PHBS-UK

Registered number
10498327
(England and Wales)
Company limited by guarantee

Annual Report and Financial Statements for the year ended 31 December 2025

PHBS-UK
Company limited by guarantee
Contents of the Financial Statements

PHBS-UK
Company Information
For the year ended 31 December 2025

Directors
Professor Wen Hai
Zhiyi Li
Dr Ting Ren
Professor Pengfei Wang
Ying Xu
Peking University Shenzhen Graduate School

Registered office
Foxcombe Hall
Boars Hill
Oxford
England
OX1 5HR

Registered number
10498327 (England and Wales)

Auditors
MAH, Chartered Accountants
2nd Floor
154 Bishopsgate
London
EC2M 4LN

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Committee Membership

Management Committee

- Dr David Lander (Chair)
- Dr Domenico Tarzia
- Mr Bing Han
- Dr Young Joon Park (PHBS representative)

The following individuals are 'in attendance' at meetings of the committee without voting rights, by the Chair's invitation:

- HR Manager
- Academic Course Manager
- Student Experience and Welfare Manager
- Maintenance Team Supervisor

Academic Board

- Dr Domenico Tarzia (Chair)
- Dr David Lander
- Mr Bing Han
- Dr Seung Joon Oh (PHBS representative)
- Dr Liz Browne (external)
- Dr Senmao Xia (external)

The following individuals are 'in attendance' at meetings of the Committee without voting rights, by the Chair's invitation:

- Academic Course Manager (Secretary)
- HR Manager
- Student representative (no voting rights)
- Any other person whose attendance is required by the Chair.

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Strategic Report

Introduction

Located in the heart of historic Oxford, PHBS-UK proudly upholds the 128-year-old legacy of Peking University as a beacon of learning. Since its establishment in 2016, the PHBS UK campus has symbolised a groundbreaking venture in international education - the first Chinese university to independently establish a campus in a developed country.

The PHBS UK campus is more than an academic institution; it is a vibrant hub where diverse cultures and ideas converge, fostering essential global dialogues across all of Peking University's academic programmes and developing future leaders with an expansive worldview. With internationalisation as its guiding aim, PHBS has opened a campus at Boars Hill, England, three miles south of the City of Oxford, where courses are taught by leading international scholars.

Students admitted to MA programmes at PHBS-UK undertake a two-year course of study, with one year based at the UK campus and one year at the Shenzhen campus. These programmes combine specialist academic study with cross-disciplinary learning and international exposure. Students admitted to the International Finance Management programme undertake a three-year course of study, with the first year in the UK and the second and third years in Shenzhen.

Review of business

The principal activity of PHBS-UK during the year continued to be the provision of postgraduate-level higher education. The Board of Directors presents this Strategic Report for the year ended 31 December 2025.

Financial Performance Review

The financial performance for the year ended 31 December 2025 demonstrates a significant improvement compared to the prior year, reflecting strong operational growth and enhanced efficiency. Turnover increased substantially by 75.5% to £1,682,910 (2024: £958,919), indicating successful expansion in core activities. This growth translated into a corresponding increase in gross profit to £1,444,914 (2024: £826,139), with gross margin remaining stable at approximately 74.9%, suggesting effective cost management despite increased scale.

Administrative expenses rose to £1,400,078 (2024: £930,813); however, this increase was proportionally lower than revenue growth, resulting in improved operating efficiency. Consequently, operating profit increased to £188,839 (2024: £156,966). Despite this improvement in absolute terms, the operating profit margin decreased from 16% to 11%, indicating that cost growth outpaced revenue growth to some extent. Although other operating income decreased by 45.0% to £144,003 (2024: £261,640), the overall improvement in profitability was driven by core operations, representing a higher quality of earnings.

From a balance sheet perspective, the organisation continues to maintain a strong position of liquidity, with cash balances increasing to £4,923,041 (2024: £4,429,919). Total current assets rose to £5,064,323, supported by improved cash generation and a reduction in debtor balances, indicating effective working capital management. Net current assets remained robust at £4,291,821 (2024: £4,205,177), despite a notable increase in short-term creditors to £772,502 (2024: £428,944).

Long-term liabilities decreased to £6,449,705 (2024: £6,706,166), reflecting partial repayment or restructuring of obligations. Notwithstanding these improvements, the organisation remains in a net liability position of £1,976,900 (2024: £2,340,685). This deficit has reduced in line with the current year's profit, demonstrating positive momentum toward restoring balance sheet strength.

Overall, the financial statements reflect a year of strong operational performance, improved profitability, and solid cash generation. While the balance sheet continues to show a deficit position and relatively high leverage, the trend is improving. Sustained profitability and careful management of liabilities will be essential to achieving long-term financial sustainability.

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Strategic Report

Key Performance Indicator	Year 2025	Year 2024
Turnover	£1,682,910	£958,919
Gross Profit	£1,444,914	£826,139
Operating Profit	£188,839	£156,966
Cash at Bank	£4,923,041	£4,429,919
Average Number of Employees	14	13

Principal risks and uncertainties

The Board of Directors considers risk management to be central to the effective oversight of PHBS-UK and to the delivery of its strategic objectives. The principal risks and uncertainties facing the institution are reviewed regularly through the institution's risk management framework and are summarised below.

Financial sustainability: The institution operates in a higher education environment characterised by cost pressures, competition for students and continuing uncertainty across the sector. Maintaining financial sustainability requires careful management of expenditure, liquidity and future commitments, together with continued attention to student recruitment and operational efficiency.

Student Recruitment and Demographics: Student recruitment remains a significant factor in the institution's financial and academic sustainability. Demand may be affected by broader market conditions, international mobility, student preferences and competition. PHBS-UK continues to monitor recruitment performance and to support student experience and retention as part of its overall institutional planning.

Regulatory and compliance environment: As a registered higher education provider, PHBS-UK operates within an evolving regulatory environment. The institution is required to maintain effective governance, academic oversight and compliance arrangements, including compliance with applicable OfS requirements. The Board keeps these matters under regular review through its governance and reporting structures. The OfS expects providers to have adequate and effective management and governance arrangements in place and to continue complying with all conditions of registration

Technological and Cyber Risks: PHBS-UK is increasingly reliant on digital systems and third-party services in support of teaching, administration and communication. This creates exposure to operational disruption, data protection risk and cyber-related threats. The institution seeks to mitigate these risks through appropriate systems, controls, policies and staff awareness.

