CHARITY REGISTRATION NUMBER: 312232

TREE OF LIFE TALMUDICAL COLLEGE
UNAUDITED FINANCIAL STATEMENTS
31 DECEMBER 2025

COHEN ARNOLD
Chartered accountants
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London
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TREE OF LIFE TALMUDICAL COLLEGE

FINANCIAL STATEMENTS

YEAR ENDED 31 DECEMBER 2025

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TREE OF LIFE TALMUDICAL COLLEGE

TRUSTEES' ANNUAL REPORT

YEAR ENDED 31 DECEMBER 2025

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2025.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Tree of Life Talmudical College
Charity registration number	312232
Principal office	85 Bridge Lane London NW11 0EE
The trustees	Rabbi S I Freshwater Mr D Rabson Rabbi A Weisz
Independent examiner	David Goldberg FCA DChA New Burlington House 1075 Finchley Road London NW11 0PU

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity is an unincorporated charity registered with the Charity Commission (Registration No. 312232. The charity is governed by a declaration of trust dated 13 July 1913, as amended on 18 January 1970.

The 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 procedures.

OBJECTIVES AND ACTIVITIES

The charity is established to teach its pupils the written & oral Torah (Jewish faith) & to inspire them with pious instincts.

The trustees established a synagogue at 83 Bridge Lane providing facilities for prayer, religious studies and communal activities.

The Tree of Life College (also known as Etz Chaim Yeshiva) has, during the year, continued to carry out its charitable objects (as it has done since 1903) by facilitating Talmudic study at its premises and providing a library and religious appurtenances for that purpose. In addition, the presence of scholars of Talmudic distinction in its premises has enhanced the quality of Torah study. Furthermore, the college has continued to provide assistance to students of Talmud by way of scholarships. The college, its library and synagogue (services of which are open to the public) have continued to operate throughout the day and late into the evening and continue to be utilised by persons interested in the use of its facilities for the study of Talmud. Students have, during the year, taken part in programmes of Talmudic lectures in subjects which also attracted significant numbers of members of the community.

The charity raises funds from individuals and other charitable organisations. Income is also received from its investment properties.

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.

ACHIEVEMENTS AND PERFORMANCE

During the year, the charity continued its charitable activities in support of its objects and has reported expenditure of £91,680 (2024: £197,252) providing for talmudical study at its premises and scholarships to students.

FINANCIAL REVIEW

The financial results of the charity's activities for the year 31 December 2025 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, 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.

As at 31 December 2025 the charity has total funds of £2,636,447, all of which are free reserves.

Investment Policy
The charity has the power to make any investment, which the trustees consider appropriate. The trustees regularly review the charity's position and needs in respect of the investment policy.

Principal risks and uncertainties
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.

PLANS FOR FUTURE PERIODS

The trustees plan to continue to provide for the facilitating of talmudic study and prayer.

The trustees' annual report was approved on 3 September 2026 and signed on behalf of the board of trustees by:

RABBI S I FRESHWATER
Trustee

TREE OF LIFE TALMUDICAL COLLEGE

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TREE OF LIFE TALMUDICAL COLLEGE

YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the financial statements of Tree of Life Talmudical College ('the charity') for the year ended 31 December 2025.

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:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the financial statements do not accord with those records; or
3. 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 accounts 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.

DAVID GOLDBERG FCA DCHA
Independent Examiner

New Burlington House
1075 Finchley Road
London
NW11 0PU

3 September 2026

TREE OF LIFE TALMUDICAL COLLEGE

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 DECEMBER 2025

	Note	2025 Unrestricted funds £	2025 **Total funds** £	2024 Total funds £
INCOME AND ENDOWMENTS				
Donations	**4**	61,283	61,283	159,658
Investment income	**5**	21,298	21,298	40,322
TOTAL INCOME		82,581	82,581	199,980
EXPENDITURE				
Expenditure on raising funds:				
Investment management costs	**6**	(1,650)	(1,650)	(2,829)
Expenditure on charitable activities	**7,8**	(96,479)	(96,479)	(202,053)
TOTAL EXPENDITURE		(98,129)	(98,129)	(204,882)
Net gains on investments	**11**	978,926	978,926	53,500
NET INCOME AND NET MOVEMENT IN FUNDS		963,378	963,378	48,598
RECONCILIATION OF FUNDS				
Total funds brought forward		1,673,069	1,673,069	1,624,471
TOTAL FUNDS CARRIED FORWARD		2,636,447	2,636,447	1,673,069

