Docusign Envelope ID: C533B10B-9A62-852B-80A2-C479B75CD344

COMPANY REGISTRATION NUMBER: 5371078

CHARITY REGISTRATION NUMBER: 1111090

Achim Limited

Company Limited by Guarantee

Unaudited Financial Statements

For the year ended

31 March 2026

COHEN ARNOLD
Chartered accountants
New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

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Achim Limited

Company Limited by Guarantee

Financial Statements

Year ended 31 March 2026

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Achim Limited

Company Limited by Guarantee

Trustees' Annual Report (Incorporating the Director's Report)

Year ended 31 March 2026

The trustees, who are also the directors for the purposes of company law, present their report and the unaudited financial statements of the charity for the year ended 31 March 2026.

Reference and administrative details

Registered charity name	Achim Limited
Charity registration number	1111090
Company registration number	5371078
Principal office and registered office	New Burlington House 1075 Finchley Road London NW11 0PU
The trustees	Mr J Stern Mr EC Dzialowski Mr K Dzialowski
Independent examiner	Mr M Broner-Cohen FCA New Burlington House 1075 Finchley Road LONDON NW11 0PU

Structure, governance and management

The charity is constituted as a company Limited by guarantee, and is therefore governed by its Memorandum and Articles of Association.

The governors (trustees) administer the day-to-day affairs of the charity. None of the trustees have any beneficial interest in the charity.

It is not currently the intention of the trustees of the charity to appoint new trustees. Should the situation change in the future, the trustees will apply suitable recruitment training and induction procedures.

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Objectives and activities

The charity is established to promote any charitable purposes for the benefit of the members of the Orthodox Jewish community and in particular the advancement of education and the relief of poverty, sickness, hardship and distress.

The charity receives income mainly from its property investments and charitable receipts under gift aid, which it utilises in the provision and distribution of grants and donations.

The charity's principal activity throughout the year was the provision and distribution of donations and grants to organisations, and no change is envisaged in the immediate future.

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

Strategic report

The following sections for achievements and performance and financial review form the strategic report of the charity.

Achievements and performance

During the year the charity continued to pursue its philanthropic objects in support of educational, religious and other charitable organisations. Income from investments and donations aggregated £87,544 (2025: £96,292). Total resources expended were £285,659 (2025: £170,955), including donations to charitable institutions of £208,100. There was also a gain upon the disposal of an investment of £136,013, resulting in a net deficit of £62,102 (2025: £61,435).

Financial review

The financial results of the charity's activities for the year to 31 March 2026 are fully reflected in the attached Financial Statements together with the Notes thereon.

Reserve Policy

It is the policy of the charity to maintain unrestricted funds, which include the free reserves of the charity, at a level which the trustees think appropriate, after considering the future commitments of the charity and the likely costs of the charity for the next year. At 31 March 2026 the charity had free reserves of £31,255 with unrestricted funds aggregating £1,175,405.

Grant Making Policy

Grants are made to charitable institutions and organisations which accord with the objects of the charity.

The trustees are approached for donations by a wide variety of charitable institutions operating all over England. The trustees consider all requests which they receive and make donations based on the level of funds available.

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Plans for future periods

The trustees plan to continue to make distributions in accordance with their grant making policy, to ensure that the ability to generate sufficient income is maintained to achieve that end and that an appropriate level of reserves is maintained. In determining the level of charitable grants and donations that the company may make, the trustees consider the income available for such purposes from its investment properties.

Risk Management

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

The trustees' annual report and the strategic report were approved on 14 July 2026 and signed on behalf of the board of trustees by:

Signed by:

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Mr K Dzialowski
Trustee

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Achim Limited

Company Limited by Guarantee

Independent Examiner's Report to the Trustees of Achim Limited

Year ended 31 March 2026

I report to the trustees on my examination of the financial statements of Achim Limited ('the charity') for the year ended 31 March 2026.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the financial statements do not accord with the accounting records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements give a 'true and fair' view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signed by:
Moshe Broner-Cohen
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Mr M Broner-Cohen FCA
Independent Examiner

14 July 2026
Date

New Burlington House
1075 Finchley Road
LONDON
NW11 0PU

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Achim Limited

Company Limited by Guarantee

Statement of Financial Activities
(including income and expenditure account)

Year ended 31 March 2026

	Note	2026 Unrestricted funds £	2026 **Total funds** £	2025 Total funds £
Income and endowments				
Donations and legacies	**5**	204	**204**	11,204
Investment income	**6**	87,340	**87,340**	85,088
Total income		87,544	**87,544**	96,292
Expenditure				
Expenditure on raising funds:				
Investment management costs	**7**	(41,322)	**(41,322)**	(41,451)
Expenditure on charitable activities	**8,9**	(244,337)	**(244,337)**	(129,504)
Total expenditure		(285,659)	**(285,659)**	(170,955)
Net gains on investments	**12**	136,013	**136,013**	13,228
Net expenditure and net movement in funds		(62,102)	**(62,102)**	(61,435)
Reconciliation of funds				
Total funds brought forward		1,237,507	**1,237,507**	1,298,942
Total funds carried forward		1,175,405	**1,175,405**	1,237,507