Stakeholder engagement

In discharging their duties, the directors have had regard to the interests of PHBS-UK's principal stakeholders and to the long-term success and sustainability of the institution. The Board considers the institution's principal stakeholders to include students and applicants, employees and academic staff, members, regulators, suppliers and service providers, and the wider academic and local community. This measured stakeholder-focused approach is consistent with the OfS emphasis on accountability and student engagement in governance.

During the year, principal decisions continued to focus on supporting academic delivery, maintaining financial sustainability, preserving operational resilience, strengthening governance and supporting student experience.

Stakeholder engagement (continued)

Students and applicants

PHBS-UK engages with students and applicants through programme delivery, academic support, pastoral and welfare support, administrative communication and student feedback processes. The institution recognises that the quality of teaching, academic support and the broader student experience are central to its reputation and future development.

Employees and academic staff

Employees and academic staff are fundamental to the delivery of PHBS-UK's objectives. The institution seeks to maintain a supportive working environment and to provide appropriate resources, communication, professional support and operational infrastructure to enable staff to discharge their roles effectively.

Suppliers and service providers

PHBS-UK works with a range of suppliers and service providers in support of accommodation, facilities, technology, professional services and operational delivery. The institution seeks to maintain professional relationships that support reliability, service quality and value for money.

Members, regulators and the wider community

The Board engages with members and regulators through formal reporting, governance processes and ongoing communication. The institution also recognises its place within the wider academic and local community and seeks to carry out its activities in a way that supports its educational mission and reflects appropriate standards of public responsibility.

Financial monitoring and oversight

The Board reviews management accounts, budgets, forecasts, cash flow and liquidity on a regular basis. This supports timely decision-making in relation to operational performance, expenditure control, investment priorities and the institution's ongoing financial sustainability.

Future development

PHBS-UK intends to continue developing its UK operations on a measured and sustainable basis. The institution's priorities for the coming period include student recruitment, effective delivery of its academic programmes, support for the student experience, financial sustainability, regulatory compliance and operational resilience. The Board will continue to support the development of PHBS-UK as an international academic institution with strong links between the UK and Shenzhen, while ensuring that future growth is aligned with the institution's resources, governance arrangements and strategic objectives.

Research and Development

Research and the development of intellectual capital remain important to PHBS-UK's academic mission. The institution continues to support academic staff in their scholarly activity and in contributing to research and academic exchange in areas aligned with its educational purpose. Research activity at PHBS-UK is focused principally on disciplines connected with economics, finance, business management and related fields. The institution will continue to support research activity in a manner proportionate to its scale, resources and strategic priorities.

Climate-related financial disclosures

The consideration of climate-related risks and opportunities forms part of the broader financial and operational awareness of PHBS-UK. However, given the nature and scale of its activities, the institution's exposure to significant climate-related risks is considered to be low.

The operations of PHBS-UK are not energy-intensive and are not significantly exposed to transition or physical climate risks. As a result, climate-related matters are not currently considered to have a material impact on the financial statements.

The institution will continue to monitor developments in climate-related reporting and regulatory expectations, and will respond as appropriate in line with its size, resources, and operational profile.

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Strategic Report

Non-financial information

The provision of higher education services remains central to PHBS-UK's activities. The institution delivers teaching, research, and executive education programmes, primarily serving international students and supporting academic development across its areas of focus.

The institution operates with a relatively small organisational structure, employing an average of approximately 14 staff during the year across academic and administrative functions. This structure enables the effective delivery of its academic and operational objectives.

PHBS-UK remains committed to maintaining high standards of educational delivery and student experience. Given the nature and scale of its operations, its direct environmental and social impact is limited. The institution operates from dedicated premises and continues to manage its resources in a manner proportionate to its level of activity.

Non-financial and sustainability information

Sustainability and responsible resource management are recognised as relevant considerations within PHBS-UK's operations. Given the scale and nature of its activities, the institution's environmental impact is considered to be limited.

Energy consumption is primarily associated with routine campus operations, including lighting, heating, and IT infrastructure. The institution seeks to use resources efficiently and adopts a proportionate approach to environmental management in line with its operational requirements.

While formal sustainability frameworks are not currently established, PHBS-UK remains mindful of its environmental responsibilities and considers sustainability factors in its ongoing activities. The institution also contributes to wider societal value through the provision of education to international students and the promotion of academic development.

On behalf of the board:

Professor Wen Hai
Director

Date: 29/05/2026

PHBS-UK
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Registered number: 10498327
Directors' report

The directors present their report with the financial statements of the company for the year ended 31 December 2025.

Principal activity
The company's principal activity during the year under review was that of post-graduate level higher education.

Directors
The following directors held office during the period from 1 January 2025 to the date of the report:

Professor Wen Hai
Zhiyi Li
Dr Ting Ren
Professor Wenchang Tan – resigned on 06 November 2025
Ying Xu
Ms. Yun Li – resigned on 06 November 2025
Professor Pengfei Wang
Peking University Shenzhen Graduate School

Going concern
The financial statements are prepared on a going concern basis. Further information is provided in Statement of Principal Accounting Policies.

Directors' responsibilities
The directors are responsible for preparing the report and accounts in accordance with applicable law and regulations.

Company law requires the directors to prepare accounts for each financial year. Under that law the directors have elected to prepare the accounts in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these accounts, the directors are required to:

- select suitable accounting policies and then apply them consistently.
- 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.
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the accounts comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Matters of strategic importance
The company has chosen in accordance with Companies Act 2006 s.414C(11) to set out in the company's strategic report certain information required to be contained in the directors' report.

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Directors' report

Statement as to disclose information to auditors
So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that they ought to have taken as a director in order to make themselves aware of any relevant audit information and to establish that the company's auditors are aware of that information.

Auditors
MAH, Chartered Accountants are deemed to be re-appointed under section 487(2) of the Companies Act 2006.

