			
Donations and legacies	2	2,051,000	239,934
Investments	3	1,479,634	2,149,549
Total income		<u>3,530,634</u>	<u>2,389,483</u>
Expenditure on:			
Investment management costs	4	756,906	1,091,362
Charitable activities	5	13,298,905	11,825,403
Total expenditure		<u>14,055,811</u>	<u>12,916,765</u>
Surplus/(Deficit) on investment valuations and disposals	8	<u>1,127,189</u>	<u>(1,721,614)</u>
Net expenditure before taxation		(9,397,988)	(12,248,896)
Taxation	9	1,127,060	484,045
Net expenditure after taxation		(8,270,928)	(11,764,851)
Attributable to non-controlling interest		571,189	354,095
Net movement in funds	10	<u>(7,699,739)</u>	<u>(11,410,756)</u>
Reconciliation of funds			
Total funds brought forward		9,459,166	20,869,922
Total funds carried forward		<u>1,759,427</u>	<u>9,459,166</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED

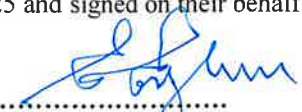
Company No: 00707087

Charity No: 313119

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 31 MARCH 2024**

	Note	<u>Group</u> <u>2024</u> £	<u>Group</u> <u>2023</u> £	<u>Charitable</u> <u>Company</u> <u>2024</u> £	<u>Charitable</u> <u>Company</u> <u>2023</u> £
Fixed assets					
Investments	11	27,521,175	53,588,345	15,287,141	25,682,154
Total fixed assets		<u>27,521,175</u>	<u>53,588,345</u>	<u>15,287,141</u>	<u>25,682,154</u>
Current assets					
Debtors	12	1,699,333	4,153,683	167,323	98,148
Cash at bank and in hand		5,719,681	1,805,890	3,196,492	312,627
Total current assets		<u>7,419,014</u>	<u>5,959,573</u>	<u>3,363,815</u>	<u>410,775</u>
Current Liabilities					
Creditors: Amounts falling due within one year	13	(1,185,633)	(1,729,569)	(494,804)	(537,101)
Net current assets/(liabilities)		<u>6,233,381</u>	<u>4,230,004</u>	<u>2,869,011</u>	<u>(126,326)</u>
Total assets less current liabilities		<u>33,754,556</u>	<u>57,818,349</u>	<u>18,156,152</u>	<u>25,555,828</u>
Creditors: Amounts falling due after more than one year	14	(26,963,936)	(38,888,462)	(16,396,725)	(16,096,662)
Provisions for liabilities	15	(2,414,390)	(6,282,729)	-	-
Net assets		<u>12,647,158</u>	<u>12,647,158</u>	<u>1,759,427</u>	<u>9,459,166</u>
Less: non-controlling interest		(2,616,803)	(3,187,992)	-	-
Net assets attributable to the parent Charitable Company	16	<u>1,759,427</u>	<u>9,459,166</u>	<u>1,759,427</u>	<u>9,459,166</u>
The funds of the Charitable Company:					
Unrestricted funds	16	1,759,427	9,459,166	1,759,427	9,459,166
		<u>1,759,427</u>	<u>9,459,166</u>	<u>1,759,427</u>	<u>9,459,166</u>

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006. These Financial Statements constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company. The Financial Statements were approved by the Trustees on 27 January 2025 and signed on their behalf by:


.....
MR E ENGLANDER (TRUSTEE)

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2024

	Note	<u>2024</u> £	<u>2023</u> £
Cash flows from operating activities:			
Net cash used in operating activities	18	(4,970,853)	(13,938,565)
Cash flows from investing activities:			
Interest received		78,062	27,521
Net rents and commissions received		945,276	1,519,700
Purchase of/Improvements to investments		(152,741)	(138,183)
Proceeds from sale of investments		9,060,270	1,929,312
Net cash provided by investing activities		9,930,867	3,338,350
Cash flows from financing activities:			
Interest paid		(372,819)	(470,153)
Cash inflows from bank borrowings		-	1,473,930
Repayment of bank borrowings		(60,559)	-
Increase/(Decrease) in other loan creditors		(612,845)	147,646
Net cash provided by/(used in) financing activities		(1,046,223)	1,151,423
Change in cash and cash equivalents in the year		3,913,791	(9,448,792)
Cash and cash equivalents at the beginning of the year		1,805,890	11,254,682
Cash and cash equivalents at the end of the year	18	5,719,681	1,805,890

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES

Statement of Compliance

The financial statements have been prepared in compliance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

The presentational currency is UK Pound Sterling.

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

Going Concern

There are no material uncertainties about the Charity's ability to continue as a going concern.

Group Financial Statements

These Financial Statements consolidate the results of the Charitable Company and its subsidiaries on a line-by-line basis. A separate statement of financial activities or income and expenditure account dealing with the results of the Company only has not been presented in accordance with Section 408 of the Companies Act 2006.

Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Income

All donations are recognised in the Statement of Financial Activities (SOFA) of the Charitable Company when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

All other income is recognised on a receivable basis. This includes income from investments and deposits, rentals from property assets, and grants and donations received by the Charitable Company and Group.

Investment Management Costs

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

Governance Costs

Governance costs include costs of the preparation and audit of financial statements and cost of any legal advice to Trustees on governance or constitutional matters and is recognised on an accrual basis.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES (Continued)

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Liability Recognition

Creditors are recognised as soon as there is a present obligation committing the entity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

Fund Accounting

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

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date. Designated funds are funds, which have been set-aside at the discretion of the Trustees for specific purposes. There are no designated funds as at the Balance Sheet date.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value.

Fixed Assets

All fixed assets are initially recorded at cost.

Properties Held for Investment

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

Acquisitions and Disposals of Properties

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

Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

Where investments in non-puttable ordinary shares including investments in subsidiary undertakings can be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in the Statement of Financial Activities. Otherwise such investments are subsequently measured at cost less impairment.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES (Continued)

Taxation

The Charitable Company is not liable to direct taxation on its income as it falls within the various exemptions available to registered charities. The subsidiary undertakings are subject to Corporation Tax but it is expected that their income will be gifted for charitable purposes and therefore no tax liability should arise.

Notwithstanding the above, deferred tax is recognised in respect of all timing differences present in the non-charitable subsidiary undertakings. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Related Party Transactions

The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2024</u>	<u>2023</u>
	£	£
Unrestricted donations received	2,051,000	239,934
	<u> </u>	<u> </u>

No restrictions were attached to any donations received.

3. INVESTMENT INCOME

	<u>2024</u>	<u>2023</u>
	£	£
Rents receivable from investment properties	1,245,144	1,903,992
Interest receivable	88,722	36,045
Commissions receivable	145,768	209,512
	<u>1,479,634</u>	<u>2,149,549</u>

4. INVESTMENT MANAGEMENT COSTS

	<u>2024</u>	<u>2023</u>
	£	£
Property outgoings	380,355	584,251
Interest payable	376,551	507,111
	<u>756,906</u>	<u>1,091,362</u>

No commission has been paid in connection with management of the properties.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>2024</u>	<u>2023</u>
	£	£
Grant funding activities (Institutional grants)	13,198,641	11,669,743
Support and governance costs (note 6)	100,264	155,660
	13,298,905	11,825,403
	13,298,905	11,825,403

All grants were paid from unrestricted funds and were institutional grants. An analysis of institutional grants is attached to these financial statements.

All grants were paid were for Education, Furtherance of Jewish Religion and Alleviation of Poverty.

6. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	<u>2024</u>	<u>2023</u>
	£	£
Legal & professional fees	27,107	78,275
Auditor's remuneration	56,864	62,013
General expenses	16,293	15,372
	100,264	155,660
	100,264	155,660

7. STAFF COSTS AND EMOLUMENTS

No salaries or wages have been paid to any employee or Trustee by the Charitable Company or any subsidiary undertaking. No Trustee expenses have been incurred.

8. SURPLUS/(DEFICIT) ON INVESTMENT VALUATIONS AND DISPOSALS

	<u>2024</u>	<u>2023</u>
	£	£
Profit/(Loss) on disposal	28,100	248,457
Gains/(Losses) on revaluation	1,099,089	(1,970,071)
	1,127,189	(1,721,614)
	1,127,189	(1,721,614)

9. TAXATION

No current tax was payable in respect of the Charitable Company. Current tax payable in respect of the non-charitable subsidiary undertakings was nil (2023: £2,158).

The balance of the movement in the income and expenditure account represents provision for deferred tax (see Note 15).

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

10. NET MOVEMENT IN FUNDS

Of the Net Movements of Funds of the Group £7,699,739 Deficit (2023: £11,410,756 Deficit) has been dealt within the Statement of Financial Activities of the Charitable Company itself.

11. INVESTMENTS

<u>Group</u>	<u>Properties</u> £	<u>Shares in Related Companies</u> £	<u>Life Policies</u> £	<u>Total</u> £
Fair Value at 1 April 2023	36,544,000	5,957,000	11,087,345	53,588,345
Additions	152,741	-	-	152,741
Disposals	(27,319,000)	-	-	(27,319,000)
Revaluations	1,099,089	-	-	1,099,089
	<u>10,476,830</u>	<u>5,957,000</u>	<u>11,087,345</u>	<u>27,521,175</u>
Fair Value at 31 March 2024	10,476,830	5,957,000	11,087,345	27,521,175
Impairments				
At 1 April 2023	-	-	-	-
Reversal of impairments	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
At 31 March 2024	-	-	-	-
Carrying Amount				
Net book value at 31 March 2024	<u>10,476,830</u>	<u>5,957,000</u>	<u>11,087,345</u>	<u>27,521,175</u>
Net book value at 1 April 2023	<u>36,544,000</u>	<u>5,957,000</u>	<u>11,087,345</u>	<u>53,588,345</u>
Historical Cost at 31 March 2024	<u>2,373,908</u>	<u>232,531</u>	<u>11,087,345</u>	<u>13,693,784</u>

<u>Charitable Company</u>	<u>Properties</u> £	<u>Shares in Subsidiary Undertakings</u> £	<u>Shares in Related Companies</u> £	<u>Total</u> £
Fair Value at 1 April 2023	3,068,000	18,967,138	3,647,016	25,682,154
Additions	-	-	-	-
Disposals	(3,068,000)	(5,771,096)	-	(8,839,096)
Revaluations	-	(1,555,917)	-	(1,555,917)
	<u>-</u>	<u>11,640,125</u>	<u>3,647,016</u>	<u>15,287,141</u>
Fair Value at 31 March 2024	-	11,640,125	3,647,016	15,287,141
Historical Cost at 31 March 2024	-	<u>2,852,771</u>	<u>61,148</u>	<u>2,913,919</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

11. INVESTMENTS (Continued)

- a. The assets classified as investments are stated at Trustees' valuation at 31 March 2024.
- b. The group's investment properties are valued by the Trustees in consultation with RICS qualified surveyors based on their understanding of property market conditions using a sales valuation approach, derived from recent comparable transactions and market yields, adjusted by applying discounts to reflect status of occupation and condition.
- c. The fair value at 31 March 2024 of the Investments in Subsidiary Undertakings and unquoted Related Companies is based on the underlying value of assets less liabilities of these Companies. The valuation of properties and other assets in these Companies has been made by the Trustees.

The Subsidiary Undertakings (all being property investment companies) of the Charitable Company, all of which are incorporated in Great Britain and registered in England and included in the consolidated financial statements, are as follows: -

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a UK registered Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

A summary of the turnover, expenditure and net profit or loss for the year ended 31 March 2024 of each subsidiary undertaking is as follows:

<u>Company</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Other adjustments</u>	<u>Donations paid to Parent Charity</u>	<u>Net retained profit or (loss)</u>
	£	£	£	£	£
Adagio Estates Limited	87,782	(8,278)	(79,377)	-	127
Blustart Co. Limited	12,329	(5,584)	100,494	(190,000)	(82,761)
E & S Property Trading Co. Limited	95,543	(102,385)	319,777	(331,000)	(18,065)
Englander Company Limited	487,643	(155,214)	1,316,819	(2,802,000)	(1,152,752)
Gerrone Properties Limited	70,747	(7,202)	676,788	(1,440,000)	(699,667)
Grangepoint Limited	400,601	(93,915)	(295,971)	(86,000)	(75,285)
Hollow-ware Products Limited	1,166	(3,616)	5	-	(2,445)
Manhill Co. Limited	48,301	(46,123)	26,564	(125,000)	(96,258)

On 6 September 2023, the Charity donated the 100% shareholdings of Grangepoint Limited (Company reg. no. 01338359) and Adagio Estates Limited (Company reg. no. 11229159) to a related Charity, Parkwill Limited. The figures above are the turnover, expenditure and net profit or loss attributable to this Charity for the period.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

11. INVESTMENTS (Continued)

The assets, liabilities and funds of each subsidiary undertakings as at 31 March 2024 were as follows:

<u>Company</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Capital and Reserves</u>
	£	£	£
Blustart Co. Limited	1,008,623	(30,600)	978,023
E & S Property Trading Co. Limited	3,023,026	(864,286)	2,158,740
Englander Company Limited	6,714,091	(1,432,955)	5,281,136
Gerrone Properties Limited	2,477,110	(758,939)	1,718,171
Hollow-ware Products Limited	13,609,617	(12,267,290)	1,342,327
Manhill Co. Limited	3,542,049	(2,436,418)	1,105,631

At the date the shares were gifted to Parkwill Limited, the assets and liabilities of the subsidiary undertakings were:

	<u>Grangepoint Limited</u>	<u>Adagio Estates Limited</u>
	£	£
Investment properties	14,486,830	3,800,000
Debtors	2,025,292	23,833
Cash at bank	138,301	-
Bank loans	(6,882,783)	-
Other creditors < 1 year	(251,618)	(84,932)
Other creditors > 1 year	(1,000,000)	(5,592,448)
Provisions	(2,741,279)	-
Net Assets/(Liabilities)	5,774,743	(1,853,547)

12. DEBTORS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
Rent and service charges	60,672	211,834	2,073	2,260
Amounts due from related companies	842,992	611,481	-	-
Loan debtors	474,813	384,688	152,000	64,500
Interest receivable	29,514	18,854	-	-
Other debtors and prepayments	291,342	2,926,826	13,250	31,388
	<u>1,699,333</u>	<u>4,153,683</u>	<u>167,323</u>	<u>98,148</u>

Amounts due from related companies represents amounts of £608,106 due from Better Properties Limited, and £234,886 due from The Development & Property Holding Company Limited of which certain of the Trustees of the Charitable Company are also Directors. The loan due from Better Properties Limited bore interest of 2.5% above the Bank of England Base Rate and is repayable after more than twelve months. The loan due from The Development & Property Holding Company Limited is interest free and is repayable on demand. In the opinion of the Trustees the amounts are fully recoverable.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
Current instalments of long term loans	-	125,000	-	-
Rent and service charges charged in advance	178,735	342,154	9,190	32,153
Amounts due to related companies	297,104	297,104	297,104	297,104
Loan creditors	541,358	540,467	157,000	157,000
Taxation	-	11,176	-	11,176
Other creditors and accruals	168,436	413,668	31,510	39,668
	<u>1,185,633</u>	<u>1,729,569</u>	<u>494,804</u>	<u>537,101</u>

Amounts due to related companies represent amounts due to companies of which certain Directors are also Trustees of the Charitable Company.