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

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Achim Limited

Company Limited by Guarantee

Statement of Financial Position

31 March 2026

	Note	2026 £	2026 £	2025 £	2025 £
Fixed assets					
Investments	**15**		**1,144,150**		1,224,570
Current assets					
Debtors	**16**	**15,061**		6,475	
Cash at bank and in hand		**19,494**		9,762	
		34,555		16,237	
Creditors: amounts falling due within one year	**17**	**(3,300)**		(3,300)	
Net current assets			**31,255**		12,937
Total assets less current liabilities			**1,175,405**		1,237,507
Net assets			**1,175,405**		1,237,507
Funds of the charity					
Unrestricted funds			**1,175,405**		1,237,507
Total charity funds	**18**		**1,175,405**		1,237,507

For the year ending 31 March 2026 the charity was entitled to exemption from audit under section 477 of the Companies Act 2006 relating to small companies.

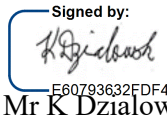
Directors' responsibilities:

- The members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476;
- The directors acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of financial statements.

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

These financial statements were approved by the board of trustees and authorised for issue on 14 July 2026, and are signed on behalf of the board by:

Signed by:



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Mr K Dzialowski
Trustee

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1. General information

The charity is a public benefit entity and a private company limited by guarantee, registered in England and Wales and a registered charity in England and Wales. The address of the registered office is New Burlington House, 1075 Finchley Road, London, NW11 0PU.

2. Statement of compliance

These financial statements have been prepared in compliance with FRS 102, 'The Financial Reporting Standard applicable in the UK and the Republic of Ireland', the 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)) and the Companies Act 2006.

3. Accounting policies

Basis of preparation

The financial statements have been prepared on the historical cost basis, as modified by the revaluation of certain financial assets and liabilities and investment properties measured at fair value through income or expenditure.

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

Going concern

The financial statements have been prepared on a going concern basis. Although the charity incurred a deficit during the year, the trustees have reviewed its financial position and are satisfied that it remains financially resilient, with sufficient net assets to meet its obligations. The decision to make donations remains at the disgression of the trustees, and therefore the trustees have no material uncertainties about the charity’s ability to continue as a going concern for the foreseeable future.

Judgements and key sources of estimation uncertainty

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

(i) Property valuation

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

(ii) Trade and other debtors

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

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3. Accounting policies *(continued)*

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.

Incoming resources

All income is included in the statement of financial activities when entitlement has passed to the charity, it is probable that the economic benefits associated with the transaction will flow to the charity and the amount can be reliably measured. The following specific policies are applied to particular categories of income:

- income from donations or grants is recognised when there is evidence of entitlement to the gift, receipt is probable and its amount can be measured reliably.

Resources expended

Expenditure is recognised on an accruals basis as a liability is incurred. Expenditure includes any VAT which cannot be fully recovered, and is classified under headings of the statement of financial activities to which it relates:

- expenditure on raising funds includes the costs of all fundraising activities, events, non-charitable trading activities, and the sale of donated goods.
- expenditure on charitable activities includes all costs incurred by a charity in undertaking activities that further its charitable aims for the benefit of its beneficiaries, including those support costs and costs relating to the governance of the charity apportioned to charitable activities.
- other expenditure includes all expenditure that is neither related to raising funds for the charity nor part of its expenditure on charitable activities.

All costs are allocated to expenditure categories reflecting the use of the resource. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs are apportioned between the activities they contribute to on a reasonable, justifiable and consistent basis.

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3. Accounting policies *(continued)*

Investment properties

Investment properties are properties which are held either to earn rental income or for capital appreciation or for both. Investment properties are recognised initially at cost.

Subsequent to initial recognition -

(i) Any gains or losses arising from changes in the fair value are recognised in the income and expenditure account in the period that they arise; and

(ii) No depreciation is provided in respect of investment properties applying the fair value model.

Investment property fair value is determined by the trustees based on professional valuations, their understanding of property market conditions and the specific properties concerned using a sales valuation approach, derived from recent comparable transactions on the market, adjusted by applying discounts to reflect status of occupation and condition.

