

THE NATIONAL FARMERS' UNION

FINANCIAL STATEMENTS

31 OCTOBER 2025

THE NATIONAL FARMERS' UNION

CONTENTS

	Page
Officers and professional advisers	1
Financial report	2-7
Statement of officers' responsibilities	8
Independent auditor's report	9-11
Consolidated statement of comprehensive income	12
NFU statement of comprehensive income	13
Consolidated balance sheet	14
NFU balance sheet	15
Consolidated statement of changes in reserves	16
NFU statement of changes in reserves	17
Consolidated cash flow statement	18
Notes to the consolidated accounts	19-48

THE NATIONAL FARMERS' UNION

OFFICERS AND PROFESSIONAL ADVISERS

OFFICERS

TW Bradshaw	President
DJ Exwood	Deputy President
RL Hallos	Vice President
AR Jones	President of NFU Cymru

NFU GOVERNANCE BOARD

TW Bradshaw	President
DJ Exwood	Deputy President
RL Hallos	Vice President
AR Jones	President of NFU Cymru
TJ Jones	Director General
PD Tompkins	Chair, Dairy
AG Clifton-Holt	Chair, East Region
AR Munt	Chair, South Region
WJ Maughan	Chair, North Region

FOOD, FARMING AND ENVIRONMENT BOARD

TW Bradshaw	President
DJ Exwood	Deputy President
RL Hallos	Vice President
AR Jones	President of NFU Cymru
D Barton	Chair, Livestock
J Burrows	Chair, Combinable Crops
PD Tompkins	Chair, Dairy
W Raw	Chair, Poultry
M Emmett	Chair, Horticulture & Potatoes
K Papworth	Chair, NFU Sugar
R Mutimer	National Pig Association

SECRETARY OF THE NFU

STK Richards LLB (Hons), FCG

BANKERS

HSBC Bank plc
Penman Way
Grove Park, Enderby
Leicester
LE19 1SY

AUDITOR

HaysMac LLP
10 Queen Street Place
London
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REGISTERED OFFICE

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Email: nfu@nfu.org.uk

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

The officers present their annual report on the affairs of the NFU, together with the accounts for the year ended 31 October 2025.

It has been another difficult year for the industry, with unpredictable weather continuing to put pressure on farming yields, the replacement of the Basic Payment Scheme (BPS) with delinked payments and the Sustainable Farming Incentive (SFI) scheme as the government transition to Environmental Land Management schemes (ELMs). Consequently, average farm business income is down to its lowest level in almost 10 years.

While CPI inflation has fallen closer to the Bank of England's target rate and interest rates are gradually falling, farm business performance and confidence are at their lowest causing contraction in agriculture and horticulture. This created a difficult operating environment for our members and for the NFU, however the NFU's financial performance on ordinary activities has been resilient, with group income increasing above inflation and a strong focus on cost controls.

Economic and political uncertainty both in the UK and globally, including ongoing global conflicts, continued to affect investment market sentiment and as a result volatility remained prevalent throughout the financial year and is expected to continue in the short term. Performance is ahead of target over the longer term and our balance sheet remains in a strong position.

Consolidated comprehensive income for the year was £4.1m (2024: £12.2m net income) and consolidated balance sheet reserves increased by £4.1m to £138.9m (2024: £134.8m). While the NFU has a healthy reserves position, which has been achieved through prudent medium-term planning, there is concern over funding in future years which is likely to be less than our anticipated cost increases, so there is a possibility that reserves will need to be called upon to meet our financial obligations in the future.

Principal Activities

The principal activities of the NFU are to champion British farming and provide representation and professional services to its farmer and grower members.

Business Review

Consolidated results include the NFU General Fund, the NFU Legal Fund, and the NFU's commercial subsidiary companies. During the previous year three new planning businesses were acquired to grow the commercial group's profit contribution as part of a strategy to reduce the NFU Group's deficit.

In January 2024, 100% of the ordinary shares of Acorus Rural Property Services Limited was acquired, a planning, surveying and architectural design company based in Exeter and Bury St Edmonds.

In February 2024, 100% of the ordinary shares of PWA Planning Group Limited was acquired, a planning consultancy particularly for housing associations, with a specialist energy consultancy, Energy Planning Limited, which should achieve synergies with NFU Energy Limited.

In March 2024, 100% of the trade and assets of Woolf Bond Planning LLP and WB Planning LLP were acquired, a high-end planning consultancy based in Reading. The operations were immediately transferred to a new company, Woolf Bond Planning Limited.

The NFU Group showed an operating deficit of £6.6m (2024: £4.2m deficit) on consolidation. With the surplus on investment activities and interest payable, this resulted in a deficit on ordinary activities before fair value movements and taxation of £3.7m (2024: £0.1m deficit) for the year. Group consolidated comprehensive income for the year is £4.1m (2024: £12.2m net income).

Members' subscriptions and related income has increased by £2.7m to £44.2m (2024: £41.5m). Within this, the actual subscription income has increased to £20.9m (2024: £20.8m). As at 31 October 2025, NFU core membership stood at 47,336 (2024: 48,938). The reduction in members was largely due to contraction in the industry and affordability amongst the smaller farmers with increasing pressure being faced by members.

The NFU Mutual's contribution increased to £7.6m (2024: £7.3m), our long standing relationship with the NFU Mutual remains extremely important to us and we place immense value on their support.

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

NFU Commercial Group income increased by £2.1m to £11.4m (2024: £9.2m), benefiting from a full year's contribution from the three planning businesses acquired in the previous year and strong organic growth from other subsidiaries.

Group consolidated operating costs increased by £5.1m to £50.8m (2024: £45.7m), with a £1.9m increase in the operational costs of the NFU Commercial Group, a £0.9m increase in net legal assistance scheme awards, a £0.6m increase in the amortisation of intangible assets and a £1.7m increase in NFU core operational costs following investment in our systems and property portfolio, while continuing to focus on controlling our costs.

Investments and Property

The value of our listed investments increased to £91.7m (2024: £90.4m) despite withdrawing £4.0m (2024: £4.2m) during the year to fund working capital. Capital growth outperformed against our benchmark in the year and is expected to meet targets over the longer term. The fair value gain for the year of £6.4m (2024: £12.6m gain) is reflected in the Statement of Comprehensive Income.

Dividends and other investment income amounted to £0.8m (2024: £2.3m) which was lower than expected due to an investment loss on one particular investment which crystallised in the financial year. The investment strategy focuses on long term total return rather than short term income. Rental income from our investment properties continued to perform strongly in the year at £2.6m (2024: £2.5m).

Knightsbridge investment properties increased in value by £2.2m to £54.3m (2024: £52.1m). They were valued by Hutchinson Morrison Childs as at 31 October 2025 with the exception of 1 & 2 Old Barrack Yard, which are based upon an independent valuation by Chestertons, Chartered Surveyors (valued as at 31 October 2022).

The West End investment market remained subdued due to economic headwinds and higher investment yields, transactional activity has slowed during 2025. Compared to last year, however, investment yields have marginally reduced to 3.75% as expected, this small yield shift combined with rising rents have resulted in capital values for prime offices improving, which should, according to our independent valuers, flow through to the wider office market.

The values have slightly improved due to a combination of strengthening rentals and downward pressure on yields, with prime headline rents for best in class new offices across the West End edging upwards in the last 12 months setting the benchmark on rents.

Investor demand is focused on core assets, those located in prime sub districts with strong ESG credentials and providing long term secure income, and "value add" properties having the potential for "repositioning" by investment in upgrading and having strong leasing potential. This provides confidence in the Knightsbridge investment properties, which are in a prestigious location in the West End, with number 25 Knightsbridge let in its entirety to Emirates National Bank of Dubai PJSC on a twenty-year lease ending in June 2036.

The NFU holds other investment properties, these were valued by chartered surveyors Knight Frank as at 31 October 2024 at £4.3m (2024: £4.3m).

Post-retirement benefits

Staff Pension Scheme

The NFU Staff pension scheme valuation at 31 October 2025 was a surplus of £6.9m (2024: £6.6m surplus). Overall there was a net £0.3m increase in the surplus, the scheme's assets decreased by £4.2m however the scheme's liabilities decreased by £4.5m.

The NFU is only allowed to recognise this asset in its balance sheet if it can use the surplus to generate a future economic benefit for itself. We have therefore made the judgement that the surplus cannot be recognised on the balance sheet and applied an asset ceiling restricting the surplus to £nil (2024: £nil). The defined benefit pension scheme valuation, which is accounted for in accordance with FRS 102, is disclosed in detail in note 12 to the accounts.

The improvement in the surplus since the last review date is predominantly due to a rise in corporate bond yields which has increased the discount rate assumption and a fall in inflation expectations. Both of these factors have worked to reduce the value placed on the scheme's liabilities. To some extent the decrease in the scheme's

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

liabilities were offset by other factors that had the effect of reducing the value placed on the scheme's assets.

Private Medical Insurance Scheme

During the year the Private Medical Insurance Scheme ("PMI") provision decreased by £0.8m to £3.4m (2024: £4.2m). The main reasons are that the changes in the financial assumptions (due to changes in market conditions) reduced the value placed on the liabilities.

- Updating the mortality assumptions reduced the reserve and the combined effect was to reduce liabilities by around £0.2m.
- The average actual premium inflation across both BUPA and Healix (in excess of age-related increases) was lower than the 12% pa assumed. This reduced the liabilities by around £0.6m.
- There were fewer deaths than expected over the year, however, this was offset by other factors, which combined had a net zero impact on the liabilities.

The PMI provision is disclosed in detail in note 12.

Risk Management

The NFU's activities expose it to many types of business risk as well as the wider risks to the farming economy as a whole. A risk register is reviewed and approved by the Governance Board annually and reviewed twice a year by the Audit and Remuneration Committee.

Our financial, investment and other strategies seek to mitigate risk wherever practical and possible, for instance the property and investment portfolio is well diversified between real estate and listed investments and the risk to property income has been mitigated by having a blue-chip tenant on a long-term lease at 25 Knightsbridge. Our investment portfolio is split between three fund managers with different styles and asset allocations.

Our operational risk assessment considers the impact of disruptions on critical business operations, with the business continuity plan updated to include a range of scenarios, informed in part by our experience through the pandemic. The health and safety of our members and staff remains our top priority and while we continue to monitor developments through our business continuity group, immediate risk presented by Covid-19 is no longer considered high.