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
<u>Bank borrowing</u>				
Secured bank loan (instalments terminating in less than 5 years)	-	6,943,342	-	-
	-	6,943,342	-	-
Less: Amounts repayable within 1 year	-	(125,000)	-	-
	-	6,818,342	-	-
<u>Other amounts falling due within 5 years</u>				
Amounts due to related companies	26,963,936	32,070,120	12,284,598	10,656,413
Amounts due to subsidiary undertakings	-	-	4,112,127	5,440,249
	<u>26,963,936</u>	<u>38,888,462</u>	<u>16,396,725</u>	<u>16,096,662</u>

The bank loans (notes 13 & 14) are secured by legal charges over certain of the Group's properties.

Amounts due to related companies represents £23,085,936 due to Better Properties Limited (£8,406,598 of which is owed by the Charitable Company), £3,428,000 due to Rimex Investments Limited and £450,000 due to Overpier Limited (both of which are owed by the Charitable Company). Certain Trustees of the Charitable Company are also Directors of these related companies. No interest was paid by the Charitable Company to Better Properties Limited, although certain subsidiary undertakings paid interest at 2.5% above the Bank of England Base Rate.

These amounts due to related companies are loans with no written contracts and no fixed repayment dates. FRS 102 requires such amounts to be disclosed as falling due within one year. In the opinion of the Directors, these loans are unlikely to be demanded within one year of the balance sheet date and such a disclosure would be misleading. The Directors have concluded that a departure from FRS 102 is necessary in order to give a true and fair view. Accordingly, these loans are disclosed as falling due after more than one year.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

15. PROVISIONS FOR LIABILITIES

	<u>2024</u>	<u>2023</u>
	£	£
Balance at 1 April 2023	6,282,729	6,768,932
Movement for the year	(1,127,060)	(486,203)
Disposal of Subsidiaries	(2,741,279)	-
Balance 31 March 2024	<u>2,414,390</u>	<u>6,282,729</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been in recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent Charitable Company on the basis that all such gains will be applied for charitable purposes.

16. UNRESTRICTED FUNDS

Group

	£
Balance at 1 April 2023	9,459,166
Net expenditure for the year	(9,398,117)
Surplus on investments	1,127,189
Attributable to non-controlling interest	571,189
Balance at 31 March 2024	<u>1,759,427</u>

Charitable Company

	£
Balance at 1 April 2023	9,459,166
Net expenditure for the year	(6,096,412)
Deficit on investments	(1,603,327)
Balance at 31 March 2024	<u>1,759,427</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

17. FINANCIAL INSTRUMENTS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	£	£	£	£
<i>Financial assets measured at fair value through income and expenditure:</i>				
Unlisted investments (Note 11)	17,044,345	17,044,345	15,287,141	22,614,154
<i>Financial assets measured at amortised cost:</i>				
Debtors (Note 12)	1,699,333	4,153,683	167,323	98,148
<i>Financial liabilities measured at amortised cost:</i>				
Creditors (Notes 13 & 14)	28,149,569	40,618,031	16,891,529	16,633,763

18. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of net income to net cash flow from operating activities

	<u>2024</u>	<u>2023</u>
	£	£
Net expenditure for the year	(8,270,928)	(11,764,851)
Adjustments for:		
Interest receivable	(88,722)	(36,045)
Net rents and commissions receivable	(1,010,557)	(1,529,253)
Non-cash grants	5,632,795	-
Interest payable	376,551	507,111
Taxation	(1,127,060)	(484,045)
(Surplus)/Deficit on investment valuations and disposals	(1,127,189)	1,721,614
(Increase)/Decrease in debtors	659,204	(2,129,875)
Increase/(Decrease) in creditors	(14,947)	(221,063)
	(4,970,853)	(13,936,407)
Tax paid	-	(2,158)
Net cash used in operating activities	(4,970,853)	(13,938,565)

Analysis of cash and cash equivalents

	<u>2024</u>	<u>2023</u>
	£	£
Cash bank and in hand	5,719,681	1,805,890
Total cash and cash equivalents	5,719,681	1,805,890

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

19. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2023 £	Cash flows £	Disposal of Subsidiaries £	At 31 Mar 2024 £
Cash at bank and in hand	1,805,890	4,052,092	(138,301)	5,719,681
	1,805,890	4,052,092	(138,301)	5,719,681
Bank loans falling due within one year	(125,000)	-	125,000	-
Bank loans falling due after more than one year	(6,818,342)	60,559	6,757,783	-
Other creditors	(32,070,120)	2,180,713	2,925,471	(26,963,936)
Total	(37,207,572)	6,293,364	9,669,953	(21,244,255)

20. RELATED PARTY TRANSACTIONS

Donations totalling £2,031,000 were received from companies connected with the Trustees. Certain Trustees of the Charitable Company are also Directors of those related companies. No conditions were attached to any of the donations.

During the year donations were made totalling £6,083,096 to Parkwill Limited, £21,000 to Crownhost Limited, £105,933 to Collel Chibath Yerushalayim Trust, £22,886 to Beis Brucha Ltd, £10,000 to Dina Perelman Trust Limited, £18,000 to Ridgesave Limited, £24,000 to Thornbirch Limited, £24,000 to Melcren Limited, and £89,500 to Wychville Limited. Certain Trustees of the Charitable Company are also Trustees of those related Charitable Entities.

Certain of the group's properties are managed by Better Properties Limited.

Additional Related Party information is given in Notes 11, 12, 13 & 14.

21. GENERAL INFORMATION

The Charitable Company is incorporated in England and is limited by guarantee. The address of its principal place of business is shown at page 1.

KEREN ASSOCIATION LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2024

	<u>Unrestricted Funds</u>
	<u>2024</u>
	£
Income and endowments from:	
Donations and legacies	7,025,000
Investments	61,423
Total income	<u>7,086,423</u>
Expenditure on:	
Investment management costs	15,622
Charitable activities	13,167,213
Total expenditure	<u>13,182,835</u>
Deficit on investment valuations and disposals	(1,603,327)
Net movement in funds	<u>(7,699,739)</u>
Reconciliation of funds	
Total funds brought forward	9,459,166
Total funds carried forward	<u><u>1,759,427</u></u>

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

All income and expenditure derive from continuing activities.

KEREN ASSOCIATION LIMITED

ANALYSIS OF GRANTS

FOR THE YEAR ENDED 31 MARCH 2024

Recipients of Institutional Grants	£
Parkwill Limited	6,083,096
Friends of Mercaz Hatorah Belz Macnivka	1,358,144
The OJC Fund	949,957
Achisomoch Aid Company Limited	648,000
China Vechisda	515,935
Beis Aharon Trust Ltd	411,750
Ezra Lecol Ma Detzarich	287,750
Mosdot Toras Aharon	278,783
Mosdos Kedushas Aharon D'Chasidei Belz Machnovka Elad	201,884
Zera Aharon Machnovka Belz Yerushalayim	187,951
MLT D'Chasidei Belz	179,300
TTBA Belz	164,000
Heichal Aharon Dchasidei Belz	153,814
Synagogue D'Chasidei Belz	120,850
Mosdos Belz Machnovka Beis Shemesh	115,355
Collel Chibath Yerushalayim	105,933
Agudat Yeshivat Belz Machnovke	105,758
Ichud Mosdos Gur Limited	104,532
Wychville Limited	89,500
Doiros Oilom, Israel	86,517
Chasdei Aharon Limited	85,100
Keren Hatzolo Trust	64,800
Other Grants (below £50,000)	899,932
	<hr/>
	<u>13,198,641</u>

KEREN ASSOCIATION LIMITED

England & Wales - Charity number 313119

Accounts

**KEREN ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
31 MARCH 2023**

Company Number: 00707087

Charity Number: 313119

**COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU**

KEREN ASSOCIATION LIMITED
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FOR THE YEAR ENDED 31 MARCH 2023

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11	Consolidated Statement of Financial Activities
12	Consolidated Balance Sheet and Charitable Company Balance Sheet
13	Consolidated Statement of Cash Flows
14 - 24	Notes to the Financial Statements

KEREN ASSOCIATION LIMITED
REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2023

Name: Keren Association Limited

Status: Incorporated: 1st November 1961
Registered Charity Number: 313119
Company Registration Number: 00707087

Principal Office: 129 Stamford Hill
London N16 5TW

Registered Office: New Burlington House
1075 Finchley Road
London NW11 0PU

Charity Trustees: Mr E Englander (Chairman)
Mr P N Englander
Mr S Z Englander
Mr J S Englander
Mrs H Z Weiss
Mrs N Weiss
Mr A I Perelman
Mr J Stern

Secretary: Mrs H Z Weiss

Auditors: Cohen Arnold
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Bankers: Barclays Bank Plc
Mile End & Bow Branch
240 Whitechapel Road
London E1 1BS

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2023

The Trustees, who are also directors for the purposes of Company law, have pleasure in presenting their report, including a Strategic Report, together with the consolidated Financial Statements of the Charitable Company and its subsidiaries for the year ended 31 March 2023 which are also prepared to meet the requirements for a Directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and Administrative details of the Company are shown on Page 1 of the Financial Statements which forms part of this report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Keren Association Limited is a Company limited by guarantee governed by its Memorandum and Articles of Association. It is registered as a charity with the Charity Commission.

Organisation

The Charitable Company is administered by the Trustees. Every Trustee holds office until he/she shall die or shall cease to hold office by virtue of the Articles of Association.

The day-to-day affairs of the Charitable Company are administered by the Trustees whose Chairman is Mr E Englander.

All Trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Appointment of Trustees

Where there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees.

Trustee Induction and Training

The Chairman of the Trustees would be responsible for the induction of any new Trustee, which involves awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee would receive a "Trustee Welcome Pack" which incorporates copies of the previous year's annual report and accounts, and copies of the Charity's policies.

Group Structure and Relationships

The Charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The subsidiary undertakings are administered by the Directors of those companies.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

Related Party Transactions

Details of transactions with Related Parties are disclosed in Note 20 to the Financial Statements. The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

OBJECTIVES AND ACTIVITIES FOR THE BENEFIT OF THE PUBLIC

The Charitable Company is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law. In furtherance of these objects, the Charitable Company receives income from its investment properties, cash deposits, fixed asset investments, subsidiary and associated undertakings and voluntary income from companies connected with the Trustees which it utilises in the provision and distribution of grants and donations to organisations that fall within the objectives of the Charitable Company. It has concentrated its activities in promoting charitable activities of institutions teaching the principles of traditional Judaism, and the giving of philanthropic aid to the needy.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the Charitable Company's aims and objectives and in planning future activities.

Grant Making Policy

The Trustees are approached for donations by a wide variety of charitable institutions operating in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available to charities whose purpose fall within the objects of the Charitable Company.

In making grants and donations, the Trustees use their personal knowledge of the relevant institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the grants and donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

INVESTMENTS

The movements in Investments are fully reflected in Note 11 to the Financial Statements.

The Group's investment properties are included in the Financial Statements at fair value. The properties are valued by the Trustees.

The Charitable Company's investments in subsidiary undertakings are included in the Financial Statements at fair value, based on the value of their underlying assets less liabilities. The valuation of properties and other assets in these Companies has been carried out by the Trustees.

STRATEGIC REPORT

Achievements and Performance

During the year the Charitable Company has continued its philanthropic activities and has maintained its support of organisations engaging in education, advancement of religion and the giving of philanthropic aid. The reserves remain available to organisations engaging in activities compatible with the aims and objectives of the Charitable Company. The Trustees expect such demands to increase in future years.

The financial results of the Charitable Company and its Subsidiary Undertakings for the year ended 31 March 2023 are fully reflected in the attached Financial Statements together with the Notes thereon.

Grants and donations in the year totalled £11,669,743 (2022: £9,089,868).

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Financial Review

Financial Position

The financial position of the Charitable Company and its subsidiaries is satisfactory.

The Charitable Company's Consolidated Statement of Financial Activities shows a net Deficit of £11,410,756 (2022: net Deficit of £7,018,277) and total reserves of £9,459,166 (2022: £20,869,922).

Reserves Policy

The Reserves Policy of the Trustees is to maintain unrestricted funds, which are the free reserves of the Charitable Company, at a level they consider appropriate to the Charitable Company's needs taking into account likely future requirements. The Charitable Company holds long term investments to allow it to generate sufficient income on an ongoing basis. A proportion of the reserves is held in readily realisable form to cover on-going grant-making activities and contingencies arising from additional calls made upon the Charitable Company for the support of organisations in times of need. The Charitable Company's reserves are represented by unrestricted funds arising from past operating results. The Trustees are satisfied that the present balance of distributable reserves is sufficient to support anticipated expenditure.

Principal Funding Sources

The Charitable Company's principal funding sources in the year were its investment portfolio, together with donations received from subsidiaries.

Investment policy and objectives

Under the Memorandum and Articles of Association, the Charitable Company has the power to make any investment which the Trustees see fit provided any moneys are not immediately required for use in connection with any of its objects. The Charitable Company's investment policy is to maximise its income and gains so that its charitable objectives are maintained and expanded. However, having regard to liquidity requirements, the Trustees have also operated a policy of keeping available funds in interest bearing deposit accounts.

Key Performance Indicators

The Trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	<u>2023</u>	<u>2022</u>
	£	£
Grants and donations received	239,934	223,574
Grants and donations paid	11,669,743	9,089,868
Net investment income	1,058,187	1,328,202
Gains/(Losses) on investments	(1,721,614)	(456,697)
Net movement in funds – (deficit)/surplus	(11,410,756)	(7,018,277)
Total funds	9,459,166	20,869,922

The Charity has continued to raise funds and was able to continue its grant funding activities in furtherance of its charitable objects.

Plans for Future Periods

The Trustees plan to continue making distributions in accordance with their grant-making policy and to ensure that the ability to generate sufficient income is maintained to achieve that end. The Charity is realising its investments for its grant-making activity.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

Principal Risks and Uncertainties

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

The principal risks to which the group is exposed are:

- The availability of liquid funds to make grants and donations
- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The economic cycle generally

The group seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees (who are also the directors of Keren Association Limited for the purposes of Company law) are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and the group and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Group for that period. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company 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 Charitable Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Charity legislation. The Trustees are also responsible for safeguarding the assets of the Charitable Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2023

STATEMENT OF DISCLOSURE TO AUDITORS

In so far as the Trustees are aware at the time of approving the Trustees' Report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the trustees, having made enquiries of fellow directors and the group's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

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

Approved by the Trustees on 29 January 2024, including, in their capacity as Company Directors, the Strategic Report contained therein.