On behalf of the board:

Professor Wen Hai
Director

Date: 29/05/2026

PHBS-UK

Company limited by guarantee
Registered number: 10498327
Corporate Governance

Corporate Governance and Ownership
PHBS-UK is a private company limited by guarantee, registered in England and Wales (Company Registration Number: 10498327). It is also registered with the Office for Students (OfS) (UKPRN:10083464) as an approved higher education provider. PHBS-UK is committed to exhibiting best practice in all aspects of corporate governance and conducts its business in accordance with the principles of transparency, accountability, integrity, and responsible stewardship.

PHBS-UK is an independent academic institution whose legal status derives from its Memorandum and Articles of Association. Its objects, powers, and framework of governance are set out therein. Peking University Shenzhen Graduate School is the ultimate controlling party and provides strategic oversight and financial support for the long-term development of PHBS-UK.

Governance Framework
PHBS-UK has established a governance framework to support effective oversight of the institution and the delivery of its strategic objectives. The framework comprises the Board of Directors, the Academic Board and the Management Committee.

The Board of Directors is the governing body of PHBS-UK and has ultimate responsibility for the institution's strategic direction, financial sustainability, corporate governance, and compliance with applicable legal and regulatory requirements, including the ongoing conditions of registration of the Office for Students.

The Academic Board is responsible for academic governance and provides oversight of academic standards, academic quality, the academic experience of students, and the development and review of academic policy.

The Management Committee supports the effective management and operation of the institution. Responsibility for day-to-day management is delegated to the Management Committee, which is responsible for operational delivery and implementation of the strategy and policies approved by the Board of Directors.

The Board of Directors receives regular assurance from the Academic Board and from the Management Committee to support its oversight of academic governance, risk management, internal control, institutional performance and regulatory compliance.

All members of the governing body receive an appropriate induction to the institution and to their responsibilities. Declarations of interest are obtained and reviewed at least annually, and conflicts of interest are declared and considered as a standing item at relevant meetings of the Board and its committees.

Key Governance Bodies
PHBS-UK is supported by the following key governance bodies, each with responsibility for defined areas of oversight and decision-making:

- **Board of Directors**

The Board of Directors is the governing body of the institution and has ultimate responsibility for PHBS-UK's strategic direction, financial sustainability, governance, risk management, and regulatory compliance. It approves the institution's strategic priorities, annual budget, major developments and audited financial statements, and receives assurance on academic governance and institutional performance.

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Corporate Governance

- **Management Committee**

The Management Committee is responsible for the day-to-day management and operation of PHBS-UK within the framework of authority delegated by the Board of Directors. Its remit includes oversight of operational delivery, financial management, internal controls, risk management, compliance, and implementation of approved strategy and policy. The Committee reviews management information, budgets, forecasts and the institutional risk register, and reports regularly to the Board of Directors through the Director of PHBS-UK.

- **Academic Board**

The Academic Board is responsible for academic governance, including oversight of academic standards, academic quality, curriculum matters, the student academic experience, and the effectiveness of academic policies and procedures. Academic quality and compliance matters are reported through the Academic Board.

Student Engagement
PHBS-UK recognises the importance of student engagement in its governance arrangements. Student views are considered through established academic and operational channels, including the use of student feedback to inform decision-making. The Board of Directors receives assurance that students have opportunities to engage with the governance of the institution and that a range of student perspectives can inform institutional development.

Statement of Internal Control
The Board of Directors is responsible for maintaining a sound system of internal control and for reviewing its effectiveness. The system of internal control is designed to manage, rather than eliminate, the risk of failure to achieve institutional objectives, and can therefore provide only reasonable and not absolute assurance against material misstatement or loss.

Responsibility for the day-to-day operation of the internal control framework is delegated to management through the Management Committee. The Board of Directors plays a key oversight role and receives regular reports on financial performance, operational matters, risk management, compliance, and academic assurance, including reports from the Academic Board and the external auditors where appropriate

PHBS-UK is committed to maintaining an effective system of internal control designed to safeguard its assets, support the reliability of financial and operational reporting, and ensure compliance with applicable legal and regulatory requirements. The control framework includes clearly defined delegated authorities, segregation of duties, financial procedures, reconciliations, declarations of interest and relevant institutional policies and codes of conduct.

The annual planning process is supported by detailed budgets covering income, expenditure, capital expenditure and cash flow. Financial performance is monitored regularly throughout the year through management accounts, forecasts and liquidity reporting. An annual external audit is undertaken and the findings are reported to the Board of Directors.

PHBS-UK maintains a risk management framework through which key institutional risks are identified, assessed and monitored. Principal risks are recorded in the institutional risk register, together with mitigating actions and assigned responsibilities. The Board of Directors reviews the principal risks facing the institution and the adequacy of the associated controls, while the Management Committee monitors operational risk and implementation of mitigating actions on an ongoing basis.

Statement of Internal Control (continued)

The system of internal control is designed to support the achievement of objectives in the following areas:

- the effectiveness and efficiency of operations
- the reliability of financial reporting
- compliance with applicable laws and regulations
- the management of strategic, operational, financial, academic and reputational risk.

PHBS-UK is committed to maintaining high standards of propriety and regularity, and to preventing and detecting fraud, bribery, corruption and other irregularities. The control framework includes segregation of duties, delegated authorities, reconciliations, financial procedures, declarations of interest and relevant policies and codes of conduct. Staff are expected to act in accordance with the institution's policies and procedures and to uphold appropriate standards of integrity and accountability.

The Board of Directors has reviewed the effectiveness of the system of internal control for the year ended 31 December 2025 and up to the date of approval of the financial statements. No significant internal control weaknesses or failures were identified during that period.

Responsibilities of the Board of Directors and the Accountable Officer

The Board of Directors is responsible for the administration and management of the affairs of PHBS-UK and for ensuring that proper arrangements are in place for governance, risk management, internal control and the use of institutional resources.

The Board of Directors is responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of PHBS-UK and enable it to ensure that the financial statements are prepared in accordance with applicable law, accounting standards and relevant regulatory requirements.

The Board of Directors is also responsible for safeguarding the assets of the institution and for taking reasonable steps to prevent and detect fraud and other irregularities.