The principal financial risks to the NFU are to its income, which is largely from subscriptions from Farmer and Grower members, contributions from the NFU Mutual and the NFU commercial companies. Contraction in agriculture and horticulture is a high risk to membership income particularly since the Autumn Budget 2024 announcements on the planned changes to inheritance taxes from April 2026 and increases to employers National Insurance Contributions from April 2025, coupled with a faster than expected phase-out of direct payments. These changes exacerbate the pressures on members' income and costs, adding to existing challenges faced from shortages of labour, high wage inflation, and increased farm input costs, which can be a challenge to recover, meaning that the outlook for many farm businesses can look uncertain.

Energy and Carbon Reporting

We continue to report our greenhouse gas (GHG) emissions to demonstrate our commitment to reducing the carbon footprint across our operations. This report summarises our energy usage and carbon emissions in the reporting year 2025, aligned to our financial year ending 31 October 2025, and outlines the energy efficiency measures that have been introduced to minimise our emissions.

The NFU Group's total UK energy consumption and greenhouse gas emissions for the financial year are:

	FY 2024	FY 2025	Change
Total Energy Consumption (kWh)	2,222,595	2,240,871	+0.8%
Total Equivalent Carbon Emissions (tCO ₂ e)	494.2	470.6	-4.8%

Table 1 | Consumption Summary

Emissions have reduced by 4.8%, despite higher energy consumption due to full-year reporting for all subsidiaries for the first time. Reductions in road fuel usage and a lower national electricity grid emission factor contributed to the overall decrease in emissions.

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

Methodology

Emissions are calculated in accordance with the GHG Protocol Corporate Standard, using the UK Government GHG Conversion Factors for Company Reporting (2025).

Where complete data was unavailable, approved estimation methods were applied, including use of Energy Performance Certificate (EPC) values to estimate consumption at unmetered leased offices.

Transport energy and emissions have been calculated using DESNZ mileage-to-energy conversion factors, accounting for fuel type and vehicle technology. Electricity used for Plug-in hybrid (PHEV) and battery electric vehicle (BEV) travel has been reported under Scope 2.

A rolling base year has been adopted in line with SECR guidance, meaning FY 2024 is the comparison year.

Reporting Boundary

The reporting boundary includes all UK operations of the National Farmers Union and its subsidiaries:

- NFU Services
- NFU Energy
- Acorus Rural Property Services
- Woolf Bond Planning
- PWA Planning Group

The report includes all energy consumed across buildings and business travel.

The NFU Group reports Scope 1 (direct fuel use), Scope 2 (purchased electricity, including EV charging) and Scope 3 (purchased fuel for private vehicles used for business purposes) emissions.

The data presented reflects energy information supplied by all NFU entities. NFU Energy is not responsible for omissions arising from unreported or incorrect consumption data.

Energy Consumption and CO₂ Emissions

Tables 2 and 3 provide a breakdown of energy consumption and associated emissions for all reported energy sources used across the group.

	Energy Type	2024 Energy (kWh)	2025 Energy (kWh)	Change in Energy (kWh)	Change in Usage
Scope 1 Direct	Road Fuel	943,713	842,359	-101,354	Decreased
	Burning Oil	267,644	327,380	+59,736	Increased
	Natural Gas	152,039	198,188	+46,149	Increased
Scope 2 Indirect	Grid Electricity (Import)	728,967	717,211	-11,756	Decreased
	PHEV and BEV	97,173	119,036	+21,863	Increased
	Solar Electricity (Consumption)	33,059	36,696	+3,637	Increased
	Total	2,222,595¹	2,240,871	+18,276	Increased

Table 2 | Energy Consumption

¹ 2024 energy consumption and emissions data has been restated using updated methodology

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

	Energy Type	2024 Carbon Emissions (tCO ₂ e)	2025 Carbon Emissions (tCO ₂ e)	Change in Carbon Emissions (tCO ₂ e)	Change in Carbon Emissions
Scope 1 Direct	Road Fuel	229.3	205.4	-23.8	Decreased
	Burning Oil	66.0	80.8	+14.7	Increased
	Natural Gas	27.8	36.3	+8.4	Increased
Scope 2 Indirect	Grid Electricity (Import)	150.9	126.9	-24.0	Decreased
	PHEV and BEV	20.1	21.2	+1.1	Increased
	Solar Electricity (Consumption)	0	0	-	Increased
	Total	494.1	470.6	-23.5	Decreased

Table 3 | Carbon Emissions

Emissions Intensity Ratio

SECR requires organisations to publish at least one carbon emissions intensity ratio. To provide a transparent and representative view of performance, the NFU reports two activity-based intensity ratios:

To provide a transparent and representative view of performance, the NFU reports two activity-based intensity ratios:

- Building Carbon Intensity (kgCO₂e/m² floor area)
FY 2024: 40.95 kgCO₂e/m²
FY 2025: 40.82 kgCO₂e/m²
Change: -0.3%
- Transport Carbon Intensity (kgCO₂e/100 km travelled)
FY 2024: 12.51 kgCO₂e/100 km
FY 2025: 10.99 kgCO₂e/100 km
Change: -13.9%

Separate ratios allow building operations and business travel to be assessed independently and provide clearer insight into performance improvements.

The NFU is pleased to report emission reductions in both areas of operational performance.

	FY 2024	FY 2025	Change
Building Energy Intensity (kWh/m ²)	197.70	214.02	+7.6%
Building Carbon Intensity (kgCO ₂ e/m ²)	40.95	40.82	-0.3%
Transport Energy Intensity (kWh/100 km)	52.23	46.61	-12.0%
Transport Carbon Intensity (kgCO ₂ e/100 km)	12.51	10.99	-13.9%

Table 4 | Performance Summary based on Energy Intensity

Energy is split between the two core operations of the business: office-based work and business travel. Despite an increase in building energy consumption, emissions factors have fallen resulting in a net reduction since last year.

Transport has seen a significant improvement, reducing emissions by 13.9% with continued efforts to transition to a low carbon fleet.

THE NATIONAL FARMERS' UNION

FINANCIAL REPORT

Energy Actions Taken

During the year the NFU Group implemented several measures to reduce energy use and emissions, including:

- Replacement of the main chiller plant at Agriculture House with a high-efficiency system (expected to reduce electricity use by 10–15% compared to the old system).
- Upgrading electric vehicle chargers at the Stoneleigh Hub.
- Ongoing improvement of building operating practices aligned to hybrid working patterns.
- Reinforcement of low-carbon travel choices through continued fleet transition to hybrid and electric vehicles.
- Promotion of energy-efficient behaviours among staff (e.g., managing HVAC operation, switching off unused equipment).

Further initiatives are planned to be implemented in future years, including installation of solar PV at the Stoneleigh Hub.

T Richards



STK Richards LLB (Hons), FCG
Secretary

19/01/2026

THE NATIONAL FARMERS' UNION

STATEMENT OF OFFICERS' RESPONSIBILITIES

The officers of the NFU acknowledge their responsibilities for preparing the Financial Report and the financial statements in accordance with applicable law and regulations.

The National Farmers' Union is an unincorporated employers' association registered under the Trade Union and Labour Relations (Consolidation) Act 1992. In accordance with that Act, the officers have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law).

The officers of the NFU are required by the Act to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the NFU and of the income and expenditure of the NFU for that period. In preparing those accounts, the officers are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the accounts on the going concern basis unless it is inappropriate to presume that the NFU will continue in existence.

The officers are responsible for keeping adequate accounting records that are sufficient to show and explain the NFU's transactions and disclose with reasonable accuracy at any time the financial position of the NFU and enable them to ensure that the accounts comply with the provisions of the Trade Union and Labour Relations (Consolidation) Act 1992. They are also responsible for safeguarding the assets of the NFU and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NATIONAL FARMERS' UNION

Opinion

We have audited the financial statements of the National Farmers' Union (NFU) for the year ended 31 October 2025, which comprise the Consolidated and NFU Statement of Comprehensive Income, the Consolidated and NFU Balance Sheet, the Consolidated and NFU Statement of Changes in Reserves, the Consolidated Cash Flow Statement, and Notes to the Financial Statements, including a summary of significant accounting policies. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the Group's and NFU's affairs as at 31 October 2025 and of the Group's income and expenditure for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice; and
- have been prepared in accordance with the Trade Union and Labour Relations (Consolidated) Act 1992.

Basis for opinion

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

Conclusions relating to going concern

In auditing the financial statements, we have concluded that the officers' 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 NFU's ability to continue as a going concern for a period of at least twelve months from when the original financial statements were authorised for issued.

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

Other information

The officers are responsible for the other information. The other information comprises the information included in the annual report, other than the financial statements and our auditor's report 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 in this regard.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Trade Union and Labour Relations (Consolidation) Act 1992 requires us to report to you if, in our opinion:

- a satisfactory system of control over transactions has not been maintained; or
- the NFU has not kept proper accounting records; or
- the financial statements are not in agreement with the books of account; or
- we have not received all the information and explanations we need for our audit.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NATIONAL FARMERS' UNION

Responsibilities of officers

As explained more fully in the Statement of Officers' Responsibilities set out on page 7, the officers are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the officers are responsible for assessing the NFU'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 officers either intend to liquidate the NFU or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

Based on our understanding of the NFU and the environment in which it operates, we identified that the principal risks of non-compliance with laws and regulations related to Trade Union legislation, data protection regulations and employment law, and we considered the extent to which non-compliance might have a material effect on the financial statements. We also considered those laws and regulations that have a direct impact on the preparation of the financial statements such as the Trade Union and Labour Relations (Consolidation) Act 1992 and corporation tax regulations.

We discussed with management how the compliance with these laws and regulations is monitored and discussed policies and procedures in place. As part of our planning procedures, we assessed the risk of any non-compliance with laws and regulations on the NFU's ability to continue operating and the risk of material misstatement to the accounts. Based on this understanding we designed our audit procedures to identify non-compliance with such laws and regulations. Our procedures involved the following:

- Enquiries of management regarding their knowledge of any non-compliance with laws and regulations that could affect the financial statements.
- Reviewing legal and professional costs to identify any possible non-compliance or legal costs in respect of non-compliance.