On behalf of the Board of Trustees,



.....
Mr E Englander (Trustee)

KEREN ASSOCIATION LIMITED
INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED
FOR THE YEAR ENDED 31 MARCH 2023

OPINION

We have audited the financial statements of Keren Association Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2023 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2023 and of the group's incoming resources and application of resources, including its income and expenditure, and of the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2023

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED (*Continued*)

FOR THE YEAR ENDED 31 MARCH 2023

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees who are also the Directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2023

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

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

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

USE OF OUR REPORT

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



Asher Sternlicht
(Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Our audit was completed on 29 January 2024 and our opinion was expressed at that date.

KEREN ASSOCIATION LIMITED

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2023

	Note	<u>Unrestricted Funds</u>	
		<u>2023</u>	<u>2022</u>
		£	£
Income and endowments from:			
Donations and legacies	2	239,934	223,574
Investments	3	2,149,549	2,504,462
Total income		<u>2,389,483</u>	<u>2,728,036</u>
Expenditure on:			
Investment management costs	4	1,091,362	1,176,260
Charitable activities	5	11,825,403	9,220,075
Total expenditure		<u>12,916,765</u>	<u>10,396,335</u>
Surplus/(Deficit) on investment valuations and disposals	8	<u>(1,721,614)</u>	<u>(456,697)</u>
Net expenditure before taxation		<u>(12,248,896)</u>	<u>(8,124,996)</u>
Taxation	9	484,045	848,369
Net expenditure after taxation		<u>(11,764,851)</u>	<u>(7,276,627)</u>
Attributable to non-controlling interest		354,095	258,350
Net movement in funds	10	<u>(11,410,756)</u>	<u>(7,018,277)</u>
Reconciliation of funds			
Total funds brought forward		20,869,922	27,888,199
Total funds carried forward		<u>9,459,166</u>	<u>20,869,922</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED

Company No: 00707087

Charity No: 313119

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 31 MARCH 2023**

		<u>Group</u> <u>2023</u>	<u>Group</u> <u>2022</u>	<u>Charitable</u> <u>Company</u> <u>2023</u>	<u>Charitable</u> <u>Company</u> <u>2022</u>
	Note	£	£	£	£
Fixed assets					
Investments	11	53,588,345	57,101,088	25,682,154	37,918,645
Total fixed assets		<u>53,588,345</u>	<u>57,101,088</u>	<u>25,682,154</u>	<u>37,918,645</u>
Current assets					
Debtors	12	4,153,683	1,998,354	98,148	77,138
Cash at bank and in hand		1,805,890	11,254,682	312,627	233,243
Total current assets		<u>5,959,573</u>	<u>13,253,036</u>	<u>410,775</u>	<u>310,381</u>
Current Liabilities					
Creditors: Amounts falling due within one year	13	(1,729,569)	(2,545,213)	(537,101)	(1,232,918)
Net current assets/(liabilities)		<u>4,230,004</u>	<u>10,707,823</u>	<u>(126,326)</u>	<u>(922,537)</u>
Total assets less current liabilities		<u>57,818,349</u>	<u>67,808,911</u>	<u>25,555,828</u>	<u>36,996,108</u>
Creditors: Amounts falling due after more than one year	14	(38,888,462)	(36,627,970)	(16,096,662)	(16,126,186)
Provisions for liabilities	15	(6,282,729)	(6,768,932)	-	-
Net assets		<u>12,647,158</u>	<u>24,412,009</u>	<u>9,459,166</u>	<u>20,869,922</u>
Less: non-controlling interest		(3,187,992)	(3,542,087)	-	-
Net assets attributable to the parent Charitable Company	16	<u>9,459,166</u>	<u>20,869,922</u>	<u>9,459,166</u>	<u>20,869,922</u>
The funds of the Charitable Company:					
Unrestricted funds	16	9,459,166	20,869,922	9,459,166	20,869,922
		<u>9,459,166</u>	<u>20,869,922</u>	<u>9,459,166</u>	<u>20,869,922</u>

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006. These Financial Statements constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company. The Financial Statements were approved by the Trustees on 29 January 2024 and signed on their behalf by:



.....
MR E ENGLANDER (TRUSTEE)

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2023

	Note	<u>2023</u> £	<u>2022</u> £
Cash flows from operating activities:			
Net cash used in operating activities	18	<u>(13,938,565)</u>	<u>(9,127,285)</u>
Cash flows from investing activities:			
Interest received		27,521	9,797
Net rents and commissions received		1,519,700	1,854,868
Purchase of/Improvements to investments		(138,183)	(57,243)
Proceeds from sale of investments		1,929,312	15,239,692
Net cash provided by investing activities		<u>3,338,350</u>	<u>17,047,114</u>
Cash flows from financing activities:			
Interest paid		(470,153)	(440,025)
Cash inflows from bank borrowings		1,473,930	-
Repayment of bank borrowings		-	(100,483)
Increase in other loan creditors		147,646	2,931,138
Net cash provided by financing activities		<u>1,151,423</u>	<u>2,390,630</u>
Change in cash and cash equivalents in the year		(9,448,792)	10,310,459
Cash and cash equivalents at the beginning of the year		11,254,682	944,223
Cash and cash equivalents at the end of the year	18	<u>1,805,890</u>	<u>11,254,682</u>

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES

Statement of Compliance

The financial statements have been prepared in compliance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

The presentational currency is UK Pound Sterling.

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

Going Concern

There are no material uncertainties about the Charity's ability to continue as a going concern.

Group Financial Statements

These Financial Statements consolidate the results of the Charitable Company and its subsidiaries on a line-by-line basis. A separate statement of financial activities or income and expenditure account dealing with the results of the Company only has not been presented in accordance with Section 408 of the Companies Act 2006.

Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Income

All donations are recognised in the Statement of Financial Activities (SOFA) of the Charitable Company when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

All other income is recognised on a receivable basis. This includes income from investments and deposits, rentals from property assets, and grants and donations received by the Charitable Company and Group.

Investment Management Costs

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

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES (*Continued*)

Governance Costs

Governance costs include costs of the preparation and audit of financial statements and cost of any legal advice to Trustees on governance or constitutional matters and is recognised on an accrual basis.

Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments with a short maturity of three months or less from the date of acquisition or opening of the deposit or similar account.

Liability Recognition

Creditors are recognised as soon as there is a present obligation committing the entity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

Fund Accounting

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

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date. Designated funds are funds, which have been set-aside at the discretion of the Trustees for specific purposes. There are no designated funds as at the Balance Sheet date.

Fixed Assets

All fixed assets are initially recorded at cost.

Properties Held for Investment

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

Acquisitions and Disposals of Properties

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

Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

Where investments in non-puttable ordinary shares including investments in subsidiary undertakings can be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in the Statement of Financial Activities. Otherwise such investments are subsequently measured at cost less impairment.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES (Continued)

Taxation

The Charitable Company is not liable to direct taxation on its income as it falls within the various exemptions available to registered charities. The subsidiary undertakings are subject to Corporation Tax but it is expected that their income will be gifted for charitable purposes and therefore no tax liability should arise.

Notwithstanding the above, deferred tax is recognised in respect of all timing differences present in the non-charitable subsidiary undertakings. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Related Party Transactions

The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2023</u>	<u>2022</u>
	£	£
Unrestricted donations received	239,934	223,574
	<u> </u>	<u> </u>

No restrictions were attached to any donations received.

3. INVESTMENT INCOME

	<u>2023</u>	<u>2022</u>
	£	£
Rents receivable from investment properties	1,903,992	2,398,378
Interest receivable	36,045	10,595
Commissions receivable	209,512	95,489
	<u> </u>	<u> </u>
	2,149,549	2,504,462
	<u> </u>	<u> </u>

4. INVESTMENT MANAGEMENT COSTS

	<u>2023</u>	<u>2022</u>
	£	£
Property outgoings	584,251	782,906
Interest payable	507,111	393,354
	<u> </u>	<u> </u>
	1,091,362	1,176,260
	<u> </u>	<u> </u>

No commission has been paid in connection with management of the properties.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>2023</u>	<u>2022</u>
	£	£
Grant funding activities (Institutional grants)	11,669,743	9,089,868
Support and governance costs (note 6)	155,660	130,207
	<u>11,825,403</u>	<u>9,220,075</u>

All grants were paid from unrestricted funds and were institutional grants. An analysis of institutional grants is attached to these financial statements.

All grants were paid were for Education, Furtherance of Jewish Religion and Alleviation of Poverty.

6. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	<u>2023</u>	<u>2022</u>
	£	£
Legal & professional fees	78,275	38,002
Auditor's remuneration	62,013	66,255
General expenses	15,372	25,950
	<u>155,660</u>	<u>130,207</u>

7. STAFF COSTS AND EMOLUMENTS

No salaries or wages have been paid to any employee or Trustee by the Charitable Company or any subsidiary undertaking. No Trustee expenses have been incurred.

8. SURPLUS/(DEFICIT) ON INVESTMENT VALUATIONS AND DISPOSALS

	<u>2023</u>	<u>2022</u>
	£	£
Profit/(Loss) on disposal	248,457	(44,907)
Gains/(Losses) on revaluation	(1,970,071)	(852,901)
Amounts written back/(written off) on investments	-	441,111
	<u>(1,721,614)</u>	<u>(456,697)</u>

9. TAXATION

No current tax was payable in respect of the Charitable Company. Current tax payable in respect of the non-charitable subsidiary undertakings was £2,158 (2022: £336).

The balance of the movement in the income and expenditure account represents provision for deferred tax (see Note 15).

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

10. NET MOVEMENT IN FUNDS

Of the Net Movements of Funds of the Group £11,410,756 Deficit (2022: £7,018,277 Deficit) has been dealt within the Statement of Financial Activities of the Charitable Company itself.

11. INVESTMENTS

<u>Group</u>	<u>Properties</u> £	<u>Shares in Related Companies</u> £	<u>Life Policies</u> £	<u>Total</u> £
Fair Value at 1 April 2022	40,056,743	5,957,000	11,087,345	57,101,088
Additions	138,183	-	-	138,183
Disposals	(1,680,855)	-	-	(1,680,855)
Revaluations	(1,970,071)	-	-	(1,970,071)
Fair Value at 31 March 2023	36,544,000	5,957,000	11,087,345	53,588,345
Impairments				
At 1 April 2022	-	-	-	-
Reversal of impairments	-	-	-	-
At 31 March 2023	-	-	-	-
Carrying Amount				
Net book value at 31 March 2023	36,544,000	5,957,000	11,087,345	53,588,345
Net book value at 1 April 2022	40,056,743	5,957,000	11,087,345	57,101,088
Historical Cost at 31 March 2023	12,036,881	232,531	11,087,345	23,356,757

<u>Charitable Company</u>	<u>Properties</u> £	<u>Shares in Subsidiary Undertakings</u> £	<u>Shares in Related Companies</u> £	<u>Total</u> £
Fair Value at 1 April 2022	4,014,043	30,257,586	3,647,016	37,918,645
Additions	-	-	-	-
Disposals	(1,025,625)	-	-	(1,025,625)
Revaluations	79,582	(11,290,448)	-	(11,210,866)
Fair Value at 31 March 2023	3,068,000	18,967,138	3,647,016	25,682,154
Historical Cost at 31 March 2023	2,567,735	2,852,771	61,148	5,481,654

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

11. INVESTMENTS (Continued)

- a. The assets classified as investments are stated at Trustees' valuation at 31 March 2023.
- b. The group's investment properties are valued by the Trustees in consultation with RICS qualified surveyors based on their understanding of property market conditions using a sales valuation approach, derived from recent comparable transactions and market yields, adjusted by applying discounts to reflect status of occupation and condition.
- c. The fair value at 31 March 2023 of the Investments in Subsidiary Undertakings and unquoted Related Companies is based on the underlying value of assets less liabilities of these Companies. The valuation of properties and other assets in these Companies has been made by the Trustees.

The Subsidiary Undertakings (all being property investment companies) of the Charitable Company, all of which are incorporated in Great Britain and registered in England and included in the consolidated financial statements, are as follows: -

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a UK registered Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

A summary of the turnover, expenditure and net profit or loss for the year ended 31 March 2023 of each subsidiary undertaking is as follows:

<u>Company</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Other adjustments</u>	<u>Donations paid to Parent Charity</u>	<u>Net retained profit or (loss)</u>
	£	£	£	£	£
Adagio Estates Limited	187,429	(33,271)	(1,048,510)	-	(894,352)
Blustart Co. Limited	3,539	(5,428)	37,792	(30,000)	5,903
E & S Property Trading Co. Limited	117,960	(79,669)	102,878	(100,000)	41,169
Englander Company Limited	472,335	(198,056)	(460,402)	(528,500)	(714,623)
Gerrone Properties Limited	137,559	(59,304)	(307,847)	(120,000)	(349,592)
Grangepoint Limited	688,510	(161,695)	(1,518,614)	(608,000)	(1,599,799)
Hollow-ware Products Limited	-	(3,717)	1	-	(3,716)
Manhill Co. Limited	48,003	(50,968)	(229,787)	(9,635,000)	(9,867,752)

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

11. INVESTMENTS (Continued)

The assets, liabilities and funds of each subsidiary undertakings as at 31 March 2023 were as follows:

<u>Company</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Capital and Reserves</u>
	£	£	£
Adagio Estates Limited	3,830,328	(5,684,002)	(1,853,674)
Blustart Co. Limited	1,134,348	(73,564)	1,060,784
E & S Property Trading Co. Limited	3,371,298	(1,194,493)	2,176,805
Englander Company Limited	8,401,057	(1,967,169)	6,433,888
Gerrone Properties Limited	4,422,212	(2,004,374)	2,417,838
Grangepoint Limited	18,016,335	(12,166,307)	5,850,028
Hollow-ware Products Limited	13,609,641	(12,264,869)	1,344,772
Manhill Co. Limited	3,640,636	(2,438,747)	1,201,889

12. DEBTORS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£
Rent and service charges	211,834	194,904	2,260	-
Amounts due from related companies	611,481	624,721	-	-
Loan debtors	384,688	366,689	64,500	46,500
Interest receivable	18,854	10,330	-	-
Other debtors and prepayments	2,926,826	801,710	31,388	30,638
	<u>4,153,683</u>	<u>1,998,354</u>	<u>98,148</u>	<u>77,138</u>

Amounts due from related companies represents amounts of £376,595 due from Better Properties Limited, and £234,886 due from The Development & Property Holding Company Limited of which certain of the Trustees of the Charitable Company are also Directors. The loan due from Better Properties Limited bore interest of 2.5% above the Bank of England Base Rate and is repayable after more than twelve months. The loan due from The Development & Property Holding Company Limited is interest free and is repayable on demand. In the opinion of the Trustees the amounts are fully recoverable.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£
Current instalments of long term loans	125,000	769,412	-	676,285
Rent and service charges charged in advance	342,154	334,777	32,153	32,700
Amounts due to related companies	297,104	297,104	297,104	297,104
Loan creditors	540,467	534,971	157,000	157,000
Taxation	11,176	9,651	11,176	9,651
Other creditors and accruals	413,668	599,298	39,668	60,178
	<u>1,729,569</u>	<u>2,545,213</u>	<u>537,101</u>	<u>1,232,918</u>

Amounts due to related companies represent amounts due to companies of which certain Directors are also Trustees of the Charitable Company.