The accountable officer is responsible to the Office for Students, on behalf of the Board of Directors, for ensuring compliance with the provider's conditions of registration and for the submission of accurate and timely information as required by the OfS.

In preparing the financial statements, the Board of Directors is required to ensure that:

- suitable accounting policies are selected and applied consistently
- judgements and estimates are made that are reasonable and prudent
- applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements
- the financial statements are prepared on the going concern basis unless it is inappropriate to presume that the institution will continue in operation.

The Board of Directors is satisfied that PHBS-UK has adequate resources to continue in operational existence for the foreseeable future and has therefore continued to adopt the going concern basis in preparing the financial statements.

Managing Risk

PHBS-UK maintains a risk management framework which provides a structured approach to identifying, assessing, managing and reporting risk across the institution. Risks with the greatest potential impact on the delivery of the institution's strategic objectives are recorded in the institutional risk register and reviewed regularly by the Management Committee and the Board of Directors.

Each principal risk is assigned to an appropriate senior owner, with mitigating controls and actions identified and monitored. Risk assessments consider both likelihood and impact, and distinguish, where appropriate, between inherent and residual risk.

The Board of Directors uses the risk management framework to support strategic oversight, protect the sustainability of the institution's operations, and maintain compliance with applicable regulatory requirements, including the OfS conditions of registration.

Delivering Public Benefit

PHBS-UK is registered with the Office for Students as an approved higher education provider. In exercising their powers and duties, the Board of Directors has had regard to the institution's educational objects, the public interest governance principles applicable to registered providers, and the wider public benefit of its activities.

PHBS-UK's objects are to advance education at postgraduate level, to conduct and support research, and to contribute to international academic exchange and cross-cultural understanding. The institution delivers these objects through its postgraduate programmes, which combine study at the UK campus with study at Peking University's Shenzhen campus, and through its support for faculty research.

The institution contributes to public benefit through:

- Providing high-quality postgraduate education to students from the UK, China, and internationally.
- Supporting cross-cultural academic exchange and the development of global leaders.
- Contributing to research and knowledge creation in economics, finance, business management, and related fields.
- Engaging with the local community and the wider UK higher education sector; and
- Fostering a diverse and inclusive academic environment.

The Board of Directors is satisfied that PHBS-UK's activities continue to advance its educational objects and are consistent with its public benefit purpose.

PHBS-UK

Company limited by guarantee

Report of the Independent auditors to the members of PHBS-UK

Opinion

We have audited the accounts of PHBS-UK for the year ended 31 December 2025 which comprise the statement of comprehensive income, statement of financial position, statement of changes in equity, statement of cash flows, notes to the cash flow statements, statement of principal accounting policies and notes to the financial statements. 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 the Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice) and regulatory requirements of the Office for Students (OfS).

In our opinion the accounts:

- give a true and fair view of the state of the company's affairs as of 31 December 2025 and of its profit 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 of 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 accounts section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the accounts 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 director's use of the going concern basis of accounting in the preparation of the financial statements is appropriate.

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

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

Other information

The directors are responsible for the other information. The other information comprises the information in Strategic Report, the Report of the Directors and the Statement of Directors' Responsibilities, but does not include the financial statements and our Report of the Auditors thereon.

Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report on 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 strategic report for the financial year for which the accounts are prepared is consistent with the accounts; and
- the strategic report has been prepared in accordance with applicable legal requirements.

Opinion on other matters prescribed by the Office for Students
In our opinion, based on the work undertaken in the course of the audit, in all material respects:
- the requirements of the Office for Students' Accounts Direction for the relevant year's financial statements have been met;
- funds from whatever source administered by PHBS-UK have been properly applied to those purposes and managed in accordance with relevant legislation; and
- No matters have come to our attention in respect of funding arrangements that require reporting under the Office for Students' Accounts Direction.

Matters on which we are required to report by exception
In the light of the knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the strategic 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 directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit; or
- the directors were not entitled to prepare the accounts in accordance with the small company's regime and take advantage of the small companies' exemptions in preparing the directors report and from the requirement to prepare a strategic report.

Responsibilities of directors
As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the accounts and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of accounts that are free from material misstatement, whether due to fraud or error.

In preparing the accounts, the directors are responsible for assessing the 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 directors either intend to liquidate the 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 a Report of the Auditors that includes our opinion. Reasonable assurance is a high level of assurance but is not guaranteed 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:

Auditor's responsibilities for the audit of the financial statements (Continued)
- We obtained an understanding of the legal and regulatory frameworks that are applicable to the Company and determined that the most significant are United Kingdom Generally Accepted Accounting Practice, the UK Companies Act 2006, and tax legislation (governed by HM Revenue and Customs).

- We understood how the Company is complying with those frameworks by making enquiries of senior management. We also reviewed any significant correspondence between the Company and regulatory bodies, reviewed any minutes of the Board, and gained an understanding of the Company's approach to governance, demonstrated by the Board's review of the Company's risk management framework and internal control processes.

- We assessed the susceptibility of the Company's financial statements to material misstatement, including how fraud might occur by considering the controls that the Company has established to address risks identified by the Company, or that otherwise seek to prevent, deter or detect fraud.

- Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved inquiries of senior management and review of legal and professional fees.

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/auditor responsibilities. This description forms part of our Report of the Independent Auditors.

Report on other legal and regulatory requirements
We are required to report on the following matters by the Accounts Direction dated 25 October 2019 issued by the Office for Students ("the Accounts Direction"). In our opinion, in all material respects:

- funds from whatever source administered by the University for specific purposes have been properly applied to those purposes and managed in accordance with relevant legislation.
- the financial statements meet the requirements of the Accounts Direction.

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.