As part of our enquiries, we discussed with management whether there had been any instances of known or alleged fraud, of which management confirmed there were none.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to inappropriate journal entries in respect of revenue recognition. Audit procedures performed by the engagement team included:

- Inspecting correspondence with regulators and tax authorities;
- Discussions with management including consideration of known or suspected instances of noncompliance with laws and regulation and fraud;
- Evaluating management's controls designed to prevent and detect irregularities;
- Identifying and testing journals, in particular journal entries with unusual descriptions; and
- Challenging assumptions and judgements made by management in their critical accounting estimates.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF THE NATIONAL FARMERS' UNION

Because of the inherent limitations of an audit, there is a risk that we will not detect all irregularities, including those leading to a material misstatement in the financial statements. This risk increases the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements as we are less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment, collusion, omission or misrepresentation.

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

Use of our report

This report is made solely to the NFU's members, as a body. Our audit work has been undertaken so that we might state to the NFU'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 NFU and the NFU's members, as a body, for our audit work, for this report, or for the opinions we have formed.



HaysMac LLP
Statutory Auditor
10 Queen Street Place
London
EC4R 1AG

Date: 23/01/2026

THE NATIONAL FARMERS' UNION
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 OCTOBER 2025

	Note	£	2025 £	£	2024 £
MEMBERS' SUBSCRIPTION AND RELATED INCOME	4		44,236,825		41,453,231
OPERATING COSTS					
Cost of sales		2,860,019		2,905,630	
Members' representation	5	3,235,464		3,648,343	
Promotional activities	6	1,510,442		1,429,245	
Staff costs	7	32,168,872		28,767,483	
Legal assistance scheme	8	2,486,193		1,600,297	
Administrative costs	9	3,669,873		2,826,024	
Establishment costs	10	4,872,555		4,477,733	
			<u>(50,803,418)</u>		<u>(45,654,755)</u>
OPERATING DEFICIT			(6,566,593)		(4,201,524)
INVESTMENT ACTIVITIES					
Investment property rental income		2,586,675		2,549,526	
Investment property rental costs		(124,456)		(389,666)	
Interest on term deposits		196,803		210,163	
Dividends and other investment income		1,409,719		1,492,376	
(Losses)/gains on investment		(603,042)		854,436	
Investment management costs		(392,289)		(415,415)	
			<u>3,073,410</u>		<u>4,301,420</u>
SURPLUS ON INVESTMENT ACTIVITIES			3,073,410		4,301,420
INTEREST					
Interest payable		(1,288)		(5,494)	
Notional finance costs on Contingent Consideration		(63,135)		-	
Notional finance costs on Private Medical Insurance scheme	12	(190,237)		(165,701)	
			<u>(254,659)</u>		<u>(171,195)</u>
DEFICIT ON ORDINARY ACTIVITIES BEFORE FAIR VALUE MOVEMENTS AND TAXATION			(3,747,842)		(71,299)
FAIR VALUE MOVEMENTS					
Fair value gains on revaluation of investment property	17	2,200,000		3,881,280	
Fair value gains on revaluation of listed investments	17	6,380,255		12,571,076	
			<u>8,580,255</u>		<u>16,452,356</u>
SURPLUS ON ORDINARY ACTIVITIES AFTER FAIR VALUE MOVEMENTS AND BEFORE TAXATION			4,832,413		16,381,057
Taxation charge	14		<u>(1,650,000)</u>		<u>(3,122,163)</u>
SURPLUS ON ORDINARY ACTIVITIES AFTER TAXATION			3,182,413		13,258,894
OTHER COMPREHENSIVE INCOME/(EXPENDITURE)					
Actuarial gains/(losses):					
PMI	12		703,634		(1,099,508)
Defined Benefit Pension Scheme	12		245,001		-
TOTAL COMPREHENSIVE INCOME FOR THE YEAR			4,131,048		12,159,386

The surplus/(deficit) for the year arises from the NFU Group's continuing operations.

THE NATIONAL FARMERS' UNION
NFU STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED 31 OCTOBER 2025

	Note	£	2025 £	£	2024 £
MEMBERS' SUBSCRIPTION AND RELATED INCOME			33,012,637		32,462,905
OPERATING COSTS					
Cost of sales		2,005,053		2,028,396	
Members' representation		3,159,284		3,612,998	
Promotional activities		1,373,895		1,291,073	
Staff costs		25,476,270		23,614,013	
Legal assistance scheme		2,486,193		1,600,297	
Administrative costs		1,659,091		1,716,071	
Establishment costs		4,140,311		3,760,317	
			<u>(40,300,097)</u>		<u>(37,623,165)</u>
OPERATING DEFICIT			(7,287,460)		(5,160,260)
INVESTMENT ACTIVITIES					
Investment property rental income		2,586,675		2,549,526	
Investment property rental costs		(124,456)		(389,666)	
Interest on term deposits		158,612		143,520	
Dividends and other investment income		1,409,719		1,492,376	
(Losses)/gains on investment		(603,042)		854,436	
Investment management costs		(392,289)		(415,415)	
DEFICIT ON INVESTMENT ACTIVITIES			3,035,219		4,234,777
INTEREST					
Interest payable		(1,288)		(5,494)	
Notional finance costs on Private Medical Insurance scheme	12	<u>(190,237)</u>		<u>(165,701)</u>	
			<u>(191,525)</u>		<u>(171,195)</u>
DEFICIT ON ORDINARY ACTIVITIES BEFORE FAIR VALUE MOVEMENTS AND TAXATION			(4,443,766)		(1,096,678)
FAIR VALUE MOVEMENTS					
Fair value gains on revaluation of investment property	17	2,200,000		3,881,280	
Fair value gains on revaluation of listed investments	17	<u>6,380,255</u>		<u>12,571,076</u>	
			8,580,255		16,452,356
SURPLUS ON ORDINARY ACTIVITIES AFTER FAIR VALUE MOVEMENTS AND BEFORE TAXATION			4,136,489		15,355,678
Taxation (charge)/credit			<u>(952,013)</u>		<u>(2,688,442)</u>
SURPLUS ORDINARY ACTIVITIES AFTER TAXATION			3,184,476		12,667,236
OTHER COMPREHENSIVE (EXPENDITURE)/INCOME					
Actuarial gains/(losses)					
PMI	12		703,634		(1,099,508)
Defined Benefit Pension Scheme	12		<u>245,001</u>		<u>-</u>
TOTAL COMPREHENSIVE INCOME FOR THE YEAR			4,133,111		11,567,728

The surplus/(deficit) for the year arises from the NFU's continuing operations.

THE NATIONAL FARMERS' UNION

**CONSOLIDATED BALANCE SHEET
YEAR ENDED 31 OCTOBER 2025**

	Note	2025 £	2024 £
FIXED ASSETS			
Intangible assets	15	4,755,107	4,930,758
Tangible fixed assets	16	12,014,647	12,449,815
Investments			
Property	17	58,531,887	56,331,887
Other	17	<u>91,710,101</u>	<u>90,388,098</u>
Total Fixed Assets		<u>167,011,742</u>	<u>164,100,558</u>
CURRENT ASSETS			
Debtors	18	6,044,545	5,292,307
Cash at bank and in hand	19	<u>4,413,917</u>	<u>3,516,370</u>
Total Current Assets		<u>10,458,462</u>	<u>8,808,677</u>
CREDITORS: amounts falling due within one year	20	<u>(7,947,840)</u>	<u>(8,576,814)</u>
DEFERRED INCOME	22	<u>(3,987,638)</u>	<u>(3,133,184)</u>
NET CURRENT LIABILITIES		<u>(1,477,016)</u>	<u>(2,901,321)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		165,534,726	161,199,237
PROVISIONS FOR LIABILITIES	23	<u>(23,169,604)</u>	<u>(22,214,243)</u>
NET ASSETS EXCLUDING RETIREMENT BENEFIT OBLIGATIONS		142,365,122	138,984,994
RETIREMENT BENEFIT OBLIGATIONS	12	<u>(3,447,988)</u>	<u>(4,198,908)</u>
NET ASSETS INCLUDING RETIREMENT BENEFIT OBLIGATIONS		<u>138,917,134</u>	<u>134,786,086</u>
RESERVES		<u>138,917,134</u>	<u>134,786,086</u>

The accounts on pages 12 to 48 were approved and authorised for issue by the Board of Officers on 19 January 2026 and are signed on its behalf by:

TBradshaw

TW Bradshaw
President

Terence Jones

TJ Jones
Director General

THE NATIONAL FARMERS' UNION

NFU BALANCE SHEET YEAR ENDED 31 OCTOBER 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Intangible fixed assets	15	1,211,090	639,658
Tangible fixed assets	16	11,942,804	12,352,716
Investments			
Property	17	58,531,887	56,331,887
Other	17	<u>91,710,101</u>	<u>90,388,098</u>
Total Fixed Assets		<u>163,395,882</u>	<u>159,712,359</u>
CURRENT ASSETS			
Debtors	18	4,783,028	6,367,753
Cash at bank and in hand	19	<u>1,736,193</u>	<u>332,971</u>
Total Current Assets		<u>6,519,221</u>	<u>6,700,724</u>
CREDITORS: amounts falling due within one year	20	(6,241,760)	(8,864,584)
DEFERRED INCOME	22	<u>(3,772,043)</u>	<u>(2,899,803)</u>
NET CURRENT LIABILITIES		<u>(3,494,582)</u>	<u>(5,063,663)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		159,901,300	154,648,697
PROVISIONS FOR LIABILITIES	23	(20,898,936)	(19,028,523)
NET ASSETS EXCLUDING RETIREMENT BENEFIT OBLIGATIONS		139,002,364	135,620,173
RETIREMENT BENEFIT OBLIGATIONS	12	<u>(3,447,988)</u>	<u>(4,198,908)</u>
NET ASSETS INCLUDING RETIREMENT BENEFIT OBLIGATIONS		<u>135,554,376</u>	<u>131,421,265</u>
RESERVES		<u>135,554,376</u>	<u>131,421,265</u>

The accounts on pages 12 to 48 were approved and authorised for issue by the Board of Officers on 19 January 2026 and are signed on its behalf by:

T Bradshaw

TW Bradshaw
President

Terence Jones

TJ Jones
Director General

THE NATIONAL FARMERS' UNION

**CONSOLIDATED STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 OCTOBER 2025**

	Revaluation Reserve Listed Investments £	Revaluation Reserve Investment Property £	Accumulated Fund £	Total Reserve £
AT 31 OCTOBER 2023	19,760,108	31,559,168	71,307,424	122,626,700
Surplus/(deficit) for the year	12,571,076	3,881,280	(3,193,462)	13,258,894
Other comprehensive income:				
Private Medical Insurance Scheme				
Actuarial gain:	-	-	(1,099,508)	(1,099,508)
Transfer of realised gains on investments	(2,751,340)	-	2,751,340	-
	<u>9,819,736</u>	<u>3,881,280</u>	<u>(1,541,630)</u>	<u>12,159,386</u>
AT 31 OCTOBER 2024	<u>29,579,844</u>	<u>35,440,448</u>	<u>69,765,794</u>	<u>134,786,086</u>
Surplus/(deficit) for the year	6,380,255	2,200,000	(5,397,842)	3,182,413
Other comprehensive income:				
Private Medical Insurance Scheme:				
Actuarial gain:	-	-	703,634	703,634
Defined Benefit Pension Scheme				
Actuarial gain:	-	-	245,001	245,001
Transfer of realised gains on investments	(4,398,504)	-	4,398,504	-
	<u>1,981,751</u>	<u>2,200,000</u>	<u>(50,703)</u>	<u>4,131,048</u>
AT 31 OCTOBER 2025	<u>31,561,595</u>	<u>37,640,448</u>	<u>69,715,091</u>	<u>138,917,134</u>

A description of these reserves is provided in note 25.