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£
<u>Bank borrowing</u>				
Secured bank loan (instalments terminating in less than 5 years)	6,943,342	5,469,412	-	676,285
	6,943,342	5,469,412	-	676,285
Less: Amounts repayable within 1 year	(125,000)	(769,412)	-	(676,285)
	6,818,342	4,700,000	-	-
<u>Other amounts falling due within 5 years</u>				
Amounts due to related companies	32,070,120	31,927,970	10,656,413	10,685,937
Amounts due to subsidiary undertakings	-	-	5,440,249	5,440,249
	<u>38,888,462</u>	<u>36,627,970</u>	<u>16,096,662</u>	<u>16,126,186</u>

The bank loans (notes 13 & 14) are secured by legal charges over certain of the Group's properties.

Amounts due to related companies represents £28,192,120 due to Better Properties Limited (£6,778,413 of which is owed by the Charitable Company), £3,428,000 due to Rimex Investments Limited and £450,000 due to Overpier Limited (both of which are owed by the Charitable Company). Certain Trustees of the Charitable Company are also Directors of these related companies. No interest was paid by the Charitable Company to Better Properties Limited, although certain subsidiary undertakings paid interest at 2.5% above the Bank of England Base Rate.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

15. PROVISIONS FOR LIABILITIES

	<u>2023</u>	<u>2022</u>
	£	£
Balance at 1 April 2022	6,768,932	7,617,637
Movement for the year	(486,203)	(848,705)
Balance 31 March 2023	<u>6,282,729</u>	<u>6,768,932</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been in recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent Charitable Company on the basis that all such gains will be applied for charitable purposes.

16. UNRESTRICTED FUNDS

Group

	£
Balance at 1 April 2022	20,869,922
Net expenditure for the year	(10,043,237)
Deficit on investments	(1,721,614)
Attributable to non-controlling interest	<u>354,095</u>
Balance at 31 March 2023	<u>9,459,166</u>

Charitable Company

	£
Balance at 1 April 2022	20,869,922
Net expenditure for the year	(305,993)
Deficit on investments	(11,104,763)
Balance at 31 March 2023	<u>9,459,166</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

17. FINANCIAL INSTRUMENTS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2023</u>	<u>2022</u>	<u>2023</u>	<u>2022</u>
	£	£	£	£
<i>Financial assets measured at fair value through income and expenditure:</i>				
Unlisted investments (Note 11)	17,044,345	17,044,345	22,614,154	33,904,602
<i>Financial assets measured at amortised cost:</i>				
Debtors (Note 12)	4,153,683	1,998,354	98,148	77,138
<i>Financial liabilities measured at amortised cost:</i>				
Creditors (Notes 13 & 14)	40,618,031	39,173,183	16,633,763	17,359,104
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

18. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of net income to net cash flow from operating activities

	<u>2023</u>	<u>2022</u>
	£	£
Net expenditure for the year	(11,764,851)	(7,276,627)
Adjustments for:		
Interest receivable	(36,045)	(10,595)
Net rents and commissions receivable	(1,529,253)	(1,710,961)
Interest payable	507,111	393,354
Taxation	(484,045)	(848,369)
(Surplus)/Deficit on investment valuations and disposals	1,721,614	456,697
(Increase)/Decrease in debtors	(2,129,875)	51,265
Increase/(Decrease) in creditors	(221,063)	(181,713)
	<u>(13,936,407)</u>	<u>(9,126,949)</u>
Tax paid	(2,158)	(336)
Net cash used in operating activities	<u>(13,938,565)</u>	<u>(9,127,285)</u>

Analysis of cash and cash equivalents

	<u>2023</u>	<u>2022</u>
	£	£
Cash bank and in hand	1,805,890	11,254,682
Total cash and cash equivalents	<u>1,805,890</u>	<u>11,254,682</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

19. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2022 £	Cash flows £	At 31 Mar 2023 £
Cash at bank and in hand	11,254,682	(9,448,792)	1,805,890
	<u>11,254,682</u>	<u>(9,448,792)</u>	<u>1,805,890</u>
Loans falling due within one year	(769,412)	644,412	(125,000)
Loans falling due after more than one year	(4,700,000)	(2,118,342)	(6,818,342)
	<u>(5,469,412)</u>	<u>(1,473,930)</u>	<u>(6,943,342)</u>
Total	<u>5,785,270</u>	<u>(10,922,722)</u>	<u>(5,137,452)</u>

20. RELATED PARTY TRANSACTIONS

Donations totalling £9,934 were received from a company connected with the Trustees. Certain Trustees of the Charitable Company are also Directors of those related companies. No conditions were attached to any of the donations.

During the year donations were made totalling £836,000 to Parkwill Limited, £250,000 to Kollel Belz Machnovke Limited, £94,000 to Crownhost Limited, £80,540 to Collel Chibath Yerushalayim Trust, and £25,000 to Wychville Limited. Certain Trustees of the Charitable Company are also Trustees of those related Charitable Entities.

Certain of the group's properties are managed by Better Properties Limited.

Additional Related Party information is given in Notes 12, 13 & 14.

21. GENERAL INFORMATION

The Charitable Company is incorporated in England and is limited by guarantee. The address of its principal place of business is shown at page 1.

KEREN ASSOCIATION LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2023

	<u>Unrestricted Funds</u>
	<u>2023</u>
	£
Income and endowments from:	
Donations and legacies	11,261,434
Investments	265,221
Total income	<u>11,526,655</u>
Expenditure on:	
Investment management costs	55,462
Charitable activities	11,777,186
Total expenditure	<u>11,832,648</u>
Deficit on investment valuations and disposals	(11,104,763)
Net movement in funds	<u>(11,410,756)</u>
Reconciliation of funds	
Total funds brought forward	20,869,922
Total funds carried forward	<u>9,459,166</u>

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

All income and expenditure derive from continuing activities.

KEREN ASSOCIATION LIMITED
ANALYSIS OF GRANTS
FOR THE YEAR ENDED 31 MARCH 2023

Recipients of Institutional Grants	£
Friends of Mercaz Hatorah Belz Macnivka	2,114,400
China Vechisda	884,195
Parkwill Limited	836,000
Mosdot Toras Aharon	806,039
The OJC Fund	798,391
Achisomoch Aid Company Limited	663,000
Ezra Lecol Ma Detzarich	459,245
TTBA Belz	408,600
Heichalei Hakodesh	385,594
Mosdos Kedushas Aharon D'Chasidei Belz Machnovka Elad	361,800
Beis Aharon Trust Ltd	310,320
Heichal Aharon Dchasidei Belz	298,367
Zera Aharon Machnovka Belz Yerushalayim	286,000
Ichud Mosdos Gur Limited	275,800
Kollel Belz Machnovke Limited	250,000
Agudat Yeshivat Belz Machnovke	223,394
UTRY Limited	200,000
MLT D'Chasidei Belz	188,300
Mosdos Belz Machnovka Beis Shemesh	187,086
The New Rachmistrivke Synagogue Trust (NRST)	143,550
Synagogue D'Chasidei Belz	112,300
Doiros Oilom, Israel	103,641
Beis Brucha	100,317
Crownhost Limited	94,000
Chasdei Aharon Limited	81,100
Kollel Chibath Yerushalayim	80,540
Amud Hatzdokoh Trust	61,920
Belz Machnovka Manchester Limited	53,400
Keren Hatzolo Trust	50,400
Other Grants (below £50,000)	852,044
	<hr/>
	11,669,743 <hr/>

KEREN ASSOCIATION LIMITED

England & Wales - Charity number 313119

Accounts

KEREN ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)

FINANCIAL STATEMENTS

FOR THE YEAR ENDED
31 MARCH 2022

Company Number: 00707087

Charity Number: 313119

COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU

KEREN ASSOCIATION LIMITED
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FOR THE YEAR ENDED 31 MARCH 2022

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11	Consolidated Statement of Financial Activities
12	Consolidated Balance Sheet and Charitable Company Balance Sheet
13	Consolidated Statement of Cash Flows
14 - 24	Notes to the Financial Statements

KEREN ASSOCIATION LIMITED
REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2022

Name: Keren Association Limited

Status: Incorporated: 1st November 1961
Registered Charity Number: 313119
Company Registration Number: 00707087

Principal Office: 129 Stamford Hill
London N16 5TW

Registered Office: New Burlington House
1075 Finchley Road
London NW11 0PU

Charity Trustees: Mr E Englander (Chairman)
Mr P N Englander
Mr S Z Englander
Mr J S Englander
Mrs H Z Weiss
Mrs N Weiss
Mr A I Perelman
Mr J Stern

Secretary: Mrs H Z Weiss (Appointed 25 January 2022)

Auditors: Cohen Arnold
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Bankers: Barclays Bank Plc
Mile End & Bow Branch
240 Whitechapel Road
London E1 1BS

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2022

The Trustees, who are also directors for the purposes of Company law, have pleasure in presenting their report, including a Strategic Report, together with the consolidated Financial Statements of the Charitable Company and its subsidiaries for the year ended 31 March 2022 which are also prepared to meet the requirements for a Directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and Administrative details of the Company are shown on Page 1 of the Financial Statements which forms part of this report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Keren Association Limited is a Company limited by guarantee governed by its Memorandum and Articles of Association. It is registered as a charity with the Charity Commission.

Organisation

The Charitable Company is administered by the Trustees. Every Trustee holds office until he/she shall die or shall cease to hold office by virtue of the Articles of Association.

The day-to-day affairs of the Charitable Company are administered by the Trustees whose Chairman is Mr E Englander.

All Trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Appointment of Trustees

Where there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees.

Trustee Induction and Training

The Chairman of the Trustees would be responsible for the induction of any new Trustee, which involves awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee would receive a "Trustee Welcome Pack" which incorporates copies of the previous year's annual report and accounts, and copies of the Charity's policies.

Group Structure and Relationships

The Charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The subsidiary undertakings are administered by the Directors of those companies.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2022

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

Related Party Transactions

Details of transactions with Related Parties are disclosed in Note 20 to the Financial Statements. The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

OBJECTIVES AND ACTIVITIES FOR THE BENEFIT OF THE PUBLIC

The Charitable Company is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law. In furtherance of these objects, the Charitable Company receives income from its investment properties, cash deposits, fixed asset investments, subsidiary and associated undertakings and voluntary income from companies connected with the Trustees which it utilises in the provision and distribution of grants and donations to organisations that fall within the objectives of the Charitable Company. It has concentrated its activities in promoting charitable activities of institutions teaching the principles of traditional Judaism, and the giving of philanthropic aid to the needy.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the Charitable Company's aims and objectives and in planning future activities.

Grant Making Policy

The Trustees are approached for donations by a wide variety of charitable institutions operating in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available to charities whose purpose fall within the objects of the Charitable Company.

In making grants and donations, the Trustees use their personal knowledge of the relevant institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the grants and donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

INVESTMENTS

The movements in Investments are fully reflected in Note 11 to the Financial Statements.

The Group's investment properties are included in the Financial Statements at fair value. The properties are valued by the Trustees.

The Charitable Company's investments in subsidiary undertakings are included in the Financial Statements at fair value, based on the value of their underlying assets less liabilities. The valuation of properties and other assets in these Companies has been carried out by the Trustees.

STRATEGIC REPORT

Achievements and Performance

During the year the Charitable Company has continued its philanthropic activities and has maintained its support of organisations engaging in education, advancement of religion and the giving of philanthropic aid. The reserves remain available to organisations engaging in activities compatible with the aims and objectives of the Charitable Company. The Trustees expect such demands to increase in future years.

The financial results of the Charitable Company and its Subsidiary Undertakings for the year ended 31 March 2022 are fully reflected in the attached Financial Statements together with the Notes thereon.

Grants and donations in the year totalled £9,089,868 (2021: £10,752,611).

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

Financial Review

Financial Position

The financial position of the Charitable Company and its subsidiaries is satisfactory.

The Charitable Company's Consolidated Statement of Financial Activities shows a net Deficit of £7,018,277 (2021: net Deficit of £5,728,477) and total reserves of £20,869,922 (2021: £27,888,199).

Reserves Policy

The Reserves Policy of the Trustees is to maintain unrestricted funds, which are the free reserves of the Charitable Company, at a level they consider appropriate to the Charitable Company's needs taking into account likely future requirements. The Charitable Company holds long term investments to allow it to generate sufficient income on an ongoing basis. A proportion of the reserves is held in readily realisable form to cover on-going grant-making activities and contingencies arising from additional calls made upon the Charitable Company for the support of organisations in times of need. The Charitable Company's reserves are represented by unrestricted funds arising from past operating results. The Trustees are satisfied that the present balance of distributable reserves is sufficient to support anticipated expenditure.

Principal Funding Sources

The Charitable Company's principal funding sources in the year were its investment portfolio, together with donations received from subsidiaries.

Investment policy and objectives

Under the Memorandum and Articles of Association, the Charitable Company has the power to make any investment which the Trustees see fit provided any moneys are not immediately required for use in connection with any of its objects. The Charitable Company's investment policy is to maximise its income and gains so that its charitable objectives are maintained and expanded. However, having regard to liquidity requirements, the Trustees have also operated a policy of keeping available funds in interest bearing deposit accounts.

Key Performance Indicators

The Trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	<u>2022</u>	<u>2021</u>
	£	£
Grants and donations received	223,574	588,000
Grants and donations paid	9,089,868	10,752,611
Net investment income	1,328,202	1,189,450
Gains/(Losses) on investments	(456,697)	3,500,901
Net movement in funds – (deficit)/surplus	(7,018,277)	(5,728,477)
Total funds	20,869,922	27,888,199

The Charity has continued to raise funds and was able to continue its grant funding activities in furtherance of its charitable objects.

Plans for Future Periods

The Trustees plan to continue making distributions in accordance with their grant-making policy and to ensure that the ability to generate sufficient income is maintained to achieve that end.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2022

Principal Risks and Uncertainties

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

The principal risks to which the group is exposed are:

- The availability of liquid funds to make grants and donations
- Uncertainty in connection with the UK exiting the European Union may impact the ability of donors to provide funding
- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The economic cycle generally

The group seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees (who are also the directors of Keren Association Limited for the purposes of Company law) are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and the group and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Group for that period. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company 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 Charitable Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Charity legislation. The Trustees are also responsible for safeguarding the assets of the Charitable Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2022

STATEMENT OF DISCLOSURE TO AUDITORS

In so far as the Trustees are aware at the time of approving the Trustees' Report:


- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the trustees, having made enquiries of fellow directors and the group's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

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

Approved by the Trustees on 4 January 2023, including, in their capacity as Company Directors, the Strategic Report contained therein.