M Hoque

Mohammed Haque (Senior Statutory Auditor)
for and on behalf of MAH, Chartered Accountants
2nd Floor
154 Bishopsgate
London
EC2M 4LN

Date: 29/05/2026

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Statement of Comprehensive Income
for the year ended 31 December 2025

	Notes	31/12/2025 £	31/12/2024 £
Turnover		1,682,910	958,919
Cost of sales		(237,996)	(132,780)
Gross profit		**1,444,914**	**826,139**
Administrative expenses		(1,400,078)	(930,813)
Other operating income		144,003	261,640
Operating Profit/(loss)		**188,839**	**156,966**
Other interest receivable and similar income		174,946	13,196
Profit/(Loss) before taxation		**363,785**	**170,162**
Tax on loss		-	-
Profit/(Loss) for the financial year and total comprehensive income		**363,785**	**170,162**

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Statement of Financial Position
as at 31 December 2025

	Notes		31/12/2025 £		31/12/2024 £
Fixed Assets					
Tangible assets	10		180,984		160,304
Current assets					
Cash at bank and in hand		4,923,041		4,429,919	
Debtors	13	141,282		204,202	
		5,064,323		**4,634,121**	
Creditors					
Amounts falling due within one year	14	(772,502)		(428,944)	
Net current assets			**4,291,821**		**4,205,177**
Creditors					
Amounts falling due after more than one year	15		6,449,705		6,706,166
Net assets			**(1,976,900)**		**(2,340,685)**
Reserves					
Members' Guarantee			1		1
Retained Earnings			(2,340,686)		(2,510,848)
Profit/loss for the year			363,785		170,162
Total Equity			**(1,976,900)**		**(2,340,685)**

The financial statements were approved by the board of directors and authorised for issue on 29/05/2026
and were signed on its behalf by:

Professor Wen Hai
Director

Date: 29/05/2026

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Statement of Changes in Equity
for the year ended 31 December 2025

	Members' Guarantee	Profit and loss account	Total
	£	£	£
At 31 December 2023	1	(2,510,848)	(2,510,847)
Profit and total comprehensive income for the period		170,162	170,162
At 31 December 2024	1	(2,340,686)	(2,340,685)
Profit and total comprehensive income for the period		363,785	363,785
At 31 December 2025	1	(1,976,901)	(1,976,900)

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Statement of Cash Flows
for the year ended 31 December 2025

	Notes	31/12/2025 £	31/12/2024 £
Cash flows from operating activities			
Cash generated from operations	1	652,087	306,368
Net cash from operating activities		652,087	306,368
Cash flows from investing activities			
Purchase of tangible fixed assets		(54,519)	(78,005)
(Increase) / decrease in balances with other creditors		152,015	(180,015)
Net cash from investing activities		97,496	(258,020)
Cash flows from financing activities			
Increase / (decrease) in amounts due to the member		(256,461)	3,516,338
Net cash from financing activities		(256,461)	3,516,338
Increase in cash and cash equivalents		493,122	3,564,686
Cash and cash equivalents at beginning of year	2	**4,429,919**	**865,233**
Cash and cash equivalents at end of year	2	**4,923,041**	**4,429,919**

PHBS-UK
Company limited by guarantee
Registered number: 10498327
Notes of the Cash Flow Statement
for the year ended 31 December 2025

1. RECONCILIATION OF LOSS BEFORE TAXATION TO CASH GENERATED FROM OPERATIONS

	31/12/2025	31/12/2024
	£	£
Profit/(Loss) before taxation	363,785	170,162
Depreciation charges	33,839	26,269
	397,623	196,431
Decrease/Increase) in trade and other debtors	(89,095)	14,943
Increase/Decrease) in trade and other creditors	343,558	94,994
Cash generated from operations	**652,087**	**306,368**

2. CASH AND CASH EQUIVALENTS

The amounts disclosed on the Cash Flow Statement in respect of cash and cash equivalents are in respect of these Balance Sheet amounts:

Year ended 31 December 2025

	31/12/2025	01/01/2025
	£	£
Cash and cash equivalents	4,923,041	4,429,919

Year ended 31 December 2024

	31/12/2024	01/01/2024
	£	£
Cash and cash equivalents	4,429,919	865,233

3. ANALYSIS OF CHANGES IN NET DEBT

	At 01/01/2025	Cash flow	At 31/12/2025
	£	£	£
Net Cash			
Cash at bank	4,429,919	493,122	4,923,041
	4,429,919	**493,122**	**4,923,041**
Debt			
Debts falling due within 1 year	(428,944)	(343,558)	(772,502)
Debts falling due after 1 year	(6,706,166)	256,461	(6,449,706)
	(7,135,110)	**(87,097)**	**(7,222,208)**
Total	**(2,705,191)**	**406,025**	**(2,299,167)**

General

PHBS-UK is a private company, limited by guarantee, registered in England and Wales. The company's registered number and office address can be found on the Company Information page.

Basis of preparation

The financial statements have been prepared on a going concern basis under the historical cost convention and in accordance with FRS 102, The Financial Reporting Standard applicable in the UK and Republic of Ireland, the requirements of the Companies Act 2006 and regulatory requirements of the Office for Students (OfS).

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

Turnover

Turnover represents the total revenue generated from the University's principal operating activities during the reporting period, excluding value-added tax. Revenue is recognised when services rendered, and it is measured at the fair value of the consideration received or receivable.

As of 31 December 2025, turnover primarily consists of tuition fees and accommodation fees. The recognition of turnover is in accordance with the University's revenue recognition policy, which aligns with the principles set out in UK FRS 102.

Deferred income

Deferred income represents amounts received by the University for which the related academic courses have not yet been provided as of the reporting date. These amounts are recognised as liabilities until the University fulfills its obligations under the respective agreements. Revenue associated with deferred income is recognised as performance obligations are fulfilled, based on the University's revenue recognition policy.

Donation income

Donations are non-exchange transactions and are recognised as income when PHBS-UK becomes entitled to the funds. The economic benefits will probably flow to the entity, and the amount can be measured reliably.

Donations are recognised in full in the period of receipt, where there are no substantive performance-related conditions attached. Where donations include performance-related conditions, income is recognised as those conditions are satisfied.

In assessing the nature of donations, management considers whether any terms attached represent restrictions on the use of funds or conditions that affect the timing of recognition. Restrictions on use do not prevent recognition of income but may require separate disclosure.

Donations may be received to support the general objectives of PHBS UK, including teaching, research, talent cultivation, construction, and campus development. Where no substantive performance-related conditions are attached, such donations are recognised as income in the period of receipt.