THE NATIONAL FARMERS' UNION

**NFU STATEMENT OF CHANGES IN RESERVES
YEAR ENDED 31 OCTOBER 2025**

	Revaluation Reserve Listed Investments £	Revaluation Reserve Investment Property £	Accumulated Fund £	Total Reserve £
AT 31 OCTOBER 2023	19,760,108	31,559,168	68,534,261	119,853,537
Surplus/(deficit) for the year	12,571,076	3,881,280	(3,785,120)	12,667,236
Other comprehensive income:				
Private Medical Insurance Scheme:				
Actuarial gain:	-	-	(1,099,508)	(1,099,508)
Transfer of realised gains on investments	(2,751,340)	-	2,751,340	-
	<u>9,819,736</u>	<u>3,881,280</u>	<u>(2,133,288)</u>	<u>11,567,728</u>
AT 31 OCTOBER 2024	<u>29,579,844</u>	<u>35,440,448</u>	<u>66,400,973</u>	<u>131,421,265</u>
Surplus/(deficit) for the year	6,380,255	2,200,000	(5,395,779)	3,184,476
Other comprehensive income:				
Private Medical Insurance Scheme:				
Actuarial gain:	-	-	703,634	703,634
Defined Benefit Pension Scheme:				
Actuarial gain:	-	-	245,001	245,001
Transfer of realised gains on investments	(4,398,504)	-	4,398,504	-
	<u>1,981,751</u>	<u>2,200,000</u>	<u>(48,640)</u>	<u>4,133,111</u>
AT 31 OCTOBER 2025	<u>31,561,595</u>	<u>37,640,448</u>	<u>66,352,333</u>	<u>135,554,376</u>
NFU - General Fund	26,910,432	37,640,448	57,553,197	122,104,077
NFU - Legal Fund	4,651,163	-	8,799,136	13,450,299
AT 31 OCTOBER 2025	<u>31,561,595</u>	<u>37,640,448</u>	<u>66,352,333</u>	<u>135,554,376</u>

A description of these reserves is provided in note 25.

THE NATIONAL FARMERS' UNION

**CONSOLIDATED CASH FLOW STATEMENT
YEAR ENDED 31 OCTOBER 2025**

	Note	2025 £	2024 £
OPERATING ACTIVITIES			
Cash used in operations	26	(3,945,482)	(4,080,395)
Interest paid		(1,288)	(5,494)
Tax paid		(5,583)	(35,245)
NET CASH USED IN OPERATING ACTIVITIES		<u>(3,952,353)</u>	<u>(4,121,134)</u>
INVESTING ACTIVITIES			
Investment income		3,479,649	3,236,821
Interest received		196,803	210,163
Purchase of businesses	23	(1,508,843)	(2,903,110)
Cash received on purchase of business		-	549,702
Purchase of intangible fixed assets		(735,416)	(305,507)
Purchase of tangible fixed assets		(127,739)	(136,997)
Proceeds on disposal of tangible fixed assets		4,025	25,000
Purchase of investments		(8,767,689)	(9,414,955)
Proceeds on disposal of investments		13,222,899	14,039,059
Proceeds on disposal of investment properties		-	215,000
NET CASH FLOWS FROM INVESTING ACTIVITIES		<u>5,763,689</u>	<u>5,515,176</u>
FINANCING ACTIVITIES			
Repayment of loan		-	(50,705)
NET CASH FLOWS FROM FINANCING ACTIVITIES		<u>-</u>	<u>(50,705)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS		<u>1,811,336</u>	<u>1,343,336</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		2,602,581	1,259,245
CASH AND CASH EQUIVALENTS AT END OF YEAR		<u>4,413,917</u>	<u>2,602,581</u>
Relating to:			
Bank balances and short term deposits included in cash at bank and in hand		4,413,917	3,516,370
Bank overdrafts		-	(913,789)
CASH AND CASH EQUIVALENTS AT END OF YEAR	19	<u>4,413,917</u>	<u>2,602,581</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

1. BASIS OF ACCOUNTS

The financial statements include the income and expenditure, assets and liabilities of the National Farmers' Union (NFU).

The principal activities of the NFU are to champion British farming and provide representation and professional services to its farmer and grower members.

The NFU is an unincorporated employers' association. As such, the NFU is not permitted to hold property and investments in its own name. Such assets are required to be held in the name of the trustees in trust for it. The NFU's properties and investments are therefore held in the name of the NFU Trust Co Limited acting as bare trustee for the NFU. These assets are nevertheless fully accounted for in these accounts.

These financial statements have been prepared in accordance with Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Trade Union and Labour Relations (Consolidation) Act 1992.

The accounts are prepared under the historical cost convention, with the exception that fixed asset listed investments, investment property and freehold property are included at fair value.

Basis of consolidation

The Group financial statements consolidate the accounts of the NFU and its subsidiaries, made up to 31 October 2025. All intra-group transactions, balances and unrealised gains on transactions between group undertakings are eliminated on consolidation.

Subsidiaries are included using the acquisition method of accounting. The results of companies acquired or disposed of are included in the group profit and loss account after or up to the date that control passes respectively. The purchase consideration has been allocated to the assets and liabilities on the basis of fair value at the date of acquisition.

Details of subsidiary and related undertakings are summarised in notes 17 and 27.

2. ACCOUNTING POLICIES

Revenue recognition

Subscription income

Subscription income receivable is allocated as income to the periods to which the subscriptions relate.

Contributions from the NFU Mutual Insurance Society Limited

Contributions from the NFU Mutual Insurance Society Limited are recognised as income in the period to which the contributions relate.

Other income

Sales are recognised at the fair value of the consideration received or receivable for the sale of goods and services when the risks and rewards of the transaction have been transferred to the customer.

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

2. ACCOUNTING POLICIES (Continued)

Business combinations

Business combinations are accounted for using the purchase method. The consideration for each acquisition is measured at the aggregate of the fair values at acquisition date of assets given, liabilities incurred or assumed, and equity instruments issued by the group in exchange for control of the acquired, plus any costs directly attributable to the business combination. When a business combination agreement provides for an adjustment to the cost of the combination contingent on future events, the group includes the estimated amount of that adjustment in the cost of the combination at the acquisition date if the adjustment is probable and can be measured reliably.

Intangible assets

Intangible assets are stated in the balance sheet at cost, less any subsequent accumulated amortisation and subsequent accumulated impairment losses.

Positive purchased goodwill arising on acquisitions is capitalised, classified as an asset on the balance sheet and amortised over its estimated useful economic life.

Amortisation is provided on all intangible assets, other than assets under construction, so as to write off the cost, less any estimated residual value, over their useful life, as follows:

Goodwill	5 years
Software	33% reducing balance

Software under development is not amortised until it becomes available for use.

Tangible fixed assets

Tangible fixed assets (except for freehold property) are stated at cost or valuation, net of depreciation and any provision for impairment.

Freehold property is stated at fair value less any subsequent accumulated depreciation and impairment losses. Gains on revaluation are recognised in other comprehensive income and accumulated in the revaluation reserve. Losses arising on revaluation are recognised in other comprehensive income to the extent of any previously recognised revaluation increase accumulated in equity, in respect of that asset. Any excess is recognised in profit or loss.

Depreciation is provided on all tangible fixed assets, other than freehold land. The rates are calculated to write off the cost of each asset to its estimated residual value over its expected useful life, as follows:

Freehold property	66 years
Leasehold property	Lower of 66 years and the length of the lease
Fixtures and equipment	3-5 years
Vehicles	25% reducing balance

Residual value is calculated on prices prevailing at the reporting date, after estimated costs of disposal, for the asset as if it were at the age and on the condition expected and the end of its useful life.

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

2. ACCOUNTING POLICIES (Continued)

Impairments

Fixed assets are reviewed for impairment at each balance sheet date if events or changes in circumstances indicate that the carrying amount may not be recoverable or as otherwise required by relevant accounting standards in which case the NFU estimates the recoverable amount of the asset.

Shortfalls between the carrying value of fixed assets and their recoverable amounts, being the higher of fair value less costs to sell and value-in-use, are recognised as impairment losses. Impairment losses are recognised within the surplus or deficit for the year in the Statement of Comprehensive Income.

Investment property

Investment property is shown at fair value and is revalued annually. The aggregate surplus or deficit on revaluation is recognised within the surplus or deficit for the year in the Statement of Comprehensive Income.

Investments

Investments listed on a recognised stock exchange are classified as financial instruments and stated at their fair value, which is determined by the bid price at the balance sheet date. Gains or losses are recognised within the surplus or deficit for the year in the Statement of Comprehensive Income. Although the investments are actively traded within the portfolio, the portfolio is not expected to be realised in the foreseeable future and is therefore classified as a fixed asset investment.

Interests in subsidiaries is initially measured at cost and subsequently at cost less impairment losses. The investments are assessed for impairment at each reporting date, and any such loss is recognised within the surplus or deficit for the year in the Statement of Comprehensive Income.

Operating leases

Rentals payable under operating leases are charged on a straight-line basis over the term of the lease. Rent free periods are recognised on a straight line basis over the lease term.

Rent receivable

Rental income from investment properties leased out under operating leases is recognised within the surplus or deficit in the Statement of Comprehensive Income on a straight line basis over the term of the lease. Rent free periods or other lease incentives are accounted for as a reduction to the rental income and recognised on a straight-line basis over the lease term.