On behalf of the Board of Trustees,


.....
Mr E Englander (Trustee)

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED**

FOR THE YEAR ENDED 31 MARCH 2022

OPINION

We have audited the financial statements of Keren Association Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2022 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2022 and of the group's incoming resources and application of resources, including its income and expenditure, and of the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2022

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED (*Continued*)

FOR THE YEAR ENDED 31 MARCH 2022

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees who are also the Directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2022

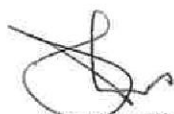
AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (Continued)

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

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

USE OF OUR REPORT

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



Asher Sternlicht
(Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Our audit was completed on 4 January 2023 and our opinion was expressed at that date.

KEREN ASSOCIATION LIMITED

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**

FOR THE YEAR ENDED 31 MARCH 2022

	Note	<u>Unrestricted Funds</u>	
		<u>2022</u>	<u>2021</u>
		£	£
Income and endowments from:			
Donations and legacies	2	223,574	588,000
Investments	3	2,504,462	2,416,733
Total income		<u>2,728,036</u>	<u>3,004,733</u>
Expenditure on:			
Investment management costs	4	1,176,260	1,227,283
Charitable activities	5	9,220,075	10,951,869
Total expenditure		<u>10,396,335</u>	<u>12,179,152</u>
Surplus/(Deficit) on investment valuations and disposals	8	<u>(456,697)</u>	<u>3,500,901</u>
Net expenditure before taxation		(8,124,996)	(5,673,518)
Taxation	9	848,369	(206,354)
Net expenditure after taxation		(7,276,627)	(5,879,872)
Attributable to non-controlling interest		258,350	151,395
Net movement in funds	10	<u>(7,018,277)</u>	<u>(5,728,477)</u>
Reconciliation of funds			
Total funds brought forward		27,888,199	33,616,676
Total funds carried forward		<u>20,869,922</u>	<u>27,888,199</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED


Company No: 00707087

Charity No: 313119

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 31 MARCH 2022**

	Note	<u>Group</u> <u>2022</u> £	<u>Group</u> <u>2021</u> £	<u>Charitable</u> <u>Company</u> <u>2022</u> £	<u>Charitable</u> <u>Company</u> <u>2021</u> £
Fixed assets					
Investments	11	57,101,088	72,740,234	37,918,645	43,192,432
Total fixed assets		57,101,088	72,740,234	37,918,645	43,192,432
Current assets					
Debtors	12	1,998,354	2,199,645	77,138	114,111
Cash at bank and in hand		11,254,682	944,223	233,243	899,431
Total current assets		13,253,036	3,143,868	310,381	1,013,542
Current Liabilities					
Creditors: Amounts falling due within one year	13	(2,545,213)	(2,141,835)	(1,232,918)	(616,110)
Net current assets/(liabilities)		10,707,823	1,002,033	(922,537)	397,432
Total assets less current liabilities		67,808,911	73,742,267	36,996,108	43,589,864
Creditors: Amounts falling due after more than one year	14	(36,627,970)	(34,435,994)	(16,126,186)	(15,701,665)
Provisions for liabilities	15	(6,768,932)	(7,617,637)	-	-
Net assets		24,412,009	31,688,636	20,869,922	27,888,199
Less: non-controlling interest		(3,542,087)	(3,800,437)	-	-
Net assets attributable to the parent Charitable Company	16	20,869,922	27,888,199	20,869,922	27,888,199
The funds of the Charitable Company:					
Unrestricted funds	16	20,869,922	27,888,199	20,869,922	27,888,199
		20,869,922	27,888,199	20,869,922	27,888,199

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006. These Financial Statements constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company. The Financial Statements were approved by the Trustees on 4 January 2023 and signed on their behalf by:



MR E ENGLANDER (TRUSTEE)

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2022

	Note	<u>2022</u> £	<u>2021</u> £
Cash flows from operating activities:			
Net cash used in operating activities	18	<u>(9,127,285)</u>	<u>(10,507,469)</u>
 Cash flows from investing activities:			
Interest received		9,797	23,033
Net rents and commissions received		1,854,868	1,606,142
Purchase of/Improvements to investments		(57,243)	(460,124)
Proceeds from sale of investments		15,239,692	3,055,008
Net cash provided by investing activities		<u>17,047,114</u>	<u>4,224,059</u>
 Cash flows from financing activities:			
Interest paid		(440,025)	(687,353)
Repayment of bank borrowings		(100,483)	(36,234)
Increase in other loan creditors		2,931,138	6,066,178
Net cash provided by financing activities		<u>2,390,630</u>	<u>5,342,591</u>
 Change in cash and cash equivalents in the year		10,310,459	(940,819)
 Cash and cash equivalents at the beginning of the year		944,223	1,885,042
Cash and cash equivalents at the end of the year	18	<u><u>11,254,682</u></u>	<u><u>944,223</u></u>

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

Statement of Compliance

The financial statements have been prepared in compliance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

The presentational currency is UK Pound Sterling.

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

Group Financial Statements

These Financial Statements consolidate the results of the Charitable Company and its subsidiaries on a line-by-line basis. A separate statement of financial activities or income and expenditure account dealing with the results of the Company only has not been presented in accordance with Section 408 of the Companies Act 2006.

Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Income

All donations are recognised in the Statement of Financial Activities (SOFA) of the Charitable Company when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

All other income is recognised on a receivable basis. This includes income from investments and deposits, rentals from property assets, and grants and donations received by the Charitable Company and Group.

Investment Management Costs

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

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES (*Continued*)

Governance Costs

Governance costs include costs of the preparation and audit of financial statements and cost of any legal advice to Trustees on governance or constitutional matters and is recognised on an accrual basis.

Liability Recognition

Creditors are recognised as soon as there is a present obligation committing the entity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

Fund Accounting

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

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date.

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

Fixed Assets

All fixed assets are initially recorded at cost.

Properties Held for Investment

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

Acquisitions and Disposals of Properties

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

Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

Where investments in non-puttable ordinary shares including investments in subsidiary undertakings can be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in the Statement of Financial Activities. Otherwise such investments are subsequently measured at cost less impairment.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES (Continued)

Taxation

The Charitable Company is not liable to direct taxation on its income as it falls within the various exemptions available to registered charities. The subsidiary undertakings are subject to Corporation Tax but it is expected that their income will be gifted for charitable purposes and therefore no tax liability should arise.

Notwithstanding the above, deferred tax is recognised in respect of all timing differences present in the non-charitable subsidiary undertakings. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Related Party Transactions

The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2022</u>	<u>2021</u>
	£	£
Unrestricted donations received	223,574	588,000
	<u> </u>	<u> </u>

No restrictions were attached to any donations received.

3. INVESTMENT INCOME

	<u>2022</u>	<u>2021</u>
	£	£
Rents receivable from investment properties	2,398,378	2,345,223
Interest receivable	10,595	20,855
Commissions receivable	95,489	50,655
	<u>2,504,462</u>	<u>2,416,733</u>

4. INVESTMENT MANAGEMENT COSTS

	<u>2022</u>	<u>2021</u>
	£	£
Property outgoing	782,906	801,732
Interest payable	393,354	425,551
	<u>1,176,260</u>	<u>1,227,283</u>

No commission has been paid in connection with management of the properties.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>2022</u>	<u>2021</u>
	£	£
Grant funding activities (Institutional grants)	9,089,868	10,752,611
Support and governance costs (note 6)	130,207	199,258
	9,220,075	10,951,869
	9,220,075	10,951,869

All grants were paid from unrestricted funds and were institutional grants. An analysis of institutional grants is attached to these financial statements.

All grants were paid were for Education, Furtherance of Jewish Religion and Alleviation of Poverty.

6. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	<u>2022</u>	<u>2021</u>
	£	£
Legal & professional fees	38,002	129,317
Auditor's remuneration	66,255	56,880
General expenses	25,950	13,061
	130,207	199,258
	130,207	199,258

7. STAFF COSTS AND EMOLUMENTS

No salaries or wages have been paid to any employee or Trustee by the Charitable Company or any subsidiary undertaking. No Trustee expenses have been incurred.

8. SURPLUS/(DEFICIT) ON INVESTMENT VALUATIONS AND DISPOSALS

	<u>2022</u>	<u>2021</u>
	£	£
(Loss)/Profit on disposal	(44,907)	57,052
(Losses)/Gains on revaluation	(852,901)	3,884,960
Amounts written back/(written off) on investments	441,111	(441,111)
	(456,697)	3,500,901
	(456,697)	3,500,901

9. TAXATION

No current tax was payable in respect of the Charitable Company. Current tax payable in respect of the non-charitable subsidiary undertakings was £336 (2021: £Nil).

The balance of the movement in the income and expenditure account represents provision for deferred tax (see Note 15).

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

10. NET MOVEMENT IN FUNDS

Of the Net Movements of Funds of the Group £7,018,277 Deficit (2021: £5,728,477 Deficit) has been dealt within the Statement of Financial Activities of the Charitable Company itself.

11. INVESTMENTS

<u>Group</u>	<u>Properties</u> £	<u>Shares in Related Companies</u> £	<u>Life Policies</u> £	<u>Total</u> £
Fair Value at 1 April 2021	56,137,000	5,957,000	11,087,345	73,181,345
Additions	57,243	-	-	57,243
Disposals	(15,284,599)	-	-	(15,284,599)
Revaluations	(852,901)	-	-	(852,901)
Fair Value at 31 March 2022	40,056,743	5,957,000	11,087,345	57,101,088
Impairments				
At 1 April 2021	-	-	(441,111)	(441,111)
Reversal of impairments	-	-	441,111	441,111
At 31 March 2022	-	-	-	-
Carrying Amount				
Net book value at 31 March 2022	40,056,743	5,957,000	11,087,345	57,101,088
Net book value at 1 April 2021	56,137,000	5,957,000	10,646,234	72,740,234
Historical Cost at 31 March 2022	12,982,839	232,531	11,087,345	24,302,715
<u>Charitable Company</u>	<u>Properties</u> £	<u>Shares in Subsidiary Undertakings</u> £	<u>Shares in Related Companies</u> £	<u>Total</u> £
Fair Value at 1 April 2021	6,152,000	33,393,416	3,647,016	43,192,432
Additions	1,543	-	-	1,543
Disposals	(2,139,500)	-	-	(2,139,500)
Revaluations	-	(3,135,830)	-	(3,135,830)
Fair Value at 31 March 2022	4,014,043	30,257,586	3,647,016	37,918,645
Historical Cost at 31 March 2022	3,624,151	2,852,771	61,148	6,538,070

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

11. INVESTMENTS (Continued)

- a. The assets classified as investments are stated at Trustees' valuation at 31 March 2022.
- b. The group's investment properties are valued by the Trustees in consultation with RICS qualified surveyors based on their understanding of property market conditions using a sales valuation approach, derived from recent comparable transactions and market yields, adjusted by applying discounts to reflect status of occupation and condition.
- c. The fair value at 31 March 2022 of the Investments in Subsidiary Undertakings and unquoted Related Companies is based on the underlying value of assets less liabilities of these Companies. The valuation of properties and other assets in these Companies has been made by the Trustees.

The Subsidiary Undertakings of the Charitable Company, all of which are incorporated in Great Britain and registered in England and included in the consolidated financial statements, are as follows: -

<u>Company</u>	<u>Company Registration</u>	<u>Percentage</u>
	<u>Number</u>	<u>Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

A summary of the turnover, expenditure and net profit or loss for the year ended 31 March 2022 of each subsidiary undertaking is as follows:

<u>Company</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Other adjustments</u>	<u>Donations paid to Parent Charity</u>	<u>Net retained profit or (loss)</u>
	£	£	£	£	£
Adagio Estates Limited	181,392	(26,872)	(494,106)	-	(339,586)
Blustart Co. Limited	6,593	(4,221)	13,501	-	15,873
E & S Property Trading Co. Limited	112,937	(113,587)	(80,928)	(236,000)	(317,578)
Englander Company Limited	462,639	(152,543)	(288,489)	(543,000)	(521,393)
Gerrone Properties Limited	136,715	(24,474)	(246,770)	-	(134,529)
Grangepoint Limited	685,495	(261,475)	(1,123,136)	(404,000)	(1,103,116)
Hollow-ware Products Limited	-	(4,764)	441,111	-	436,347
Manhill Co. Limited	529,207	(191,456)	1,960,093	(1,821,000)	476,844

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

11. INVESTMENTS (Continued)

The assets, liabilities and funds of each subsidiary undertakings as at 31 March 2022 were as follows:

<u>Company</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Capital and Reserves</u>
	£	£	£
Adagio Estates Limited	4,812,408	(5,771,730)	(959,322)
Blustart Co. Limited	1,127,861	(72,980)	1,054,881
E & S Property Trading Co. Limited	3,473,400	(1,337,764)	2,135,636
Englander Company Limited	9,364,767	(2,216,256)	7,148,511
Gerrone Properties Limited	4,956,609	(2,189,179)	2,767,430
Grangepoint Limited	17,420,346	(9,970,519)	7,449,827
Hollow-ware Products Limited	13,609,671	(12,261,183)	1,348,488
Manhill Co. Limited	13,459,063	(2,389,422)	11,069,641

12. DEBTORS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£
Rent and service charges	194,904	345,728	-	3,133
Amounts due from related companies	389,835	375,372	-	-
Loan debtors	601,575	601,575	46,500	46,500
Interest receivable	10,330	9,532	-	-
Other debtors and prepayments	801,710	867,438	30,638	64,478
	<u>1,998,354</u>	<u>2,199,645</u>	<u>77,138</u>	<u>114,111</u>

Amounts due from related companies represents amounts due from Better Properties Limited, of which the Trustees of the Charitable Company are also Directors. The loans bore interest of 2.5% above the Bank of England Base Rate and are repayable after more than twelve months. In the opinion of the Trustees the amounts are fully recoverable.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£
Current instalments of long term loans	769,412	128,500	676,285	28,500
Rent and service charges charged in advance	334,777	341,694	32,700	31,583
Amounts due to related companies	297,104	297,104	297,104	297,104
Loan creditors	534,971	537,204	157,000	157,000
Taxation	9,651	8,430	9,651	8,430
Other creditors and accruals	599,298	828,903	60,178	93,493
	<u>2,545,213</u>	<u>2,141,835</u>	<u>1,232,918</u>	<u>616,110</u>

Amounts due to related companies represent amounts due to companies of which certain Directors are also Trustees of the Charitable Company.

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£
<u>Bank borrowing</u>				
Secured bank loan (instalments terminating in less than 5 years)	5,469,412	5,569,895	676,285	697,389
	<u>5,469,412</u>	<u>5,569,895</u>	<u>676,285</u>	<u>697,389</u>
Less: Amounts repayable within 1 year	(769,412)	(128,500)	(676,285)	(28,500)
	<u>4,700,000</u>	<u>5,441,395</u>	-	<u>668,889</u>
<u>Other amounts falling due within 5 years</u>				
Amounts due to related companies	31,927,970	28,994,599	10,685,937	9,685,485
Amounts due to subsidiary undertakings	-	-	5,440,249	5,347,291
	<u>36,627,970</u>	<u>34,435,994</u>	<u>16,126,186</u>	<u>15,701,665</u>

The bank loans (notes 13 & 14) are secured by legal charges over certain of the Group's properties.