Acquisitions and disposals of properties

Acquisitions and disposals of properties are considered to take place at the 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 amount receivable or paable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

4. Limited by guarantee

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

5. Donations and legacies

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Donations				
Donations received	204	**204**	11,204	11,204

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6. Investment income

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Income from investment properties	87,340	**87,340**	85,088	85,088
Insurance receivable	267	**267**	–	–
	87,607	**87,607**	85,088	85,088

7. Investment management costs

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Property repairs and maintenance charges	14,371	**14,371**	27,461	27,461
Management commissions	9,971	**9,971**	8,203	8,203
Service charges	–	**–**	50	50
Insurance	16,980	**16,980**	5,727	5,727
Legal and professional	–	**–**	10	10
	41,322	**41,322**	41,451	41,451

8. Expenditure on charitable activities by fund type

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Charitable activity	208,100	**208,100**	106,000	106,000
Support costs	36,237	**36,237**	23,504	23,504
	244,337	**244,337**	129,504	129,504

9. Expenditure on charitable activities by activity type

	Grant funding of activities £	Support costs £	**Total funds 2026 £**	Total fund 2025 £
Charitable activity	208,100	32,937	**241,037**	126,204
Governance costs	–	3,300	**3,300**	3,300
	208,100	36,237	**244,337**	129,504

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10. Analysis of support costs

	Support costs £	**Total 2026 £**	Total 2025 £
General office	32,937	**32,937**	20,204
Governance costs	3,300	**3,300**	3,300
	36,237	**36,237**	23,504

11. Analysis of grants

	2026 £	2025 £
Grants to institutions		
Friends of Beis Soroh Schneirer	**–**	5,000
Ichud Mosdos Gur Ltd	**48,000**	38,000
Kupat Ezer Lenisuin Beth Yisroel	**18,000**	–
Friends of Mercaz Hatorah Belz Macnivka	**–**	10,000
Mifal Tzedoko V'Chesed Limited	**–**	13,500
Friends of Wiznitz Limited	**20,000**	–
Yesamach Levav	**85,600**	10,000
Live and Learn	**10,000**	–
Open Door Society Limited	**10,000**	–
Beis Aharon Charitable Trust Limited	**–**	15,000
Friends of Chosen Yeshias	**–**	10,000
Friends of Gur Foundation Israel	**12,000**	–
Other donations £5,000 and less	**4,500**	4,500
	208,100	106,000
Total grants	**208,100**	106,000
Analysis of Grants to Institutions:		
Advancement of Jewish Education	**30,450**	14,000
Relief of Poverty	**59,450**	50,500
Other general charitable purposes	**118,200**	41,500
Total	**208,100**	106,000

12. Net gains on investments

	Unrestricted Funds £	**Total Funds 2026 £**	Unrestricted Funds £	Total Funds 2025 £
Gains/(losses) on investment property	–	**–**	13,228	13,228
Gains/(losses) on investments in group undertakings	136,013	**136,013**	–	–
	136,013	**136,013**	13,228	13,228

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13. Independent examination fees

	2026	2025
	£	£
Fees payable to the independent examiner for:		
Independent examination of the financial statements	**3,300**	3,300

14. Trustee remuneration and expenses

No salaries or wages have been paid to employees, including the trustees, during the year (2025: Nil).

The charity did not meet any individual expenses incurred by the trustees for services provided to the charity.

15. Investments

	Investment properties	Other investments	**Total**
	£	£	**£**
Cost or valuation			
At 1 April 2025	1,139,520	85,050	**1,224,570**
Additions	4,630	–	**4,630**
Disposals	–	(85,050)	**(85,050)**
At 31 March 2026	1,144,150	–	**1,144,150**
Impairment			
At 1 April 2025 and 31 March 2026		–	**–**
Carrying amount			
At 31 March 2026	1,144,150	–	**1,144,150**
At 31 March 2025	1,139,520	85,050	1,224,570

All investments shown above are held at valuation.

Investment properties

The investment properties are shown at market value. The valuation of the properties has been carried out by the Governors (Trustees) of the Charity.

Other investments

The charity disposed of 10% of the issued share capital in a related company in the year.

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16. Debtors

	2026	2025
	£	£
Trade debtors	**6,380**	6,475
Prepayments and accrued income	**8,681**	–
	15,061	6,475

17. Creditors: amounts falling due within one year

	2026	2025
	£	£
Accruals and deferred income	**3,300**	3,300

18. Analysis of charitable funds

Unrestricted funds

	At 1 April 2025	Income	Expenditure	Gains and losses	**At 31 March 2026**
	£	£	£	£	**£**
General funds	1,237,507	87,544	(285,659)	136,013	**1,175,405**

	At 1 April 2024	Income	Expenditure	Gains and losses	At 31 March 2025
	£	£	£	£	£
General funds	1,298,942	96,292	(170,955)	13,228	1,237,507

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19. Analysis of net assets between funds

	Unrestricted Funds £	**Total Funds 2026 £**
Investments	1,144,150	**1,144,150**
Current assets	25,874	**25,874**
Creditors less than 1 year	(3,300)	**(3,300)**
Net assets	1,166,724	**1,166,724**

	Unrestricted Funds £	Total Funds 2025 £
Investments	1,224,570	1,224,570
Current assets	16,237	16,237
Creditors less than 1 year	(3,300)	(3,300)
Net assets	1,237,507	1,237,507

20. Related parties

During the year, the charity received £204 (2025: £11,204) of donation income from Matan Co Ltd, a company with directors who are also trustees of the charity.

During the year, the charity disposed of 10% of the issued share capital in Matan Co Ltd, a company with directors who are also trustees of the charity. This was done with the consent and guidance of The Charity Commission.