Retirement benefits

Defined benefit pension schemes are funded, with the assets held separately from the group in separate trustee administered funds. Full actuarial valuations, by an independent qualified actuary, are obtained at least every three years, and updated to reflect current conditions at each balance sheet date. The pension scheme assets are measured at fair value. The pension scheme liabilities are measured using the projected unit method and discounted at the current rate of return on a high quality corporate bond of equivalent term and currency. A pension scheme asset is recognised on the balance sheet only to the extent that the surplus may be recovered by reduced future contributions or to the extent that the trustees have agreed a refund from the scheme at the balance sheet date. A pension scheme liability is recognised to the extent that the group has a legal or constructive obligation to settle the liability.

Obligations arising in respect of other post-retirement defined benefit schemes, such as the private medical insurance scheme, are valued annually by an independent qualified actuary. The expected costs of these benefits are accounted for using the same methodology as used for defined benefit pension schemes.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

2. ACCOUNTING POLICIES (Continued)

Gains or losses recognised within the surplus or deficit on ordinary activities in the Statement of Comprehensive Income:

- The change in the net defined benefit liability arising from employee service during the year is recognised as an employee cost.
- The cost of plan introductions, benefit changes, settlements and curtailments are recognised as incurred.
- Net interest on the net defined benefit asset/liability comprises the interest cost on the defined benefit obligation and interest income on the plan assets, calculated by multiplying the fair value of the plan assets at the beginning of the period by the rate used to discount the benefit obligations.

Gains or losses recognised in other comprehensive income:

- Actuarial gains and losses.
- The difference between the interest income on the plan assets and the actual return on the plan assets.

For defined contribution schemes the amount charged to surplus or deficit on ordinary activities in the Statement of Comprehensive Income in respect of pension costs and other post retirement benefits is the contributions payable in the year. Differences between contributions payable in the year and contributions actually paid are shown as either accruals or prepayments in the balance sheet.

Legal opinion has been taken in respect of certain voluntary pensions paid by the NFU to past employees, which advised that a constructive obligation exists for the future related pension costs. Accordingly full provision for the estimated future costs has been made within the defined benefit pension scheme liability.

Taxation

The tax expense represents the sum of the current tax expense and deferred tax expense. Current tax assets are recognised when tax paid exceeds the tax payable.

Current tax is based on taxable profit for the year. Taxable profit differs from total comprehensive income because it excludes items of income or expense that are taxable or deductible in other periods. Current tax assets and liabilities are measured using tax rates that have been enacted or substantively enacted by the balance sheet date.

Deferred tax is calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled based on tax rates that have been enacted or substantively enacted by the reporting date. Deferred tax is not discounted.

Deferred tax liabilities are recognised in respect of all timing differences that exist at the balance sheet date. Timing differences are differences between taxable profits and total comprehensive income that arise from the inclusion of income and expenses in tax assessments in different periods from their recognition in the financial statements. Deferred tax assets are recognised only to the extent that it is probable that they will be recovered by the reversal of deferred tax liabilities or other future taxable profits.

Deferred tax is recognised on income or expenses from subsidiaries that will be assessed to or allowed for tax in a future period except where the NFU is able to control the reversal of the timing difference and it is probable that the timing difference will not reverse in the foreseeable future.

Deferred tax is recognised on differences between the value of assets (other than goodwill) and liabilities recognised in a business combination and the amounts that can be deducted or assessed for tax. The deferred tax recognised is adjusted against goodwill.

For non-depreciable assets measured using the revaluation model and investment properties measured at fair value, deferred tax is measured using the tax rates and allowances that apply to the sale of the asset or property.

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

2. ACCOUNTING POLICIES (Continued)

Current and deferred tax is charged or credited within the surplus or deficit in the Statement of Comprehensive Income, except when it relates to items charged or credited to other comprehensive income or equity, when the tax follows the transaction or event it relates to and is also charged or credited to other comprehensive income, or reserves.

Current tax assets and current tax liabilities and deferred tax assets and deferred tax liabilities are offset, if and only if, there is a legally enforceable right to set off the amounts and the entity intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Provisions

Provisions are recognised when the NFU has a present obligation as a result of a past event and it is probable it will result in an outflow of economic benefits that can be reliably estimated.

Financial instruments

The NFU has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102, in full, to all of its financial instruments.

Financial assets and financial liabilities are recognised when the NFU becomes a party to the contractual provisions of the instrument, and are offset only when the NFU currently has a legally enforceable right to set off the recognised amounts and intends to settle on a net basis, or to realise the asset and settle the liability simultaneously.

A financial asset is derecognised only when the contractual rights to cash flows expire or are settled, or substantially all the risks and rewards of ownership are transferred to another party, or if some significant risks and rewards of ownership are retained but control of the asset has transferred to another party that is able to sell the asset in its entirety to an unrelated third party. A financial liability (or part thereof) is derecognised when the obligation specified in the contract is discharged, cancelled or expires.

Financial assets

Trade and other debtors which are receivable within one year and which do not constitute financing transactions are initially measured at the transaction price. Such debtors are subsequently measured at amortised cost, being the transaction price less any amounts settled and any impairment losses.

A provision for impairment of debtors is established when there is objective evidence that the amounts due will not be collected according to the original terms of the contract.

Financial liabilities and equity

Financial instruments are classified as liabilities and equity instruments according to the substance of the contractual arrangements entered into. An equity instrument is any contract that evidences a residual interest in the assets of the NFU after deducting all of its liabilities.

Bank overdrafts

Bank overdrafts are presented within creditors: amounts falling due within one year.

Creditors

Creditors payable within one year that do not constitute financing transactions are initially measured at the transaction price and subsequently measured at amortised cost, being the transaction price less any amounts settled.

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

3. CRITICAL ACCOUNTING ESTIMATES AND AREAS OF JUDGEMENT

In the application of the NFU's accounting policies management is required to make judgements, estimates and assumptions about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and underlying assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The key sources of estimation uncertainty that have a significant effect on the amounts recognised in the financial statements are described below:

Investment Properties

Investment properties are carried at fair value, which requires estimation as to the current market value of the properties. Valuations are obtained by management on a periodic basis from independent chartered surveyors, with an officers' valuation performed at each financial year end based upon those valuations. As described in note 17, an independent valuation has been obtained as at 31 October 2025 for the commercial Knightsbridge properties and all other properties with the exception of Old Barrack Yard which is at officers' valuations.

The NFU also holds certain freehold properties in order to fulfil its commercial and representational needs. In accordance with FRS 102, the proportion of the properties' total fair value that is held for earning rental income is classified on the balance sheet as investment property and is included in the carrying value above. An independent valuation was obtained as at 31 October 2024. Further details are provided in note 17.

The carrying value of investment properties at the balance sheet date is £58,531,887 (2024: £56,331,887).

Goodwill

Goodwill arising on the acquisitions is capitalised and amortised over its estimated useful economic life which is considered to be five years. The carrying value of goodwill at the balance sheet date is £3,494,535 (2024: £4,235,688). The carrying value is included on the judgement that this will be recovered, based upon an assessment of impairment indicators which are reviewed by management on an annual basis. Further details are provided in note 15.

Defined Benefit Pension Scheme

The scheme deficit included in the balance sheet is £nil (2024: £nil). The key sensitivity is to the discount rate assumption. The rate used is based on the yield on the iBoxx AA rated corporate bond yield curve with a duration of 18 years, which broadly matches the duration of the Scheme's liabilities. Further details on the principal assumptions used to calculate scheme assets and liabilities at the balance sheet date are given in note 12.

Where scheme assets are greater than scheme liabilities, the resulting surplus may only be recognised on the NFU's balance sheet where the NFU has the right to use the surplus to generate a future economic benefit. Where future utilisation is uncertain, an 'asset ceiling' is applied and the carrying value of the surplus is reduced to £nil.

Private Medical Insurance Scheme

The principal assumptions used to calculate the liability at the balance sheet date of £3,447,988 (2024: £4,198,908) are given in note 12. If the assumed annual healthcare premium inflation is varied down by 1% percent to 11% (2024: 11%), the liability would be £3,179,816 (2024: £3,843,142).

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

4. MEMBERS' SUBSCRIPTIONS AND RELATED INCOME

	2025 £	2024 £
Income from members:		
Subscriptions	21,660,947	21,612,899
Legal assistance scheme subscriptions	<u>1,541,224</u>	<u>1,422,068</u>
	<u>23,202,171</u>	<u>23,034,967</u>
Other income:		
Sales	11,423,236	9,094,901
NFU Sales	1,223,027	1,283,502
Rental income	339,562	347,870
Contributions and other income from the NFU Mutual Insurance Society	7,572,000	7,284,500
Contributions from other organisations	303,707	114,262
Other income	173,122	293,229
	<u>21,034,654</u>	<u>18,418,264</u>
	<u>44,236,825</u>	<u>41,453,231</u>

5. MEMBERS' REPRESENTATION

	2025 £	2024 £
Meetings and associated expenses	1,828,973	2,281,653
Elected officers' remuneration	391,899	404,110
Overseas visits	20,447	39,521
COPA and other subscriptions	410,423	421,770
Contributions to other Organisations	17,684	21,258
Membership retention and recruitment	559,827	506,521
Animal Health and Welfare	6,211	(26,490)
	<u>3,235,464</u>	<u>3,648,343</u>

6. PROMOTIONAL ACTIVITIES

	2025 £	2024 £
Advertising campaigns	33,607	31,971
National shows and events	215,954	204,019
Regional shows and events	284,086	313,544
Public affairs	363,786	342,791
Marketing and research	504,601	448,685
Sundry Leaflets	14,094	448,685
Digital services	94,314	88,235
	<u>1,510,442</u>	<u>1,429,245</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

7. STAFF COSTS	2025 £	2024 £
Staff remuneration	24,028,164	21,651,996
Personnel costs (NIC, pension contributions, voluntary pensions and welfare, etc)	5,908,232	5,065,233
Staff recruitment and training	438,184	337,199
Staff expenses	1,279,428	1,211,698
Group secretary expenses	514,864	501,357
	<u>32,168,872</u>	<u>28,767,483</u>
8. LEGAL ASSISTANCE SCHEME	2025 £	2024 £
Grants to members	<u>2,486,193</u>	<u>2,259,348</u>
9. ADMINISTRATIVE COSTS	2025 £	2024 £
Audit fees:		
NFU	42,600	40,500
NFU Services Limited	4,725	4,500
NFU Energy Limited	8,400	8,000
C T Planning Limited	-	3,500
NFU Commercial Holdings Limited	3,150	3,000
Woolf Bond Planning Limited	5,900	5,500
Acorus Rural Property Services Limited	7,000	6,500
PWA Planning Limited	5,900	5,500
PWA Planning Group Limited	4,400	2,500
Energy Planning Limited	3,150	3,000
Auditor's remuneration:		
Non-audit fees	22,800	21,558
Professional fees:		
Property	219,117	332,940
Pension administrative costs	263,009	123,035
Legal Fees	101,060	-
Professional Fees	168,948	-
Other	609,977	721,724
Printing and stationery	194,680	69,323
Telephone	244,674	282,867
Postage and carriage	46,643	65,328
Amortisation of goodwill	1,259,628	760,530
Other	454,112	366,219
	<u>3,669,873</u>	<u>2,826,024</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