Amounts due to related companies represents £28,049,970 due to Better Properties Limited (£6,807,937 of which is owed by the Charitable Company), £3,428,000 due to Rimex Investments Limited and £450,000 due to Overpier Limited (both of which are owed by the Charitable Company). Certain Trustees of the Charitable Company are also Directors of these related companies. No interest was paid by the Charitable Company to Better Properties Limited, although certain subsidiary undertakings paid interest at 2.5% above the Bank of England Base Rate.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

15. PROVISIONS FOR LIABILITIES

	<u>2022</u>	<u>2021</u>
	£	£
Balance at 1 April 2021	7,617,637	7,411,283
Movement for the year	(848,705)	206,354
Balance 31 March 2022	<u>6,768,932</u>	<u>7,617,637</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been in recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent Charitable Company on the basis that all such gains will be applied for charitable purposes.

16. UNRESTRICTED FUNDS

Group

	£
Balance at 1 April 2021	27,888,199
Net expenditure for the year	(6,819,930)
Deficit on investments	(456,697)
Attributable to non-controlling interest	<u>258,350</u>
Balance at 31 March 2022	<u>20,869,922</u>

Charitable Company

	£
Balance at 1 April 2021	27,888,199
Net expenditure for the year	(5,744,988)
Deficit on investments	<u>(1,273,289)</u>
Balance at 31 March 2022	<u>20,869,922</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

17. FINANCIAL INSTRUMENTS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
	£	£	£	£
<i>Financial assets measured at fair value through income and expenditure:</i>				
Unlisted investments (Note 11)	17,044,345	16,603,234	33,904,602	37,040,432
<i>Financial assets measured at amortised cost:</i>				
Debtors (Note 12)	1,998,354	2,199,645	77,138	114,111
<i>Financial liabilities measured at amortised cost:</i>				
Creditors (Notes 13 & 14)	39,173,183	36,577,829	17,359,104	16,317,775
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

18. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of net income to net cash flow from operating activities

	<u>2022</u>	<u>2021</u>
	£	£
Net expenditure for the year	(7,276,627)	(5,879,872)
Adjustments for:		
Interest receivable	(10,595)	(20,855)
Net rents and commissions receivable	(1,710,961)	(1,594,146)
Interest payable	393,354	425,551
Taxation	(848,369)	206,354
Deficit/(Surplus) on investment valuations and disposals	456,697	(3,500,901)
Decrease/(Increase) in debtors	51,265	(247,829)
(Decrease)/Increase in creditors	(181,713)	104,229
	<u>(9,126,949)</u>	<u>(10,507,469)</u>
Tax paid	(336)	-
Net cash used in operating activities	<u>(9,127,285)</u>	<u>(10,507,469)</u>

Analysis of cash and cash equivalents

	<u>2022</u>	<u>2021</u>
	£	£
Cash bank and in hand	11,254,682	944,223
Total cash and cash equivalents	<u>11,254,682</u>	<u>944,223</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

19. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2021 £	Cash flows £	At 31 Mar 2022 £
Cash at bank and in hand	944,223	10,310,459	11,254,682
	-----	-----	-----
	944,223	10,310,459	11,254,682
Loans falling due within one year	(128,500)	(640,912)	(769,412)
Loans falling due after more than one year	(5,441,395)	741,395	(4,700,000)
	-----	-----	-----
Total	(4,625,672)	10,410,942	5,785,270
	=====	=====	=====

20. RELATED PARTY TRANSACTIONS

Donations totalling £168,574 were received from companies connected with the Trustees. Certain Trustees of the Charitable Company are also Directors of those related companies. No conditions were attached to any of the donations.

During the year donations were made totalling £800,000 to Parkwill Limited, £34,820 to Collel Chibath Yerushalayim Trust, and £17,800 to Ridgesave Limited. Certain Trustees of the Charitable Company are also Trustees of those related Charitable Entities.

Certain of the group's properties are managed by Better Properties Limited.

Additional Related Party information is given in Notes 12, 13 & 14.

21. GENERAL INFORMATION

The Charitable Company is incorporated in England and is limited by guarantee. The address of its principal place of business is shown at page 1.

KEREN ASSOCIATION LIMITED

STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)

FOR THE YEAR ENDED 31 MARCH 2022

	<u>Unrestricted Funds</u>
	<u>2022</u>
	£
Income and endowments from:	
Donations and legacies	3,227,574
Investments	284,380
Total income	<u>3,511,954</u>
Expenditure on:	
Investment management costs	124,129
Charitable activities	9,132,813
Total expenditure	<u>9,256,942</u>
Income from shares in subsidiary undertakings	1,907,042
Deficit on investment valuations and disposals	(3,180,331)
Net movement in funds	<u>(7,018,277)</u>
Reconciliation of funds	
Total funds brought forward	<u>27,888,199</u>
Total funds carried forward	<u>20,869,922</u>

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

All income and expenditure derive from continuing activities.

KEREN ASSOCIATION LIMITED
ANALYSIS OF GRANTS
FOR THE YEAR ENDED 31 MARCH 2022

Recipients of Institutional Grants	£
Friends of Mercaz Hatorah Belz Macnivka	1,632,315
Achisomoch Aid Company Limited	831,000
Parkwill Limited	800,000
The OJC Fund	748,964
Beis Aharon Trust Ltd	699,450
China Vechisda	693,880
Mosdot Toras Aharon	480,326
Mosdos Kedushas Aharon D'Chasidei Belz Machnovka Elad	307,751
Ezra Lecol Ma Detzarich	240,241
Zera Aharon Machnovka Belz Yerushalayim	234,250
M.L.T. Belz	218,260
Heichal Aharon Dchasidei Belz	196,370
Agudat Yeshivat Belz Machnovke	156,496
Ichud Mosdos Gur Limited	135,000
Machon Oiz Vehudor	122,753
Synagogue D'Chasidei Belz	107,750
TTBA Belz	91,600
Beth Jitschok VZW	89,300
The Beth Hamedrash Satmar Trust	80,000
Hatzola Trust Limited	72,000
Friends of Mosdos Torah Veyirah	63,000
Chasdei Aharon Ltd	56,000
Kollel Mishkon Yakov	53,000
Side by Side School Ltd	50,000
Other Grants (below £50,000)	930,162
	£9,089,868

KEREN ASSOCIATION LIMITED

England & Wales - Charity number 313119

Accounts

**KEREN ASSOCIATION LIMITED
(LIMITED BY GUARANTEE)**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED
31 MARCH 2021**

Company Number: 00707087

Charity Number: 313119

**COHEN ARNOLD
CHARTERED ACCOUNTANTS
& STATUTORY AUDITOR
LONDON NW11 0PU**

KEREN ASSOCIATION LIMITED
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FOR THE YEAR ENDED 31 MARCH 2021

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12	Consolidated Balance Sheet and Charitable Company Balance Sheet
13	Consolidated Statement of Cash Flows
14 - 24	Notes to the Financial Statements

KEREN ASSOCIATION LIMITED
REFERENCE AND ADMINISTRATIVE DETAILS
FOR THE YEAR ENDED 31 MARCH 2021

Name: Keren Association Limited

Status: Incorporated: 1st November 1961
Registered Charity Number: 313119
Company Registration Number: 00707087

Principal Office: 129 Stamford Hill
London N16 5TW

Registered Office: New Burlington House
1075 Finchley Road
London NW11 0PU

Charity Trustees: Mr E Englander (Chairman)
Mrs S Englander (Passed away 23 September 2020)
Mr P N Englander
Mr S Z Englander
Mr J S Englander
Mrs H Z Weiss
Mrs N Weiss
Mr A I Perelman
Mr J Stern (Appointed 6 August 2020)

Secretary: Mrs S Englander (Passed away 23 September 2020)

Auditors: Cohen Arnold
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Bankers: Barclays Bank Plc
Mile End & Bow Branch
240 Whitechapel Road
London E1 1BS

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

The Trustees, who are also directors for the purposes of Company law, have pleasure in presenting their report, including a Strategic Report, together with the consolidated Financial Statements of the Charitable Company and its subsidiaries for the year ended 31 March 2021 which are also prepared to meet the requirements for a Directors' report for Companies Act purposes.

The financial statements comply with the Charities Act 2011, the Companies Act 2006, the Memorandum and Articles of Association and 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).

REFERENCE AND ADMINISTRATIVE DETAILS

Reference and Administrative details of the Company are shown on Page 1 of the Financial Statements which forms part of this report.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

Keren Association Limited is a Company limited by guarantee governed by its Memorandum and Articles of Association. It is registered as a charity with the Charity Commission.

Organisation

The Charitable Company is administered by the Trustees. Every Trustee holds office until he/she shall die or shall cease to hold office by virtue of the Articles of Association.

The day-to-day affairs of the Charitable Company are administered by the Trustees whose Chairman is Mr E Englander.

All Trustees give their time voluntarily and no benefit or expenses were paid to them in the year.

Appointment of Trustees

Where there is a requirement for new Trustees, these would be identified and appointed by the remaining Trustees.

Trustee Induction and Training

The Chairman of the Trustees would be responsible for the induction of any new Trustee, which involves awareness of a Trustee's responsibilities, the governing document, administrative procedures, the history and philosophical approach of the Charity. A new Trustee would receive copies of the previous year's annual report and accounts with detailed explanation thereof.

Group Structure and Relationships

The Charity has the following non-charitable operating subsidiaries:

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The subsidiary undertakings are administered by the Directors of those companies.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

Related Party Transactions

Details of transactions with Related Parties are disclosed in Note 20 to the Financial Statements. The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

OBJECTIVES AND ACTIVITIES FOR THE BENEFIT OF THE PUBLIC

The Charitable Company is established to further those purposes both in the United Kingdom and abroad recognised as charitable by English Law. In furtherance of these objects, the Charitable Company receives income from its investment properties, cash deposits, fixed asset investments, subsidiary and associated undertakings and voluntary income from companies connected with the Trustees which it utilises in the provision and distribution of grants and donations to organisations that fall within the objectives of the Charitable Company. It has concentrated its activities in promoting charitable activities of institutions teaching the principles of traditional Judaism, and the giving of philanthropic aid to the needy.

The Trustees confirm their compliance with the duty to have due regard to the public benefit guidance published by the Charity Commission when reviewing the Charitable Company's aims and objectives and in planning future activities.

Grant Making Policy

The Trustees are approached for donations by a wide variety of charitable institutions operating in the United Kingdom and abroad. The Trustees consider all requests which they receive and make donations based on the level of funds available to charities whose purpose fall within the objects of the Charitable Company.

In making grants and donations, the Trustees use their personal knowledge of the relevant institutions, their representatives, operational efficiency and reputation. The Trustees monitor the application of the grants and donations by meeting with representatives of the institutions and obtaining information as to the utilisation of funds.

INVESTMENTS

The movements in Investments are fully reflected in Note 11 to the Financial Statements.

The Group's investment properties are included in the Financial Statements at fair value. The properties are valued by the Trustees.

The Charitable Company's investments in subsidiary undertakings are included in the Financial Statements at fair value, based on the value of their underlying assets less liabilities. The valuation of properties and other assets in these Companies has been carried out by the Trustees.

STRATEGIC REPORT

Achievements and Performance

During the year the Charitable Company has continued its philanthropic activities and has maintained its support of organisations engaging in education, advancement of religion and the giving of philanthropic aid. The reserves remain available to organisations engaging in activities compatible with the aims and objectives of the Charitable Company. The Trustees expect such demands to increase in future years.

The financial results of the Charitable Company and its Subsidiary Undertakings for the year ended 31 March 2021 are fully reflected in the attached Financial Statements together with the Notes thereon.

Grants and donations in the year totalled £10,752,611 (2020: £13,834,570).

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

Financial Review

Financial Position

The financial position of the Charitable Company and its subsidiaries is satisfactory.

The Charitable Company's Consolidated Statement of Financial Activities shows a net Deficit of £5,728,477 (2020: net Deficit of £12,877,397) and total reserves of £27,888,199 (2020: £33,616,676).

Reserves Policy

The Reserves Policy of the Trustees is to maintain unrestricted funds, which are the free reserves of the Charitable Company, at a level they consider appropriate to the Charitable Company's needs taking into account likely future requirements. The Charitable Company holds long term investments to allow it to generate sufficient income on an ongoing basis. A proportion of the reserves is held in readily realisable form to cover on-going grant-making activities and contingencies arising from additional calls made upon the Charitable Company for the support of organisations in times of need. The Charitable Company's reserves are represented by unrestricted funds arising from past operating results. The Trustees are satisfied that the present balance of distributable reserves is sufficient to support anticipated expenditure.

Principal Funding Sources

The Charitable Company's principal funding sources in the year were its investment portfolio, together with donations received from subsidiaries.

Investment policy and objectives

Under the Memorandum and Articles of Association, the Charitable Company has the power to make any investment which the Trustees see fit provided any moneys are not immediately required for use in connection with any of its objects. The Charitable Company's investment policy is to maximise its income and gains so that its charitable objectives are maintained and expanded. However, having regard to liquidity requirements, the Trustees have also operated a policy of keeping available funds in interest bearing deposit accounts.

Key Performance Indicators

The Trustees monitor the group's performance against the strategic objectives on a regular basis. Performance is assessed against the strategy and expectations using financial and non-financial indicators. The key financial performance indicators used by the group are as follows:

	<u>2021</u>	<u>2020</u>
	£	£
Grants and donations received	588,000	79,035
Grants and donations paid	10,752,611	13,834,570
Net investment income	1,189,450	1,279,312
Gains/(Losses) on investments	3,500,901	(4,600,438)
Net movement in funds – (deficit)/surplus	(5,728,477)	(12,877,397)
Total funds	27,888,199	33,616,676

The Charity has continued to raise funds and was able to continue its grant funding activities in furtherance of its charitable objects.

Plans for Future Periods

The Trustees plan to continue making distributions in accordance with their grant-making policy and to ensure that the ability to generate sufficient income is maintained to achieve that end.

KEREN ASSOCIATION LIMITED

REPORT OF THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

Principal Risks and Uncertainties

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

The principal risks to which the group is exposed are:

- The availability of liquid funds to make grants and donations
- Uncertainty in connection with the UK exiting the European Union may impact the ability of donors to provide funding
- Liabilities arising from property investment activity
- Tenant defaults
- Damage to property from flood, fire or terrorist action
- The economic cycle generally

The group seeks to manage or mitigate such risks wherever possible through measures including insurance, tenant screening and monitoring, rigorous reviews of acquisition and investment opportunities, external expert advice, monitoring cash and regular monitoring of the economic outlook. It is recognised that systems can only provide reasonable but not absolute assurance that major risks have been adequately managed.