Grant income

Grant income is recognised when the entity is entitled to the income and any performance-related conditions attached to the grant have been met. Where grant income is received in advance of the satisfaction of performance-related conditions, it is recognised as deferred income within other creditors and released to income over the period in which the conditions are fulfilled. Grants received in respect of specific projects are treated as restricted funds and are recognised in income to match the related expenditure for which the grant is intended. Any element of the grant relating to administration or management services is recognised as income in line with the provision of those services. Where any unspent grant funding is repayable or subject to further conditions, it is retained as deferred income until such conditions are met or the obligation is settled.

Tangible fixed assets

Tangible fixed assets under the cost model are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that' is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

Depreciation on other assets is charged so as to allocate the cost of assets less their residual value over their useful economic lives, using the straight-line method.

Fixtures, fittings and equipment	10% straight line basis
Motor vehicles	20% straight line basis

If there is an indication that there has been a significant change in depreciation rate, useful life, or residual value of tangible assets, the depreciation is revised prospectively to reflect the new estimates.

Impairment

A review for indicators of impairment is carried out at each reporting date, with the recoverable amount being estimated where such indicators exist. Where the carrying value exceeds the recoverable amount, the asset is impaired accordingly. Prior impairments are also reviewed for possible reversal at each reporting date.

When it is not possible to estimate the recoverable amount of an individual asset, an estimate is made of the recoverable amount of the cash-generating unit to which the asset belongs. The cash-generating unit is the smallest identifiable group of assets that include the asset and generates cash inflows that are largely independent of the cash inflows from other assets or groups of assets.

Financial instruments

The company recognises financial instruments when it becomes a party to the contractual arrangements of the instrument. Financial instruments are de-recognised when they are discharged or when the contractual terms expire. The company's accounting policies in respect of financial instruments transactions are explained below:

Financial assets

The company classifies all of its financial assets as loans and receivables.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers (e.g. trade receivables) but also incorporate other types of contractual monetary assets. They are initially recognised at fair value plus transaction costs that are directly attributable to their acquisition or issue and are subsequently carried at amortised cost using the effective interest rate method, less provision for impairment.

Impairment provisions are recognised when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For trade receivables, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognised within administrative expenses in the statement of comprehensive income. On confirmation that the trade receivable will not be collected, the gross carrying value of the asset is written off against the associated provision.

Financial liabilities
The company classifies all its financial liabilities as liabilities at amortised cost, including trade and other payables and loans. Financial liabilities at amortised cost including bank borrowings are initially recognised at fair value net of any transaction costs directly attributable to the issue of the instrument. Such interest-bearing liabilities are subsequently measured at amortised cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried into the statement of financial position.

Taxation
Current taxes are based on the results shown in the financial statements and are calculated according to local tax rules, using tax rates enacted or substantially enacted by the balance sheet date.

Deferred tax assets and liabilities are recognised where the carrying amount of an asset or liability in the statement of financial position differs from its tax base.

Recognition of deferred tax assets is restricted to those instances where it is probable that taxable profit will be available against which the difference can be utilised.

Deferred tax
Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date.

Timing differences arise from the inclusion of income and expenses in tax assessments in periods different from those in which they are recognised in financial statements. Deferred tax is measured using tax rates and laws that have been enacted or substantively enacted by the year end and that are expected to apply to the reversal of the timing difference.

Unrelieved tax losses and other deferred tax assets are recognised only to the extent that it is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits.

Pensions
Contributions to defined contribution plans are expensed in the period to which they relate.

Cash and cash equivalents
Cash is represented by cash in hand and deposits with financial institutions without penalty on notice of not more than 24 hours. Cash equivalent is highly liquid investments that measure in no more than three months from the date of acquisition and that are readily convertible to known amounts of cash with insignificant risk of change of value.

Going concern
The financial statements are prepared on a going concern basis. The company remains assured of financial support provided by the member. The director has received confirmation that the member will continue to support the company and provide it with adequate funds when necessary to enable it to meet its debts as they fall due in the foreseeable future. On this basis the director considers it appropriate to prepare the financial statements on a going concern basis.

Key assumptions considered by management when assessing going concern include adjusting managements best estimate of forecasted performance for factors. These have been estimated for their respective impacts on the company's revenues, fixed and variable costs and resultant expected cash flow requirements.

Accordingly, the directors have adopted the going concern basis in preparing these financial statements.

Employee benefits
The costs of short-term employee benefits are recognised as a liability and an expense, unless those costs are required to be recognised as part of the cost of inventories or non-current assets.

The cost of any unused holiday entitlement is recognised in the period in which the employees' services are received.

A termination benefit liability is recognised at the earlier of when the entity can no longer withdraw the offer of the termination benefit and when the entity recognises any related restructuring costs.

Retirement benefits
The company operates a defined contribution plan for its employees. A defined contribution plan is pension plan under which the company pays fixed contributions into a separate entity. Once the contributions have been paid the company has no further payment obligations.

The contributions are recognised as an expense in the Statement of Comprehensive income when they fall due. Amounts not paid are shown in accruals as a liability in the Statement of Financial Position. The assets of the plan are held separately from the company in independently administered funds.

Environmental policy
The Board acknowledges that environmental protection is one of the company's business responsibilities. It aims for a continuous improvement in the company's environmental performance and to comply with all relevant regulations.

Also, the Board does not consider that this line of business has a large adverse impact upon the environment. As a result, the company does not manage its business by reference to any environmental key performance indicators. The company seeks to maintain a high proportion of its records electronically and of the paper it does use, over 80% of its paper consumption is recycled through the use of recycling bags.

Foreign currencies
The company's functional and presentational currency is GBP. Assets and liabilities in foreign currencies are translated into sterling at the rates of exchange ruling at the balance sheet date. Transactions in foreign currencies are translated into sterling at the rate of exchange ruling at the date of the transaction. Exchange differences are taken into account in arriving at the operating result.

Related party transactions
The financial statements of PHBS-UK include transactions with related parties. In accordance with FRS 102, related party transactions are disclosed where members of the governing body or Key Management Personnel (KMP) have an interest in an entity with which PHBS-UK has undertaken material transactions during the period.