10. ESTABLISHMENT COSTS

	2025	2024
	£	£
Repairs and maintenance:		
Property	448,328	368,900
Other	1,327,680	1,054,253
CRM	120,000	-
Depreciation	534,130	633,444
Amortisation of software	169,914	24,707
Loss/(gain) on disposal of fixed assets	24,752	500
Accommodation costs:		
Net rent	782,404	714,873
Rates	377,159	579,267
Light and heat	204,253	254,232
Health and safety	30,114	9,003
Other	366,883	350,450
General insurance costs	486,938	488,104
	<hr/>	<hr/>
	<u>4,872,555</u>	<u>4,477,733</u>

11. STAFF NUMBERS

The average number of persons employed by the NFU group during the year was:

	2025	2024
	No.	No.
Headquarters	274	287
Regions	95	101
Commercial businesses	110	126
Group secretaries	346	351
	<hr/>	<hr/>
	<u>825</u>	<u>865</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

12. RETIREMENT BENEFIT OBLIGATIONS

GROUP AND NFU		2025	2024
		£	£
Amounts recognised in the balance sheet			
Defined benefit pension scheme	a)	-	-
Private medical insurance scheme	b)	3,447,988	4,198,908
		3,447,988	4,198,908

a) Defined benefit scheme

The NFU Staff Pension Scheme was an insured scheme until 30 June 1987, the insurer being the NFU Mutual Insurance Society. With effect from 1 July 1987, it became a self-administered scheme with a separately invested fund managed by the NFU Mutual Investment Services Ltd on behalf of the Trustee, NFU Staff Pension Trust Company Limited. It is a defined benefit scheme, funded by contributions from both members and employer. The contribution rates are determined by the NFU and the Trustee in accordance with the recommendations included in regular actuarial valuations by an independent professionally qualified actuary.

In addition to funded pensions, the NFU had, in the past, approved the payment of additional voluntary pensions to certain of its pensioners to alleviate the worst effects of inflation. These additional pensions are included within the direct pensions funded through the pension scheme.

The NFU Staff Pension Scheme was closed to new entrants with effect from 31 October 2000 and was closed to future accrual with effect from 30 June 2008.

The NFU has met its statutory obligation to identify a stakeholder pension provider for staff not eligible to join the occupational scheme.

The valuation has been based on the actuarial valuation at 30 June 2023 and updated by Barnett Waddingham LLP to take account of the requirements of FRS 102 in order to assess the liabilities of the scheme at 31 October 2025. Scheme assets are stated at their fair value at 31 October 2025.

The principal assumptions used to calculate scheme assets and liabilities at the balance sheet date were:

	2025	2024
Discount rate	5.45%	5.20%
Inflation rate RPI	3.05%	3.45%
Inflation rate CPI	2.25%	2.65%
Salary increases	3.05%	3.45%
Revaluation in deferment	2.25%	2.65%
RPI pension increases	3.50%	3.50%
	2025	2024
Post retirement mortality assumption	S3NMA adjusted by 95% / S3NFA adjusted by 100% with CMI 2024 projections using a long term rate of improvement of 1.5% p.a.	S3NMA adjusted by 95% / S3NFA adjusted by 100% with CMI 2023 projections using a long term rate of improvement of 1.5% p.a.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

12. RETIREMENT BENEFIT OBLIGATIONS (Continued)

Under FRS 102, the 'expected return on assets' is no longer used. The finance cost has been replaced by a 'net interest' entry, calculated using the discount rate applying at the start of the accounting period (i.e., the returns available on high quality corporate bonds) with no allowance made for any out-performance expected from the scheme's actual assets holding.

The revaluation in deferment assumption is based on Consumer Price Index (CPI) inflation of 2.25% (2024: 2.65%) rather than RPI inflation. Unlike RPI, there is currently a limited market implied measure of CPI inflation. Historically, CPI has increased at a slower rate than RPI and it is generally accepted that differences in the make-up and calculation method used for the two indices mean that this is likely to continue in future. The assumption for CPI is set by deducting 0.8% pa from the RPI assumption (2023: 0.8% pa).

The discount rate assumption of 5.45% pa adopted is based on the yield on the iBoxx AWheA rated corporate bond yield curve with a duration of 11 years, which broadly matches the duration of the Scheme's liabilities (2024: 5.20% pa based on the yield on the iBoxx AA rated corporate bond yield curve with a duration of 11 years).

The average life expectancy for a pensioner retiring at 65 at the balance sheet date is:

	2025	2024
	Years	Years
Male	22.9	22.5
Female	24.9	24.8

The average life expectancy for an employee retiring at 65 that is aged 45 at the balance sheet date is:

	2025	2024
	Years	Years
Male	24.5	24.1
Female	26.6	26.4

Amounts recognised within surplus or deficit in the Statement of Comprehensive Income in respect of the defined benefit scheme are as follows:

	2025	2024
	£	£
Net interest on the net defined benefit pension liability	-	-

Changes in the present value of the defined benefit obligation:

	2025
	£
Defined benefit obligation at 1 November 2024	64,069,973
Interest cost	3,219,566
Change in value of pensioner annuities	7,681
Experience gain on liabilities	151,426
Changes to demographic assumptions	178,110
Changes to financial assumptions	(3,602,553)
Benefits paid	<u>(4,381,008)</u>
Defined benefit obligation at 31 October 2025	<u>59,643,195</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

12. RETIREMENT BENEFIT OBLIGATIONS (Continued)

Changes in the fair value of scheme assets:

	2025
	£
Scheme assets at 1 November 2024	70,674,974
Interest Income	3,556,915
Employer contributions	-
Return on plan assets (excluding net interest on the net defined benefit asset)	(3,123,426)
Administration costs	(238,890)
Changes in value of annuity asset	7,681
Benefits paid	(4,381,008)
	<hr/>
Scheme assets at 31 October 2025	66,496,246
	<hr/>

The actual return on scheme assets was a gain of £441,170 or 0.3% (2024: Gain of £5,484,107, 8%) including the change in value of annuities.

The analysis of the scheme assets at the balance sheet date were as follows:

	2025	2024
	Fair value	Fair value
	£	£
Equity	1,984,762	3,296,704
Bonds	52,251,721	52,984,392
Other	4,983,308	6,223,157
Cash	7,276,455	8,170,721
	<hr/>	<hr/>
	66,496,246	70,674,974
	<hr/>	<hr/>

	2025	2024
	£	£
Scheme assets	66,496,246	70,674,974
Scheme liabilities	(59,643,195)	(64,069,973)
	<hr/>	<hr/>
	6,853,051	6,605,001
Asset ceiling restriction	(6,853,051)	(6,605,001)
	<hr/>	<hr/>
Amount recognised in the balance sheet	-	-
	<hr/>	<hr/>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

12. RETIREMENT BENEFIT OBLIGATIONS (Continued)

b) Private medical insurance scheme

The NFU operates a scheme which provides medical insurance for certain senior staff and office-holders, in employment and subsequently in retirement. As at 31 October 2025, 50 (2024: 50) retired individuals currently benefit and no others (2024: none) will be eligible upon retirement. As a result of changes in personnel policy and staff contracts, this benefit will not extend into retirement for new staff appointments made since 1994 and office-holder appointments made since 1996.

The valuation has been undertaken by Barnett Waddingham LLP to take account of the requirements of FRS 102 in order to assess the liability of the scheme at 31 October 2025.

The principal assumptions used to calculate the liability at the balance sheet date were:

	2025	2024
Discount rate	5.50%	4.95%
Increase in healthcare premiums	12.00%	12.00%

Movement in the private medical insurance scheme obligation:

	2025 £	2024 £
At beginning of the year	(4,198,908)	(3,152,497)
Notional finance cost of private medical insurance scheme	(190,237)	(165,701)
Benefits paid	237,523	218,798
Actuarial gain/(loss)	703,634	(1,099,508)
Amount recognised in the balance sheet	(3,447,988)	(4,198,908)

c) Notional finance costs on private medical insurance scheme

	2025 £	2024 £
Notional finance costs on private medical insurance scheme	190,237	165,701
	190,237	165,701

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

13. LEASING AGREEMENTS

As lessee:

The NFU group has entered into a number of operating leases.

The lease rentals charged in the year were:

	2025	2024
	£	£
Motor vehicles, office equipment, computer hardware and software	753,308	637,898
Land and buildings	861,943	523,677

The total future maximum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Motor vehicles, office equipment, computer hardware and software:		
Expiring within 1 year	633,224	282,815
Expiring between 2 and 5 years	777,310	180,712
Land and buildings:		
Expiring within 1 year	585,741	372,672
Expiring between 2 and 5 years	520,116	1,156,726
Expiring after 5 years	17,875	-
	<u>2,534,266</u>	<u>1,992,925</u>

As lessor:

At the year end the NFU group has contracted with tenants under non-cancellable operating leases, for the following minimum lease payments:

	2025	2024
	£	£
Amounts receivable:		
In less than one year	6,888,845	2,185,961
In one to five years	20,155,626	8,237,994
After five years	1,865,977	12,420,289
	<u>28,910,448</u>	<u>22,844,244</u>

The operating leases represent rental of properties to third parties. These are negotiated over terms of 1 to 20 years (2024: 1 to 20 years) and rentals are fixed for 1 to 20 years (2024: 1 to 20 years).