TRUSTEES' RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees (who are also the directors of Keren Association Limited for the purposes of Company law) are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charitable Company and the group and of the incoming resources and application of resources, including the income and expenditure, of the Charitable Group for that period. Under company law the Trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and the profit or loss of the company for that period. In preparing these financial statements, the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charitable Company 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 Charitable Company and enable them to ensure that the financial statements comply with the Companies Act 2006 and Charity legislation. The Trustees are also responsible for safeguarding the assets of the Charitable Company and the group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

KEREN ASSOCIATION LIMITED
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2021

STATEMENT OF DISCLOSURE TO AUDITORS

In so far as the Trustees are aware at the time of approving the Trustees' Report:

- there is no relevant information, being information needed by the auditor in connection with preparing their report, of which the group's auditor is unaware, and
- the trustees, having made enquiries of fellow directors and the group's auditor that they ought to have individually taken, have each taken all steps that he/she is obliged to take as a director in order to make themselves aware of any relevant audit information and to establish that the auditor is aware of that information.

AUDITORS

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

Approved by the Trustees on ~~20 December 2021~~ ^{20 December 2021}, including, in their capacity as Company Directors, the Strategic Report contained therein.

On behalf of the Board of Trustees,


.....
Mr E Englander (Trustee)

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED**

FOR THE YEAR ENDED 31 MARCH 2021

OPINION

We have audited the financial statements of Keren Association Limited (the 'parent charitable company') and its subsidiaries ('the group') for the year ended 31 March 2021 which comprise the Consolidated Statement of Financial Activities, the Consolidated and Parent Charitable Company Balance Sheets, the Consolidated Cash Flow Statement and the related notes, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 March 2021 and of the group's incoming resources and application of resources, including its income and expenditure, and of the group's cash flows for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice;
- have been prepared in accordance with the requirements of the Companies Act 2006.

BASIS FOR OPINION

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

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the financial statements, we have concluded that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the group's or the parent charitable company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

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

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2021

OTHER INFORMATION

The other information comprises the information included in the annual report, other than the financial statements and our auditor's report thereon. The Trustees are responsible for the other information. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

We have nothing to report in this regard.

OPINIONS ON OTHER MATTERS PRESCRIBED BY THE COMPANIES ACT 2006

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

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

MATTERS ON WHICH WE ARE REQUIRED TO REPORT BY EXCEPTION

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

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

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

KEREN ASSOCIATION LIMITED

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF KEREN ASSOCIATION LIMITED *(Continued)*

FOR THE YEAR ENDED 31 MARCH 2021

RESPONSIBILITIES OF TRUSTEES

As explained more fully in the Trustees' responsibilities statement, the Trustees who are also the Directors of the parent charitable company for the purposes of company law are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the Trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the group's and parent charitable company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the group or the parent charitable company or to cease operations, or have no realistic alternative but to do so.

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

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

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below:

- We obtained an understanding of the legal and regulatory frameworks that are applicable to the group through discussion with the management and identified which were most significant with respect to the financial statements. We identified Companies Act 2006 (including associated regulations), Charities Act 2011, Charities SORP (FRS 102), Financial Reporting Standard 102, Taxation Laws and Regulations, The Landlord and Tenant Act and Health & Safety Regulations as being most significant to these financial statements. We communicated these identified frameworks amongst our audit team and remained alert to any indications of non-compliance throughout the audit. We ensured that the engagement team had sufficient competence and capability to identify or recognise non-compliance with laws and regulations.
- We discussed with the management the policies and procedures regarding compliance with the legal and regulatory framework.
- We assessed the susceptibility of the group's financial statements to material misstatement due to non-compliance with legal and regulatory framework, including how fraud might occur, by enquiry with the management during the planning and finalisation stages of our audit and by using proprietary disclosure checklists. The susceptibility to such material misstatement was determined to be low.
- Based on this understanding, we designed our audit procedures to identify non-compliance with the identified legal and regulatory framework, which were part of our procedures on the related financial statement items. Our procedures included reviewing the group's internal controls policies and procedures, reviewing the minutes of board meetings and correspondence with regulatory bodies including HM Revenue & Customs, testing transactions outside the normal course of the business and journal entries, and discussions with the management.

KEREN ASSOCIATION LIMITED

**INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS AND TRUSTEES OF
KEREN ASSOCIATION LIMITED (Continued)**

FOR THE YEAR ENDED 31 MARCH 2021

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

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

USE OF REPORT

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



Asher Sternlicht
(Senior Statutory Auditor)

For and on behalf of

COHEN ARNOLD
Chartered Accountants
& Statutory Auditor
New Burlington House
1075 Finchley Road
London NW11 0PU

Our audit was completed on... 2 DECEMBER 2021 and our opinion was expressed at that date.

KEREN ASSOCIATION LIMITED

**CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING CONSOLIDATED INCOME AND EXPENDITURE ACCOUNT)**

FOR THE YEAR ENDED 31 MARCH 2021

	Note	<u>Unrestricted Funds</u>	
		<u>2021</u>	<u>2020</u>
		£	£
Income and endowments from:			
Donations and legacies	2	588,000	79,035
Investments	3	2,416,733	2,825,456
Total income		<u>3,004,733</u>	<u>2,904,491</u>
 Expenditure on:			
Investment management costs	4	1,227,283	1,546,144
Charitable activities	5	10,951,869	14,110,473
Total expenditure		<u>12,179,152</u>	<u>15,656,617</u>
 Surplus/(Deficit) on investment valuations and disposals	 8	 <u>3,500,901</u>	 <u>(4,600,438)</u>
 Net expenditure before taxation		 <u>(5,673,518)</u>	 <u>(17,352,564)</u>
 Taxation	 9	 <u>(206,354)</u>	 <u>2,942,750</u>
Net expenditure after taxation		<u>(5,879,872)</u>	<u>(14,409,814)</u>
 Attributable to non-controlling interest		 <u>151,395</u>	 <u>1,532,417</u>
Net movement in funds	10	<u>(5,728,477)</u>	<u>(12,877,397)</u>
 Reconciliation of funds			
Total funds brought forward		<u>33,616,676</u>	<u>46,494,073</u>
Total funds carried forward		<u>27,888,199</u>	<u>33,616,676</u>

The Statement of Financial Activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED

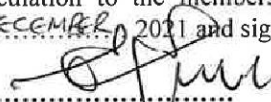
Company No: 00707087

Charity No: 313119

**CONSOLIDATED BALANCE SHEET AND CHARITABLE COMPANY BALANCE SHEET
AS AT 31 MARCH 2021**

		<u>Group</u>	<u>Group</u>	<u>Charitable</u>	<u>Charitable</u>
		<u>2021</u>	<u>2020</u>	<u>Company</u>	<u>Company</u>
	Note	£	£	£	£
Fixed assets					
Investments	11	72,740,234	71,834,217	43,192,432	45,503,127
Total fixed assets		<u>72,740,234</u>	<u>71,834,217</u>	<u>43,192,432</u>	<u>45,503,127</u>
Current assets					
Debtors	12	2,199,645	1,963,465	114,111	131,400
Cash at bank and in hand		944,223	1,885,042	899,431	1,858,574
Total current assets		<u>3,143,868</u>	<u>3,848,507</u>	<u>1,013,542</u>	<u>1,989,974</u>
Current Liabilities					
Creditors: Amounts falling due within one year	13	(2,141,835)	(2,288,742)	(616,110)	(627,987)
Net current assets		<u>1,002,033</u>	<u>1,559,765</u>	<u>397,432</u>	<u>1,361,987</u>
Total assets less current liabilities		<u>73,742,267</u>	<u>73,393,982</u>	<u>43,589,864</u>	<u>46,865,114</u>
Creditors: Amounts falling due after more than one year	14	(34,435,994)	(28,414,191)	(15,701,665)	(13,248,438)
Provisions for liabilities	15	(7,617,637)	(7,411,283)	-	-
Net assets		<u>31,688,636</u>	<u>37,568,508</u>	<u>27,888,199</u>	<u>33,616,676</u>
Less: non-controlling interest		(3,800,437)	(3,951,832)	-	-
Net assets attributable to the parent Charitable Company	16	<u>27,888,199</u>	<u>33,616,676</u>	<u>27,888,199</u>	<u>33,616,676</u>
The funds of the Charitable Company:					
Unrestricted funds	16	27,888,199	33,616,676	27,888,199	33,616,676
		<u>27,888,199</u>	<u>33,616,676</u>	<u>27,888,199</u>	<u>33,616,676</u>

The Trustees have prepared group Financial Statements in accordance with section 399 of the Companies Act 2006. These Financial Statements constitute the annual accounts required by the Companies Act 2006 and are for circulation to the members of the company. The Financial Statements were approved by the Trustees on 2 DECEMBER 2021 and signed on their behalf by:


.....
MR E ENGLANDER (TRUSTEE)

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 31 MARCH 2021

	Note	<u>2021</u> £	<u>2020</u> £
Cash flows from operating activities:			
Net cash used in operating activities	18	(10,507,469)	(14,251,102)
Cash flows from investing activities:			
Interest received		23,033	15,387
Net rents and commissions received		1,606,142	2,176,895
Purchase of/Improvements to investments		(460,124)	(3,415,839)
Proceeds from sale of investments		3,055,008	15,941,986
Net cash provided by investing activities		4,224,059	14,718,429
Cash flows from financing activities:			
Interest paid		(687,353)	(642,841)
Repayment of bank borrowings		(36,234)	(200,483)
Increase in other loan creditors		6,066,178	1,096,465
Net cash provided by financing activities		5,342,591	253,141
Change in cash and cash equivalents in the year		(940,819)	720,468
Cash and cash equivalents at the beginning of the year		1,885,042	1,164,574
Cash and cash equivalents at the end of the year	18	944,223	1,885,042

The related notes form part of these Financial Statements.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Statement of Compliance

The financial statements have been prepared in compliance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

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

The presentational currency is UK Pound Sterling.

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

Group Financial Statements

These Financial Statements consolidate the results of the Charitable Company and its subsidiaries on a line-by-line basis. A separate statement of financial activities or income and expenditure account dealing with the results of the Company only has not been presented in accordance with Section 408 of the Companies Act 2006.

Judgements and Key Sources of Estimation Uncertainty

In the application of the company's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amounts 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 if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

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

Income

All donations are recognised in the Statement of Financial Activities (SOFA) of the Charitable Company when the charity has unconditional entitlement to the resources. Donations represent voluntary amounts received during the year.

All other income is recognised on a receivable basis. This includes income from investments and deposits, rentals from property assets, and grants and donations received by the Charitable Company and Group.

Investment Management Costs

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

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES *(Continued)*

Governance Costs

Governance costs include costs of the preparation and audit of financial statements and cost of any legal advice to Trustees on governance or constitutional matters and is recognised on an accrual basis.

Liability Recognition

Creditors are recognised as soon as there is a present obligation committing the entity to pay out resources, it is probable that a transfer of economic benefits will be required in settlement and the amount can be measured or estimated reliably.

Fund Accounting

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

Restricted funds are funds subject to specific restricted conditions imposed by donors. There are no restricted funds as at the Balance Sheet date.

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

Fixed Assets

All fixed assets are initially recorded at cost.

Properties Held for Investment

Properties classified as investments are included in the Balance Sheet at fair value. Any gains or losses arising from changes in the fair value are recognised in the Statement of Financial Activities.

In accordance with the FRS 102, no depreciation or amortisation is provided in respect of freehold or long-leasehold investment properties.

Acquisitions and Disposals of Properties

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

Financial Instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument. Basic financial instruments are initially recognised at the transaction price, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument. Debt instruments are subsequently measured at amortised cost.

Where investments in non-puttable ordinary shares including investments in subsidiary undertakings can be measured reliably, the investment is subsequently measured at fair value with changes in fair value recognised in the Statement of Financial Activities. Otherwise such investments are subsequently measured at cost less impairment.

For all equity instruments regardless of significance, and other financial assets that are individually significant, these are assessed individually for impairment. Other financial assets are either assessed individually or grouped on the basis of similar credit risk characteristics. Any reversals of impairment are recognised in profit or loss immediately, to the extent that the reversal does not result in a carrying amount of the financial asset that exceeds what the carrying amount would have been had the impairment not previously been recognised.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (Continued)

Taxation

The Charitable Company is not liable to direct taxation on its income as it falls within the various exemptions available to registered charities. The subsidiary undertakings are subject to Corporation Tax but it is expected that their income will be gifted for charitable purposes and therefore no tax liability should arise.

Notwithstanding the above, deferred tax is recognised in respect of all timing differences present in the non-charitable subsidiary undertakings. Unrelieved tax losses and other deferred tax assets are recognised to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits. Deferred tax is measured using the tax rates and laws that have been enacted or substantively enacted by the reporting date that are expected to apply to the reversal of the timing difference.

Related Party Transactions

The Charitable Company has taken advantage of the exemption in FRS 102 Section 33 – Related Party Disclosures to dispense with the requirement to disclose transactions with members of the Keren Association Limited group of Companies.

2. INCOME FROM DONATIONS AND LEGACIES

	<u>2021</u>	<u>2020</u>
	£	£
Unrestricted donations received	588,000	79,035
	<u> </u>	<u> </u>

No restrictions were attached to any donations received.

3. INVESTMENT INCOME

	<u>2021</u>	<u>2020</u>
	£	£
Rents receivable from investment properties	2,345,223	2,755,423
Interest receivable	20,855	15,354
Commissions receivable	50,655	54,679
	<u> </u>	<u> </u>
	<u>2,416,733</u>	<u>2,825,456</u>

4. INVESTMENT MANAGEMENT COSTS

	<u>2021</u>	<u>2020</u>
	£	£
Property outgoing	801,732	833,169
Interest payable	425,551	712,975
	<u> </u>	<u> </u>
	<u>1,227,283</u>	<u>1,546,144</u>

No commission has been paid in connection with management of the properties.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	<u>2021</u>	<u>2020</u>
	£	£
Grant funding activities (Institutional grants)	10,752,611	13,834,570
Support and governance costs (note 6)	199,258	275,903
	10,951,869	14,110,473
	10,951,869	14,110,473

All grants were paid from unrestricted funds and were institutional grants. An analysis of institutional grants is attached to these financial statements.

All grants were paid were for Education, Furtherance of Jewish Religion and Alleviation of Poverty.

6. ANALYSIS OF SUPPORT AND GOVERNANCE COSTS

	<u>2021</u>	<u>2020</u>
	£	£
Legal & professional fees	129,317	196,410
Auditor's remuneration	56,880	62,800
General expenses	13,061	16,693
	199,258	275,903
	199,258	275,903

7. STAFF COSTS AND EMOLUMENTS

No salaries or wages have been paid to any employee or Trustee by the Charitable Company or any subsidiary undertaking. No Trustee expenses have been incurred.