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

TREE OF LIFE TALMUDICAL COLLEGE

STATEMENT OF FINANCIAL POSITION

31 DECEMBER 2025

	Note	2025 £	2025 £	2024 £	2024 £
FIXED ASSETS					
Tangible fixed assets	**15**		–		16,914
Investments	**16**		1,500,000		1,500,000
			1,500,000		1,516,914
CURRENT ASSETS					
Debtors	**17**	17,836		7,899	
Cash at bank and in hand		1,123,411		153,056	
		1,141,247		160,955	
CREDITORS: amounts falling due within one year	**18**	(4,800)		(4,800)	
NET CURRENT ASSETS			1,136,447		156,155
TOTAL ASSETS LESS CURRENT LIABILITIES			2,636,447		1,673,069
NET ASSETS			2,636,447		1,673,069
FUNDS OF THE CHARITY					
Unrestricted funds			2,636,447		1,673,069
TOTAL CHARITY FUNDS	**19**		2,636,447		1,673,069

These financial statements were approved by the board of trustees and authorised for issue on 3 September 2026, and are signed on behalf of the board by:

RABBI S I FRESHWATER
Trustee

RABBI A WEISZ
Trustee

1. GENERAL INFORMATION

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is 85 Bridge Lane, London, NW11 0EE.

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 Charities Act 2011.

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

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

Judgements and key sources of estimation uncertainty

The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the amounts reported. These estimates and judgements are continually reviewed and are based on experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgements made by the trustees 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:

Property valuation

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

Fund accounting

Unrestricted funds are available for use at the discretion of the trustees to further any of the charity's purposes.

Designated funds are unrestricted funds earmarked by the trustees for particular future project or commitment.

Restricted funds are subjected to restrictions on their expenditure declared by the donor or through the terms of an appeal, and fall into one of two sub-classes: restricted income funds or endowment funds.

3. ACCOUNTING POLICIES *(continued)*

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.

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, noncharitable 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.

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.

Tangible assets

Tangible assets are initially recorded at cost, and subsequently stated at cost less any accumulated depreciation and impairment losses. Any tangible assets carried at revalued amounts are recorded at the fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

An increase in the carrying amount of an asset as a result of a revaluation, is recognised in other recognised gains and losses, unless it reverses a charge for impairment that has previously been recognised as expenditure within the statement of financial activities. A decrease in the carrying amount of an asset as a result of revaluation, is recognised in other recognised gains and losses, except to which it offsets any previous revaluation gain, in which case the loss is shown within other recognised gains and losses on the statement of financial activities.

Investments

Unlisted equity investments are initially recorded at cost, and subsequently measured at fair value. If fair value cannot be reliably measured, assets are measured at cost less impairment.

Listed investments are measured at fair value with changes in fair value being recognised in income or expenditure.

Investment property

Investment property is initially recorded at cost, which includes purchase price and any directly attributable expenditure.

3. ACCOUNTING POLICIES *(continued)*

Investment property *(continued)*

Investment property is revalued to its fair value at each reporting date and any changes in fair value are recognised in income or expenditure.

If a reliable measure of fair value is no longer available for an item of investment property, it shall be transferred to tangible assets and treated as such until it is expected that fair value will be reliably measurable on an on-going basis.

Financial instruments

A financial asset or a financial liability is recognised only when the entity becomes a party to the contractual provisions of the instrument.

Basic financial instruments are initially recognised at the amount receivable or payable including any related transaction costs, unless the arrangement constitutes a financing transaction, where it is recognised at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Current assets and current liabilities are subsequently measured at the cash or other consideration expected to be paid or received and not discounted.

Debt instruments are subsequently measured at amortised cost.