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

14. TAXATION

The taxation charge is made up as follows:

	2025 £	2024 £
UK Corporation tax	625,572	447,805
Adjustments in respect of prior year	<u>(162,520)</u>	<u>-</u>
Current tax charge	463,052	447,805
Deferred tax:		
Timing differences, origination and reversal	(37,935)	-
Fair value gains	1,012,114	3,022,291
Other timing differences	<u>212,769</u>	<u>(347,933)</u>
	<u>1,186,948</u>	<u>2,674,358</u>
Total tax charge	<u>1,650,000</u>	<u>3,122,163</u>

Factors affecting the tax charge for the year:

	2025 £	2024 £
Surplus / (Deficit) on ordinary activities before taxation (and after fair value gains)	<u>4,832,412</u>	<u>16,381,057</u>
Tax at 25% (2024: 25%) thereon	1,208,103	4,095,264
<i>Effects of-</i>		
Chargeable disposals	876,771	279,044
Expenses not deductible for tax purposes	425,110	58,835
Capital allowances in excess of depreciation	36,056	(243,818)
Fair value gains adjustment	(2,145,064)	(4,113,089)
Other investment adjustments	62,076	1,069,180
Loss carried (forward)/back	-	(558,089)
Group relief	-	(139,522)
Deferred tax movement	1,186,948	2,674,358
	<u>1,650,000</u>	<u>3,122,163</u>
Total tax charge	<u>1,650,000</u>	<u>3,122,163</u>

Factors that may affect future tax charges

There are no factors affecting future tax charges.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025

15. INTANGIBLE FIXED ASSETS

GROUP

	Goodwill £	Software £	Total £
Cost			
At 1 November 2024	7,949,899	784,230	8,734,129
Additions	518,475	735,416	1,253,891
	<u>8,468,374</u>	<u>1,519,646</u>	<u>9,988,020</u>
At 31 October 2025			
Accumulated amortisation			
At 1 November 2024	3,714,211	89,160	3,803,371
Charge for the year	1,259,628	169,914	1,429,542
	<u>4,973,839</u>	<u>259,074</u>	<u>5,232,913</u>
At 31 October 2025			
Net book value			
	<u>3,494,535</u>	<u>1,260,572</u>	<u>4,755,107</u>
At 31 October 2025			
At 31 October 2024	<u>4,235,688</u>	<u>695,070</u>	<u>4,930,758</u>

NFU

	Software £	Total £
Cost		
At 1 November 2024	639,658	639,658
Additions	720,914	720,914
	<u>1,360,572</u>	<u>1,360,572</u>
At 31 October 2025		
Accumulated amortisation		
At 1 November 2024	-	-
Charge for the year	149,482	149,482
	<u>149,482</u>	<u>149,482</u>
At 31 October 2024		
Net book value		
	<u>1,211,090</u>	<u>1,211,090</u>
At 31 October 2025		
At 31 October 2024	<u>639,658</u>	<u>639,658</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025

16. TANGIBLE FIXED ASSETS

GROUP

	Freehold Property £	Leasehold Property £	Furniture Equipment and Vehicles £	Total £
<i>Cost or valuation</i>				
At 1 November 2024	2,273,013	13,624,850	5,356,874	21,254,737
Additions	-	-	127,739	127,739
Disposals	-	(23,475)	(3,021,157)	(3,044,632)
At 31 October 2025	2,273,013	13,601,375	2,463,456	18,337,844
<i>Accumulated depreciation</i>				
At 1 November 2024	-	4,132,868	4,672,054	8,804,922
Charge for the year	-	205,355	328,775	534,130
Disposal	-	(23,475)	(2,992,380)	(3,015,855)
At 31 October 2025	-	4,314,748	2,008,449	6,323,197
<i>Net book value</i>				
At 31 October 2025	2,273,013	9,286,627	455,007	12,014,647
At 31 October 2024	2,273,013	9,491,983	684,819	12,449,815

NFU

	Freehold Property £	Leasehold Property £	Furniture Equipment and Vehicles £	Total £
<i>Cost or valuation</i>				
At 1 November 2024	2,273,013	13,526,006	5,033,847	20,832,866
Additions	-	-	103,921	103,921
Disposals	-	-	(2,950,759)	(2,950,759)
At 31 October 2025	2,273,013	13,526,006	2,187,009	17,986,028
<i>Accumulated depreciation</i>				
At 1 November 2024	-	4,061,995	4,418,155	8,480,150
Charge for the year	-	192,489	299,200	491,689
Disposal	-	-	(2,928,615)	(2,928,615)
At 31 October 2025	-	4,254,484	1,788,740	6,043,224
<i>Net book value</i>				
At 31 October 2025	2,273,013	9,271,522	398,269	11,942,804
At 31 October 2024	2,273,013	9,464,011	615,692	12,352,716

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

17. FIXED ASSET INVESTMENTS

GROUP AND NFU

Investment property	£
Fair value at 1 November 2024	56,331,887
Revaluation	<u>2,200,000</u>
Fair value at 31 October 2025	<u>58,531,887</u>

The commercial Knightsbridge investment properties were valued on a fair value basis at £51,000,000 (2024: £48,800,000) on 31 October 2025 by Hutchinson Morrison Childs, Chartered Surveyors, using the income and investment method of valuation. The carrying value of non-commercial Knightsbridge properties is £3,258,900 (2024: £3,258,900), based upon an independent valuation by Chestertons, Chartered Surveyors (valued as at 31 October 2022). The historical cost of all Knightsbridge properties at 31 October 2025 was £11,705,554 (2024: £11,705,554).

25 Knightsbridge, London SW1 was let to Emirates National Bank of Dubai in July 2016, for a term of 20 years without break options, at a rent of £2,050,000 per annum. The lease is subject to rent free during the eleventh year of the term. The freehold interest in the building, subject to the lease, has been valued by external valuers having regard to current rental values and investment yields for central London offices.

27/31 Knightsbridge, London SW1 is leased to Bbay (Knightsbridge) Ltd under a lease expiring in 2142, subject to a rent gearing amounting to 10% of rents received from subleases. The freehold interest in the building, subject to the long lease, has been valued by external valuers, who have had regard to current open market rental values and investment yields, and who have made assumptions as to a number of factors including rental voids.

The NFU also holds certain freehold properties in order to fulfil its commercial and representational needs. A proportion of those properties are held solely for the purposes of earning rental income. In accordance with FRS 102, the proportion of the properties' total fair value that is held for earning rental income is classified on the balance sheet as investment property. The carrying value of these properties at the balance sheet date is £4,289,661 (2024: £4,272,987), based on an independent valuation by Knight Frank as at 31 October 2024. The historical cost of these properties at 31 October 2025 was £5,603,861 (2024: £5,603,861).

GROUP AND NFU	Listed investments
	£
Other fixed asset investments	
<i>Fair value</i>	
At 1 November 2024	90,388,098
Revaluation	6,380,255
Purchases	8,767,689
Disposals	(13,433,652)
Investment fee	<u>(392,289)</u>
At 31 October 2025	<u>91,710,101</u>

The listed investments at fair value have an historical cost of £60,148,506 (2024: £60,615,806).

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

17. FIXED ASSET INVESTMENTS (Continued)

Details of the investments in which the NFU holds 20% or more of the nominal value of any class of share capital are as follows. Each subsidiary undertaking is incorporated in England and Wales. The registered office of all companies is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ. Unless otherwise stated: NFU has a 100% interest in the ordinary share capital and voting rights of each company, held indirectly; and the principal place of business of each company is the same as its registered office address.

- NFU Commercial Holdings Limited. The company provides management services.
- NFU Services Limited. The company provides membership services.
- NFU Energy Limited. The company provides energy consultancy services. Its principal place of business is 10th Street, Stoneleigh, Kenilworth, Warwickshire, CVS 2LS.
- FEC Energy Limited. The company was incorporated on 22 January 2019 and remains dormant.
- C T Planning Limited. The company was acquired on 4 December 2020 and provides planning advisory services. On 31 October 2024 the trade and assets were transferred to PWA Planning Group and the company became dormant.
- Acorus Rural Property Services Limited. The company was acquired on 31 January 2024 and provides architectural and property services. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ.
- PWA Planning Limited. The company was acquired on 2 February 2024 and provides professional planning and development consultancy services. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ.
- PWA Planning Group Limited. The company was acquired on 2 February 2024 and is a holding company. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ. On 31 October 2025 the company became dormant.
- PWA Planning Associates Limited. 100% interest in the ordinary share capital (and voting rights) of that company, held indirectly. The company was acquired on 2 February 2024 and is a dormant company. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ.
- Energy Planning Limited. The company was acquired on 2 February 2024 and provide professional services for energy planning with a specific focus on renewable projects. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ. On 31 October 2025 the trade and assets were transferred to PWA Planning Group and the company became dormant.
- Woolf Bond Planning Limited. The company was incorporated on 8 January 2024 and the trade and assets of Woolf Bond Planning LLP and WB Planning LLP were acquired and transferred to it on 4 March 2024, the company provides professional planning and consultancy services. Its principal place of business is Agriculture House, Stoneleigh Park, Kenilworth, Warwickshire, CVS 2TZ.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

18. DEBTORS

GROUP	2025	2024
	£	£
Amounts paid in advance	2,978,831	2,274,479
Trade debtors	2,228,947	2,175,435
Amounts due from affiliated entities	-	4,779
Corporation tax	35,002	-
VAT debtor	75,058	148,105
Other debtors	726,707	689,509
	<u>6,044,545</u>	<u>5,292,307</u>
NFU	2025	2024
	£	£
Amounts paid in advance	2,539,534	2,068,561
Trade debtors	376,427	389,224
Amounts due from subsidiaries	1,271,814	2,783,170
Amounts due from affiliated entities	-	4,779
Corporation tax	-	555,478
VAT debtor	-	90,397
Other debtors	595,253	476,144
	<u>4,783,028</u>	<u>6,367,753</u>

THE NATIONAL FARMERS' UNION

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

19. CASH AND CASH EQUIVALENTS

GROUP	2025	2024
	£	£
Cash at bank and in hand	4,413,917	3,516,370
Bank overdrafts	-	(913,789)
	<u>4,413,917</u>	<u>2,602,581</u>
Cash and cash equivalents in statement of cash flows	<u>4,413,917</u>	<u>2,602,581</u>
NFU	2025	2024
	£	£
Cash at bank and in hand	1,736,193	332,971
Bank overdrafts	-	(913,789)
	<u>1,736,193</u>	<u>(580,818)</u>
Cash and cash equivalents in statement of cash flows	<u>1,736,193</u>	<u>(580,818)</u>

ANALYSIS OF NET DEBT:

GROUP	1 November 2024	Cash flow 2025	31 October 2025
	£	£	£
<i>Net cash:</i>			
Cash at bank and in hand	3,516,370	897,547	4,413,917
Bank overdrafts	(913,789)	913,789	-
	<u>2,602,581</u>	<u>1,811,336</u>	<u>4,413,917</u>
Net funds	<u>2,602,581</u>	<u>1,811,336</u>	<u>4,413,917</u>

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

20. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

GROUP	2025 £	2024 £
Bank overdrafts	-	913,790
Trade creditors	1,476,389	1,487,578
Amounts due to branches	17,256	17,256
Amounts due to affiliated entities	301,731	313,733
Corporation tax	577,575	85,105
Other taxes and social security	1,292,577	1,111,630
Other creditors and accruals	4,282,312	4,647,722
	<u>7,947,840</u>	<u>8,576,814</u>
	2025 £	2024 £
Bank overdrafts	-	913,790
Trade creditors	1,288,760	1,322,235
Amounts due to subsidiaries	318,969	1,473,150
Amounts due to branches	17,256	17,256
Amounts due to affiliated entities	301,731	314,954
Corporation tax	23,919	15,342
Other taxes and social security	638,310	578,434
Other creditors and accruals	3,652,815	4,229,423
	<u>6,241,760</u>	<u>8,864,584</u>

The NFU's banker, HSBC Bank plc, has the right of set off between all accounts held with them.