8. SURPLUS/(DEFICIT) ON INVESTMENT VALUATIONS AND DISPOSALS

	<u>2021</u>	<u>2020</u>
	£	£
Profit/(Loss) on disposal	57,052	(1,040,841)
Gains/(Losses) on revaluation	3,884,960	(4,284,060)
Amounts (written off)/written back on investments	(441,111)	724,463
	3,500,901	(4,600,438)
	3,500,901	(4,600,438)

9. TAXATION

No current tax was payable in respect of the Charitable Company. Current tax payable in respect of the non-charitable subsidiary undertakings was Nil (2020: £Nil).

The movement in the income and expenditure account represents provision for deferred tax (see Note 15).

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

10. NET MOVEMENT IN FUNDS

Of the Net Movements of Funds of the Group £5,728,477 Deficit (2020: £12,877,397 Deficit) has been dealt within the Statement of Financial Activities of the Charitable Company itself.

11. INVESTMENTS

<u>Group</u>	<u>Properties</u> £	<u>Shares in Related Companies</u> £	<u>Life Policies</u> £	<u>Total</u> £
Fair Value at 1 April 2020	58,776,950	1,961,025	11,096,242	71,834,217
Additions	469,021	-	(8,897)	460,124
Disposals	(2,997,956)	-	-	(2,997,956)
Revaluations	(111,015)	3,995,975	-	3,884,960
Fair Value at 31 March 2021	56,137,000	5,957,000	11,087,345	73,181,345
Impairments				
At 1 April 2020	-	-	-	-
Impairment losses	-	-	(441,111)	(441,111)
At 31 March 2021	-	-	(441,111)	(441,111)
Carrying Amount				
Net book value at 31 March 2021	56,137,000	5,957,000	10,646,234	72,740,234
Net book value at 1 April 2020	58,776,950	1,961,025	11,096,242	71,834,217
Historical Cost at 31 March 2021	16,626,585	232,531	11,087,345	27,946,461

<u>Charitable Company</u>	<u>Properties</u> £	<u>Shares in Subsidiary Undertakings</u> £	<u>Shares in Related Companies</u> £	<u>Total</u> £
Fair Value at 1 April 2020	8,300,000	35,713,773	1,489,354	45,503,127
Additions	229,254	-	-	229,254
Disposals	(2,318,500)	-	-	(2,318,500)
Revaluations	(58,754)	(2,320,357)	2,157,662	(221,449)
Fair Value at 31 March 2021	6,152,000	33,393,416	3,647,016	43,192,432
Historical Cost at 31 March 2021	5,895,563	2,852,771	61,148	8,809,482

KEREN ASSOCIATION LIMITED

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 MARCH 2021

11. INVESTMENTS (Continued)

- a. The assets classified as investments are stated at Trustees' valuation at 31 March 2021.
- b. The group's investment properties are valued by the Trustees in consultation with RICS qualified surveyors based on their understanding of property market conditions using a sales valuation approach, derived from recent comparable transactions and market yields, adjusted by applying discounts to reflect status of occupation and condition.
- c. The fair value at 31 March 2021 of the Investments in Subsidiary Undertakings and unquoted Related Companies is based on the underlying value of assets less liabilities of these Companies. The valuation of properties and other assets in these Companies has been made by the Trustees.

The Subsidiary Undertakings of the Charitable Company, all of which are incorporated in Great Britain and registered in England and included in the consolidated financial statements, are as follows: -

<u>Company</u>	<u>Company Registration Number</u>	<u>Percentage Shareholding</u>
Adagio Estates Limited	11229159	100%
Blustart Co. Limited	00844475	100%
E & S Property Trading Co. Limited	00987960	100%
Englander Company Limited	00507585	50.45%
Gerrone Properties Limited	00842663	100%
Grangepoint Limited	01338359	100%
Hollow-ware Products Limited	00381945	100%
Manhill Co. Limited	00804321	100%

The Charitable Company also owns (directly and indirectly) 19.9% of ordinary shares and ordinary B shares in The Development & Property Holding Company Limited (a Holding Company). The Development & Property Holding Company Limited controls a number of wholly owned subsidiary companies. The Directors of these Companies are also Trustees of the Charitable Company.

A summary of the turnover, expenditure and net profit or loss for the year ended 31 March 2021 of each subsidiary undertaking is as follows:

<u>Company</u>	<u>Turnover</u>	<u>Expenditure</u>	<u>Other adjustments</u>	<u>Donations paid to Parent Charity</u>	<u>Net retained profit or loss</u>
	£	£	£	£	£
Adagio Estates Limited	66,637	(63,948)	(46,360)	-	(43,671)
Blustart Co. Limited	7,149	(4,417)	22,640	-	25,372
E & S Property Trading Co. Limited	120,166	(78,499)	1,843	(245,000)	(201,490)
Englander Company Limited	440,569	(161,497)	(259,611)	(325,000)	(305,539)
Gerrone Properties Limited	133,433	(32,907)	(17,758)	(157,000)	(74,232)
Grangepoint Limited	599,845	(218,016)	(214,050)	(650,000)	(482,221)
Hollow-ware Products Limited	-	(8,720)	(441,111)	(2,800,000)	(3,249,831)
Manhill Co. Limited	589,354	(295,786)	381,952	(300,000)	375,520

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

11. INVESTMENTS (Continued)

The assets, liabilities and funds of each subsidiary undertakings as at 31 March 2021 were as follows:

<u>Company</u>	<u>Assets</u>	<u>Liabilities</u>	<u>Capital and Reserves</u>
	£	£	£
Adagio Estates Limited	5,209,770	(5,829,506)	(619,736)
Blustart Co. Limited	1,104,905	(65,897)	1,039,008
E & S Property Trading Co. Limited	3,775,906	(1,322,692)	2,453,214
Englander Company Limited	9,626,466	(1,956,562)	7,669,904
Gerrone Properties Limited	5,193,558	(2,291,599)	2,901,959
Grangepoint Limited	19,699,159	(9,239,174)	10,459,985
Hollow-ware Products Limited	13,075,633	(12,163,492)	912,141
Manhill Co. Limited	15,035,106	(4,442,309)	10,592,797

12. DEBTORS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	£	£	£	£
Rent and service charges	345,728	355,199	3,133	23,735
Amounts due from related companies	375,372	357,869	-	-
Loan debtors	601,575	601,575	46,500	46,500
Interest receivable	9,532	11,710	-	-
Other debtors and prepayments	867,438	637,112	64,478	61,165
	<u>2,199,645</u>	<u>1,963,465</u>	<u>114,111</u>	<u>131,400</u>

Amounts due from related companies represents amounts due from Better Properties Limited, of which the Trustees of the Charitable Company are also Directors. The loans bore interest of 2.5% above the Bank of England Base Rate and are repayable after more than twelve months. In the opinion of the Trustees the amounts are fully recoverable.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

13. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	£	£	£	£
Current instalments of long term loans	128,500	128,500	28,500	28,500
Rent and service charges charged in advance	341,694	339,169	31,583	31,191
Amounts due to related companies	297,104	297,104	297,104	297,104
Loan creditors	537,204	529,063	157,000	157,000
Taxation	8,430	7,416	8,430	7,416
Other creditors and accruals	828,903	987,490	93,493	106,776
	<u>2,141,835</u>	<u>2,288,742</u>	<u>616,110</u>	<u>627,987</u>

Amounts due to related companies represent amounts due to companies of which certain Directors are also Trustees of the Charitable Company.

14. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	£	£	£	£
<u>Bank borrowing</u>				
Secured bank loan (instalments terminating in less than 5 years)	5,569,895	5,606,129	697,389	704,243
	<u>5,569,895</u>	<u>5,606,129</u>	<u>697,389</u>	<u>704,243</u>
Less: Amounts repayable within 1 year	(128,500)	(128,500)	(28,500)	(28,500)
	<u>5,441,395</u>	<u>5,477,629</u>	<u>668,889</u>	<u>675,743</u>
<u>Other amounts falling due within 5 years</u>				
Amounts due to related companies	28,994,599	22,936,562	9,685,485	9,625,404
Amounts due to subsidiary undertakings	-	-	5,347,291	2,947,291
	<u>34,435,994</u>	<u>28,414,191</u>	<u>15,701,665</u>	<u>13,248,438</u>

The bank loans (notes 13 & 14) are secured by legal charges over certain of the Group's properties.

Amounts due to related companies represents £25,116,599 due to Better Properties Limited (£5,807,485 of which is owed by the Charitable Company), £3,428,000 due to Rimex Investments Limited and £450,000 due to Overpier Limited (both of which are owed by the Charitable Company). Certain Trustees of the Charitable Company are also Directors of these related companies. The amount payable to Better Properties Limited by the subsidiary undertakings bore interest of 2.5% above the Bank of England Base Rate. No interest was paid by the Charitable Company to Better Properties Limited.

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

15. PROVISIONS FOR LIABILITIES

	<u>2021</u>	<u>2020</u>
	£	£
Balance at 1 April 2020	7,411,283	10,354,033
Movement for the year	206,354	(2,942,750)
Balance 31 March 2021	<u>7,617,637</u>	<u>7,411,283</u>

Deferred tax is recognised in respect of timing differences arising from the revaluation of assets classified as investments in the non-charitable subsidiary undertakings. Although the provision has been in recognised in accordance with FRS 102, it is expected that the majority of the gains will be gifted for charitable purposes and such tax should not become payable.

Deferred tax has not been recognised in respect of revaluation of investments by the parent Charitable Company on the basis that all such gains will be applied for charitable purposes.

16. UNRESTRICTED FUNDS

Group

	£
Balance at 1 April 2020	33,616,676
Net expenditure for the year	(9,380,773)
Surplus on investments	3,500,901
Attributable to non-controlling interest	<u>151,395</u>
Balance at 31 March 2021	<u>27,888,199</u>

Charitable Company

	£
Balance at 1 April 2020	33,616,676
Net expenditure for the year	(5,467,978)
Deficit on investments	<u>(260,499)</u>
Balance at 31 March 2021	<u>27,888,199</u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

17. FINANCIAL INSTRUMENTS

	<u>Group</u>		<u>Charitable Company</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
	£	£	£	£
<i>Financial assets measured at fair value through income and expenditure:</i>				
Unlisted investments (Note 11)	16,603,234	13,057,267	37,040,432	37,203,127
<i>Financial assets measured at amortised cost:</i>				
Debtors (Note 12)	2,199,645	1,963,465	114,111	131,400
<i>Financial liabilities measured at amortised cost:</i>				
Creditors (Notes 13 & 14)	36,577,829	30,702,933	16,317,775	13,876,425
	<u> </u>	<u> </u>	<u> </u>	<u> </u>

18. NOTES TO THE CONSOLIDATED STATEMENT OF CASH FLOWS

Reconciliation of net income to net cash flow from operating activities

	<u>2021</u>	<u>2020</u>
	£	£
Net expenditure for the year	(5,879,872)	(14,409,814)
Adjustments for:		
Interest receivable	(20,855)	(15,354)
Net rents and commissions receivable	(1,594,146)	(1,976,933)
Interest payable	425,551	712,975
Taxation	206,354	(2,942,750)
(Surplus)/Deficit on investment valuations and disposals	(3,500,901)	4,600,438
(Increase)/Decrease in debtors	(247,829)	77
Increase/(Decrease) in creditors	104,229	(219,741)
	<u> </u>	<u> </u>
	(10,507,469)	(14,251,102)
Tax paid	-	-
	<u> </u>	<u> </u>
Net cash used in operating activities	(10,507,469)	(14,251,102)
	<u> </u>	<u> </u>

Analysis of cash and cash equivalents

	<u>2021</u>	<u>2020</u>
	£	£
Cash bank and in hand	944,223	1,885,042
	<u> </u>	<u> </u>
Total cash and cash equivalents	944,223	1,885,042
	<u> </u>	<u> </u>

KEREN ASSOCIATION LIMITED
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

19. ANALYSIS OF CHANGES IN NET DEBT

	At 1 Apr 2020 £	Cash flows £	At 31 Mar 2021 £
Cash at bank and in hand	1,885,042	(940,819)	944,223
	1,885,042	(940,819)	944,223
Loans falling due within one year	(128,500)	-	(128,500)
Loans falling due after more than one year	(5,477,629)	36,234	(5,441,395)
Total	(3,721,087)	(904,585)	(4,625,672)

20. RELATED PARTY TRANSACTIONS

During the year donations were made totalling £536,000 to Parkwill Limited. Certain Trustees of the Charitable Company are also Directors of that related company.

Certain of the group's properties are managed by Better Properties Limited.

Additional Related Party information is given in Notes 12, 13 & 14.

21. GENERAL INFORMATION

The Charitable Company is incorporated in England and is limited by guarantee. The address of its principal place of business is shown at page 1.

KEREN ASSOCIATION LIMITED
STATEMENT OF FINANCIAL ACTIVITIES
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)
FOR THE YEAR ENDED 31 MARCH 2021

	<u>Unrestricted Funds</u>
	<u>2021</u>
	£
Income and endowments from:	
Donations and legacies	5,065,000
Investments	391,183
Total income	<u>5,456,183</u>
Expenditure on:	
Investment management costs	109,842
Charitable activities	10,814,319
Total expenditure	<u>10,924,161</u>
Deficit on investment valuations and disposals	<u>(260,499)</u>
Net movement in funds	<u>(5,728,477)</u>
Reconciliation of funds	
Total funds brought forward	33,616,676
Total funds carried forward	<u><u>27,888,199</u></u>

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

All income and expenditure derive from continuing activities.

KEREN ASSOCIATION LIMITED

ANALYSIS OF GRANTS

FOR THE YEAR ENDED 31 MARCH 2021

Recipients of Institutional Grants	£
Friends of Mercaz Hatorah Belz Macnivka	2,007,541
China Vechisda	1,006,519
Mosdot Toras Aharon	872,568
Achisomoch Aid Company Limited	640,000
Beis Aharon Trust Ltd	580,605
Heichalei Hakodesh	559,942
Parkwill Limited	536,000
The OJC Fund	360,722
Heichal Aharon Dchasidei Belz	326,270
Mosdos Kedushas Aharon D'Chasidei Belz Machnovka Elad	319,499
Mifalei Tzdokah V'chesed	302,582
Agudat Yeshivat Belz Machnovke	238,216
MLT Belz	212,500
Ichud Mosdos Gur Limited	204,758
Zera Aharon Machnovka Belz Yerushalayim	201,000
United Talmudical Academy "Torah V'Yirah"	189,402
Collel Chibath Yerushalayim	180,160
The New Rachmistrivke Synagogue Trust	154,200
Synagogue D'Chasidei Belz	140,800
Beth Jitschok VZW	140,700
The Beth Hamedrash Satmar Trust	100,000
Kolel Kedushas Aharon Belz VZW	95,938
Ezra Lecol Ma Detzarich	81,222
Kolel Belz Machnovkeh Limited	80,000
C and H Association Limited	75,000
Keren Hatzolo	72,850
Machon Oiz Vehudor	54,856
Side by Side School Ltd	50,000
Other Grants (below £50,000)	968,761
	<hr/>
	£10,752,611
	<hr/>