Given the nature of PHBS-UK's operations, its close academic and strategic association with PHBS China, and its governance structure, transactions may arise in the normal course of business with organisations in which members of the governing body or KMPs have an interest.

Accounting estimates and judgements
The preparation of financial statements in compliance with FRS 102 requires management to make judgements, estimates and assumptions. However, the entity did not have any significant judgements or key sources of estimation uncertainty during the year.

PHBS-UK
Company limited by guarantee
Notes to the Financial Statement
for the year ended 31 December 2025

1. Limited by guarantee

Statement of Guarantee

We confirm that if the company is wound up while we are a member, or within one year after we cease to be a member, we will contribute to the assets of the company by such amount as may be required for:

- payments of debts and liabilities of the company contracted before we cease to be a member;
- payment of costs, charges and expenses of winding up, and;
- adjustment of the rights of the contributors among ourselves, not exceeding the specified amount below.

Name: Peking University Shenzhen Graduate School
Address: University Town of Shenzhen, Nanshan District, Shenzhen 518055, P.R. China.
Amount Guaranteed: 1

2. Turnover

The whole of the turnover is attributable to the principal activity of the company wholly undertaken in the United Kingdom.

	2025	2024
	£	£
Academic fees	1,342,015	793,067
Student accommodation	340,896	165,852
Total turnover	**1,682,910**	**958,919**

3. Tuition fees and education contracts

	2025	2024
	£	£
Full-time home and EU students	-	-
Full-time international students	1,313,689	763,119
Part time students	-	-
Other fees	-	-
Research training support grants	144,003	47,290
Short course fees	-	-
Total	**1,457,692**	**810,409**

4. Grant and fee income

	2025	2024
	£	£
Grant income from the OfS	-	-
Grant income from other bodies	144,003	47,290
Fee income for taught awards (exclusive of VAT)	-	-
Fee income for research awards (exclusive of VAT)	-	-
Fee income from non-qualifying courses (exclusive of VAT)	1,313,689	763,119
Total grant and fee income	**1,457,692**	**810,409**

5. Other operating income

	2025	2024
	£	£
Donation income	-	214,350
Miscellaneous income (Grant income)	144,003	47,290
	144,003	**261,640**

6. Operating Profit / (Loss)
Operating profit is stated after charging:

	2025	2024
	£	£
Depreciation of tangible assets	33,839	26,269
Fees payable for the audit of the financial statements	10,080	9,000

7. Staff Costs

	2025	2024
	£	£
Wages and salaries	505,129	414,843
Social security costs	51,606	35,952
Pension costs	10,459	9,715

The average number of employees during the year was as follows:	2025	2024
Staff	14	13

	2025	2024
	£	£
Directors' remuneration	50,000	37,614
Director's pension costs	0	851

Emoluments of the Provost

	2025	2024
	£	£
Basic salary	46,000	44,090
Employer pension contributions	1,193	1,136
Performance related pay, bonuses and other remuneration	-	-
Taxable and non-taxable benefits	-	-

Remuneration of higher-paid staff:
Not applicable, no staff was paid basic salary over £100,000 during the financial year of 2025 and 2024.

Key management personnel renumeration
Total key management personnel compensation was £195,208 (2024: £137,302). The total number of personnel was 4 (2024: 4). The year-on-year increase arose mainly because certain members were appointed part way through 2024 and were therefore in post for a full year in 2025.
Key management personnel are defined as follows:

- Director and Members of Management Committee who have authority and responsibility for planning, directing, and controlling the day-to-day activities of the institute.
- Provost: the designated Accountable Officer with the Office for Students (OfS) for PHBS-UK

7. Staff Costs (Continued)

Prof. Wen Hai was appointed as Head of Provider in 2024 following the resignation of the previous Head. The remuneration of the Head of Provider is determined in accordance with the Framework for Setting the Pay of Senior Postholders were established by the Shenzhen Graduate School of Peking University. This framework is approved by the Board of University Affairs of Peking University and is subject to annual review.

The framework provides appropriate oversight of senior remuneration, including consideration of the relationship between the remuneration of the highest-paid individual and the median remuneration of all staff. to ensure that pay levels remain proportionate and within acceptable parameters. The Head of Provider's basic salary was £50,000 for the year ended 2025 (2024: £37,614).

The basic salary of the Head Provider was 1.29 (2024: 1.29) times the median pay of staff and 3.07 (2024: 3.02) times the lowest pay of staff. Total Remuneration was 1.29 (2024: 1.29) times the median total remuneration and 3.07 times (2024: 3.02) times the lowest total remuneration. All pay and total remuneration figures are calculated on a full-time equivalent basis.

Severance payments

During this time frame a one-off payment was given to one individual on termination of employment of £6.250 2025 (Nil: 2024).

8. Access and participation expenditure

There was no relevant expenditure incurred during the financial year.

9. Interest and other finance costs	**2025**	**2024**
	£	**£**
Bank charges	4,366	12,999
	4,366	**12,999**

10. Tangible fixed assets

	Fixtures, fittings and equipment	**Motor vehicles**	**Total**
	£	**£**	**£**
Cost			
At 1 January 2025	309,517	62,940	372,457
Additions	54,519	-	54,519
At 31 December 2025	364,036	62,940	426,976
Depreciation			
At 1 January 2025	149,213	62,940	212,153
Charge for the year	33,839	-	33,839
At 31 December 2025	183,052	62,940	245,992
Net book value			
At 31 December 2024	160,304	-	160,304
At 31 December 2025	**180,984**	-	**180,984**

PHBS-UK

Company limited by guarantee
Notes to the Financial Statement
for the year ended 31 December 2025

11. Analysis of total expenditure by activity

	2025	2024
	£	£
Staff and related costs	628,093	535,917
Academic, educational and student related costs	360,049	132,780
Estates, office and related running costs	235,898	176,602
Other operating costs	346,864	185,450
Depreciation and finance costs	67,171	33,141
Total	**1,638,075**	**1,063,892**

12. Taxation

	2025	2024
	£	£
Current Tax:		
UK Corporation tax on profit/(loss) for the year	-	-
Deferred Tax:	-	-
Tax on profit	-	-

Analysis of the tax charge

No liability to UK corporation tax arose for the year ended 31 December 2025 nor for the year ended 31 December 2024.