4. DONATIONS

	Unrestricted Funds	**Total Funds 2025**	Unrestricted Funds	Total Funds 2024
	£	**£**	£	£
DONATIONS				
Donations	61,283	61,283	159,658	159,658

5. INVESTMENT INCOME

	Unrestricted Funds	**Total Funds 2025**	Unrestricted Funds	Total Funds 2024
	£	**£**	£	£
Income from investment properties	15,152	15,152	40,322	40,322
Bank interest receivable	6,146	6,146	–	–
	21,298	21,298	40,322	40,322

6. INVESTMENT MANAGEMENT COSTS

	Unrestricted Funds	**Total Funds 2025**	Unrestricted Funds	Total Funds 2024
	£	**£**	£	£
Investment management costs	1,650	1,650	2,829	2,829

7. EXPENDITURE ON CHARITABLE ACTIVITIES BY FUND TYPE

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Provision of synagogue facilities for prayer, religious studies and communal use	22,139	22,139	35,860	35,860
Grants and scholarships	69,541	69,541	161,392	161,392
Support costs	4,799	4,799	4,801	4,801
	96,479	96,479	202,053	202,053

8. EXPENDITURE ON CHARITABLE ACTIVITIES BY ACTIVITY TYPE

	Activities undertaken directly £	Support costs £	**Total funds 2025 £**	Total fund 2024 £
Provision of synagogue facilities for prayer, religious studies and communal use	22,139	–	22,139	35,860
Grants and scholarships	69,541	–	69,541	161,392
Governance costs	–	4,799	4,799	4,801
	91,680	4,799	96,479	202,053

9. ANALYSIS OF SUPPORT COSTS

	Accountancy fees £	**Total 2025 £**	Total 2024 £
Governance costs	4,799	4,799	4,800

10. ANALYSIS OF GRANTS

	2025 £	2024 £
GRANTS TO INSTITUTIONS		
Etz Chaim Shul	21,669	35,520
Friends of Tiferes Ltd	4,900	9,900
Etz Chaim Kollel Limited	17,253	15,700
	43,822	61,120
GRANTS TO INDIVIDUALS		
Scholarships to individuals	25,719	100,272
Total grants	69,541	161,392

11. NET GAINS ON INVESTMENTS

	Unrestricted Funds £	**Total Funds 2025 £**	Unrestricted Funds £	Total Funds 2024 £
Gains/(losses) on investment property	978,926	978,926	53,500	53,500

12. INDEPENDENT EXAMINATION FEES

	2025 £	2024 £
Fees payable to the independent examiner for:		
Independent examination of the financial statements	4,800	4,800

13. STAFF COSTS

The average head count of employees during the year was Nil (2024: Nil).

No employee received employee benefits of more than £60,000 during the year (2024: Nil).

14. TRUSTEE REMUNERATION AND EXPENSES

No remuneration or other benefits from employment with the charity or a related entity were received by the trustees.

The charity did not meet any expenses incurred by the trustee for services provided to the charity (2024: £Nil)

15. TANGIBLE FIXED ASSETS

	Freehold property £
Cost	
At 1 January 2025	16,914
Disposals	(16,914)
At 31 December 2025	–
Carrying amount	
At 31 December 2025	–
At 31 December 2024	16,914

16. INVESTMENTS

	Investment properties £
Cost or valuation	
At 1 January 2025 and 31 December 2025	1,500,000
Impairment	
At 1 January 2025 and 31 December 2025	
Carrying amount	
At 31 December 2025	1,500,000
At 31 December 2024	1,500,000

All investments shown above are held at valuation.

Investment properties

The investment properties are stated at trustees' valuation as at 31 December 2025, based on RICS qualified valuations carried out in 2019.

The historical cost of the investment properties at 31 December 2025 is £28,548.

17. DEBTORS

	2025	2024
	£	£
Trade debtors	502	648
Other debtors	17,334	7,251
	17,836	7,899

18. CREDITORS: amounts falling due within one year

	2025	2024
	£	£
Accruals and deferred income	4,800	4,800

19. ANALYSIS OF CHARITABLE FUNDS

Unrestricted funds

	At 1 January 2025	Income	Expenditure	Gains and losses	**At 31 December 2025**
	£	£	£	£	£
General funds	1,673,069	82,581	(98,129)	978,926	2,636,447

	At 1 January 2024	Income	Expenditure	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	1,624,471	199,980	(204,882)	53,500	1,673,069

20. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Unrestricted Funds £	**Total Funds 2025 £**
Tangible fixed assets	–	–
Investments	1,500,000	1,500,000
Current assets	1,141,247	1,141,247
Creditors less than 1 year	(4,800)	(4,800)
Net assets	2,636,447	2,636,447

	Unrestricted Funds £	Total Funds 2024 £
Tangible fixed assets	16,914	16,914
Investments	1,500,000	1,500,000
Current assets	160,955	160,955
Creditors less than 1 year	(4,800)	(4,800)
Net assets	1,673,069	1,673,069

21. RELATED PARTIES

There were no related party transactions in the year under review.