Reconciliation of total tax charge included in profit and loss

The tax assessed for the year is higher than the standard rate of corporation tax in the UK. The difference is explained below:

	2025	2024
	£	£
Profit before taxation	**363,785**	**170,162**
Profit before taxation multiplied by standard rate of corporation tax in the UK of 25% (2024: 25%)	90,946	42,541
Effects of:		
Depreciation	8,460	6,567
Other disallowable expense		(1,532)
Capital allowances	(18,118)	(24,975)
Unrecognized Deferred Tax	(81,288)	(22,601)
Tax charge for the year	-	-

Deferred tax assets of approximately £540k (2024: £599k) in respect of tax losses have not been recognized in the financial statements as the directors believe there is uncertainty whether the assets are recoverable.

13. Debtors

	2025	2024
	£	£
Trade debtors	120	400
Prepayments and accrued income	113,162	23,787
Other debtors	28,000	180,015
	141,282	**204,202**

14. Creditors: Amounts falling due within one year

	Note	2025	2024
		£	£
Bank loans and overdrafts		2,209	3,364
Other creditors	(a)	90,104	53,808
Trade creditors		106,446	36,321
Accruals and deferred income	(b)	573,743	335,399
VAT		-	52
		772,502	**428,944**

(a) Other creditors comprise the Research fund with a value of £22,933 (2024: £53,808), Deposit (Student accommodation) with a value of £62,578 (2024: £nil), Student deposit with a value of £2,000 (2024: £nil) and other creditors (Intranet Top-up) with a value of £2,593 (2024: £nil)

(b) Accruals and deferred income comprise the accruals with a value of £5,039 (2024: £43,999) and deferred income with a value of £568,704 (2024: £291,399)

15. Creditors: Amounts falling due after more than one year

	2025	2024
	£	£
Balance due to the member	6,449,705	6,706,166
	6,449,705	**6,706,166**

16. Financial Instruments

	2025	2024
	£	£
Financial assets:		
Cash and cash equivalent	4,923,041	4,429,919
Trade debtors	120	400
Other Debtors	28,000	180,015
	4,951,161	**4,610,334**
Financial liabilities:		
Credit card	2,209	3,364
Other creditor (short-term)	90,104	53,808
Trade creditors	106,446	36,321
Accruals	5,039	43,999
Other taxes and social security	-	52
Other creditor (long-term)	6,449,705	6,706,166
	6,653,503	**6,843,710**

17. Members' Guarantee

	2025	2024
	£	£
Members' Guaranteed amount	1	1

18. Reserves

	Retained earnings
	£
At 1 January 2025	(2,340,686)
Profit/(Loss) for the year	363,785
At 31 December 2025	**(1,976,901)**

19. Capital Commitments

At 31 December 2025 there were no capital commitments contracted for but not provided in the financial statements (2024-£nil).

20. Pension Commitments

The company operates a pension plan that defined contributions. The assets of the scheme are held separately from those of company in an independently administered fund. The pension cost represents contributions payable by the company to the funds and amounted to £10,459 (2024: £9,715).

21. Other Financial Commitments

At 31 December 2025 there were no other financial commitments contracted for but not provided in the financial statements (2024-£nil).

22. Ultimate controlling party

Peking University Shenzhen Graduate School, founded in 2004 in Shenzhen, China, is the ultimate controlling party of PHBS-UK. PHBS-UK is using two premises to run the university operations which are Foxcombe Hall, Boars Hill, Oxford, OX1 5HR and Ripon Lodge House, Jarn Way, Boars Hill, Oxford OX1 5JF under a lease agreement from the ultimate controlling party.

As at 31 December 2025, a balance of £6,449,705 (2024: £6,706,166) was owed to the member, which is interest free.

23. Post balance sheet events

There have been no significant events affecting the company since the year end.

24. Related party transactions

As at 31 December 2025, a balance of £28,000 (2024: £180,015) was owed by PHBS UK Campus to a related institution under common control, representing an interest-free current account balance.

PHBS-UK
Company limited by guarantee
Detailed Profit and Loss Accounts
for the year ended 31 December 2025

	2025	2024
	£	£
Sales		
Academic fees	1,342,014	793,068
Student accommodation	340,896	165,851
	1,682,910	**958,919**
Cost of sales		
Direct costs	201,632	120,765
Student accommodation	36,364	12,015
	237,996	**132,780**
Gross Profit	**1,444,914**	**826,139**
Administrative expenses		
Wages and salaries	505,129	414,843
Pensions	10,459	9,715
Employer's NI	51,606	35,952
Catering	23,264	31,458
Other staff costs	60,899	75,407
Teaching and research costs		-
Travel and subsistence	5,891	5,128
Motor expenses		-
Gas and Electricity	77,818	77,332
Rates	70,253	55,907
Water	7,535	7,554
Bank charges and interest	4,367	12,999
Depreciation of tangible assets	33,839	26,269
Exchange rate gain/(loss)	28,966	(6,127)
Housekeeping	10,844	6,351
Insurance	15,410	14,510
Internet and Telephone	16,139	17,377
Repairs and Maintenance	124,569	72,207
Stationery	6,901	9,270
Sundry expenses	2,700	1,668
Subscription	30,779	24
Transportation Cost	41,515	21,915
Training	1,173	2,468
Audit fees	10,080	9,000
Accountancy fees	1,794	3,161
Advertising	2,637	(10,071)
Legal and professional	4,882	36,496
Student Accommodation	128,578	-
Fintech Research project	122,053	-
	1,400,078	**930,813**

PHBS-UK
Company limited by guarantee
Detailed Profit and Loss Accounts
for the year ended 31 December 2025

Other operating income		
Donation income	-	214,350
Miscellaneous income	144,003	47,290
	144,003	**261,640**
Operating profit/(loss)	**188,839**	**156,966**
Other interest receivable and similar income	174,946	13,196
	174,946	**13,196**
Profit/(Loss) for the financial year	**363,785**	**170,162**