21. FINANCIAL INSTRUMENTS

The carrying amount of the Group's and NFU's financial instruments held at fair value at 31 October were:

GROUP AND NFU	2025 £	2024 £
Financial assets:		
Listed investments measured at fair value through surplus or deficit in the Statement of Comprehensive Income	<u>91,710,101</u>	<u>90,388,098</u>

THE NATIONAL FARMERS' UNION

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

22. DEFERRED INCOME

GROUP	Other income received in advance £	Subscriptions received in advance £	Contributions from NFU Mutual £	Total £
At 1 November 2024	233,381	1,677,803	1,222,000	3,133,184
Received during the year	215,595	2,502,043	1,270,000	3,987,638
Released to profit during the year	(233,381)	(1,911,184)	(1,222,000)	(3,133,184)
At 31 October 2025	215,595	2,502,043	1,270,000	3,987,638

NFU	Subscriptions received in advance £	Contributions from NFU Mutual £	Total £
At 1 November 2024	1,677,803	1,222,000	2,899,803
Received during the year	2,502,043	1,270,000	3,772,043
Released to profit during the year	(1,677,803)	(1,222,000)	(2,899,803)
At 31 October 2025	2,502,043	1,270,000	3,772,043

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

23. PROVISIONS FOR LIABILITIES

GROUP	Legal assistance scheme grants £	Dilapidation provisions £	Contingent consideration £	Deferred tax £	Total £
At 1 November 2024	1,661,738	389,114	3,156,763	17,006,628	22,214,243
Provisions made during the year	2,756,743	25,000	518,475	1,186,948	4,487,166
Utilised in the year	(2,074,167)	(11,930)	(1,508,843)	-	(3,594,940)
Unwinding of discount	-	-	63,135	-	63,135
At 31 October 2025	2,344,314	402,184	2,229,530	18,193,576	23,169,604

NFU	Legal assistance scheme grants £	Dilapidation provisions £	Deferred tax £	Total £
At 1 November 2024	1,661,738	389,114	16,977,672	19,028,524
Provisions made during the year	2,756,743	-	1,199,766	3,956,509
Utilised in the year	(2,074,167)	(11,930)	-	(2,086,097)
At 31 October 2025	2,344,314	377,184	18,177,438	20,898,936

Legal assistance scheme grants

These represent outstanding awards at the balance sheet date made under the national legal assistance scheme (see note 29).

Dilapidation provisions

This represents estimated amounts arising from obligations under property leases. It is anticipated that the rectification works will be carried out during the 2024/25 and 2025/26 financial years.

Contingent consideration

The group has entered into certain acquisition agreements that provide for contingent consideration to be paid. The amounts due are in respect of the acquisitions of Acorus Rural Property Services Limited, PWA Planning Group Limited and Woolf Bond Planning Limited, and the amounts payable will be dependent on the trading results of each company. The estimated financial liability of £2,229,530 is expected to be settled in the subsequent two year period.

THE NATIONAL FARMERS' UNION

**NOTES TO THE ACCOUNTS
YEAR ENDED 31 OCTOBER 2025**

24. DEFERRED TAX

GROUP

	Fair value gains £	Accelerated capital allowances £	Other timing differences £	Total £
At 1 November 2024	15,750,285	1,841,927	(585,584)	17,006,628
Transfer from Statement of Comprehensive Income	1,012,114	(37,935)	212,769	1,186,948
At 31 October 2025	16,762,399	1,803,992	(372,815)	18,193,576

NFU

	Fair value gains £	Accelerated capital allowances £	Other timing differences £	Total £
At 1 November 2024	15,750,285	1,812,971	(585,584)	16,977,672
Transfer from Statement of Comprehensive Income	1,012,114	(25,117)	212,769	1,199,766
At 31 October 2025	16,762,399	1,787,854	(372,815)	18,177,438

25. RESERVES

Accumulated fund

The accumulated fund represents the cumulative surplus excluding revaluation reserves.

Revaluation reserve - listed investments

The reserves represent the unrealised fair value gain on the investments other than investment properties.

Revaluation reserve - investment property

The revaluation reserve represents the cumulative fair value gain in respect of the investment properties.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

26. RECONCILIATION OF SURPLUS ON ORDINARY ACTIVITIES TO NET CASH USED IN OPERATIONS

GROUP	2025 £	2024 £
Surplus/(Deficit) on ordinary activities after tax	3,182,413	13,258,893
Depreciation of tangible fixed assets	534,130	633,444
Amortisation of intangible assets	1,429,542	785,238
Loss on disposal of tangible fixed assets	24,752	500
(Gain) /Loss on disposal of investments	603,042	(739,436)
Gain on disposal of investment property	-	(115,000)
Fair value (gains) on fixed asset investments	(8,580,255)	(16,452,356)
Notional interest on retirement benefit obligations (note 12)	190,237	165,701
Notional interest on contingent consideration (note 23)	63,135	-
Property rental income (net)	(2,462,219)	(2,159,860)
Interest on term deposits	(196,803)	(210,163)
Dividends and other investment income	(1,409,719)	(1,492,376)
Investment fees	392,289	415,415
Interest payable	1,288	5,494
Taxation	1,650,000	3,122,163
Operating cash flows before movements in working capital	(4,578,168)	(2,782,344)
(Increase)/decrease in trade and other debtors	(717,237)	101,364
Increase/(decrease) in trade and other creditors	646,798	(712,710)
(Decrease)/increase in provisions	703,125	(686,705)
Net cash used in operations	(3,945,482)	(4,080,395)

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

27. RELATED UNDERTAKINGS

The related undertakings of the NFU are as follows:

	Activity	Ownership
<i>Related undertakings not consolidated:</i>		
a. Unincorporated trust funds:		
NFU Beet Growers Account levy	Control & use of voluntary industry	100%
This fund has not been consolidated because the NFU national organisation has no rights in, or control over the assets.		
b. Unincorporated specialist branch funds	Investment & property income	100%
These accounts have not been consolidated because the NFU national organisation has no rights in, or control over, the locally owned assets of its specialist branches.		
c. Companies incorporated in England, limited by guarantee, control exercised by membership, membership by nominees and/or the appointment of directors:		
Pig Disease Eradication Fund Ltd	Administration of statutory levy	50%
Cornwall NFU Company Limited	Administration of funds	100%
The Pig Disease Eradication Fund has not been consolidated because it is a quasi statutory body for which the NFU provides management services but in which the NFU has no financial interest except on a winding up. Also there are severe restrictions on the use of the funds.		
Cornwall NFU Company Limited, in which the NFU has no financial interest, was incorporated to administer funds on behalf of NFU members in Cornwall.		
d. Companies incorporated in England, limited by guarantee, control exercised by membership, membership by nominees and/or the appointment of directors:		
NFU Trust Co Ltd	Non-trading trust Company	100%

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

28. RELATED PARTY TRANSACTIONS

Related party transactions which have taken place during the financial year are noted below. Details of the related parties and the relevant interests of the NFU are shown in note 27.

Administration fees charged to related parties in the year were:

	2025	2024
	£	£
(i) NFU Beet Growers Account Administration fees and salaries charged to Beet Growers	660,611	796,098
(ii) Pig Disease Eradication Fund Ltd Administration fees charged to Pig Disease Eradication Fund Ltd	2,000	2,000

The NFU loaned an amount of £Nil (2024: £Nil loaned) to NFU Beet-Growers.

At 31 October 2025, the following balances were due to and from related parties:

	2025	2024
	£	£
(i) NFU Beet Growers Account Amounts owed to the NFU	-	4,779
(ii) Pig Disease Eradication Fund Ltd Amounts owed to the NFU	-	-

At 31 October 2025, £348,837 (2024: £343,975) was being held on behalf of The Cornwall NFU Company Limited by the NFU.

In accordance with FRS 102, transactions entered into between two or more members of a group, provided that any subsidiary undertaking which is party to the transaction is wholly owned by a member of that group, do not require to be disclosed.

Remuneration paid to key management personnel during the year amounted to £935,451 (2024: £912,496). Key Management Personnel are defined as the Officers of the NFU and members of the NFU Governance and Food, Farming and Environment Boards.

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

29. NFU LEGAL FUND

The NFU Legal Fund operates a Legal Assistance Scheme which was launched on 1 November 1987 to replace various local schemes previously operated by county branches. The Legal Fund is funded by members' additional voluntary subscriptions.

The Legal Fund is included within the General Fund of the NFU in these accounts. Separate detailed accounts are reported to the Legal Board, which has responsibility for the administration of the Legal Fund.

In summary, the transactions of the legal fund in the year ended 31 October 2025 were as follows:

	£	2025 £	£	2024 £
Income and expenditure account:				
Income				
Members' subscriptions		1,541,226		1,422,068
Operating costs				
Grants to members*	2,486,193		1,600,297	
Administration costs	607,320		601,433	
		(3,093,513)		(2,201,730)
Operating deficit		(1,552,287)		(779,662)
Investment activities				
Interest on term deposits	79,672		76,772	
Dividend and other investment income	176,694		597,830	
Investment fees	(53,555)		(54,165)	
Surplus on investment activities		202,811		620,437
Deficit on ordinary activities before fair value movements and taxation		(1,349,476)		(159,225)
Fair value gains/(losses) on revaluation of listed investments		1,916,539		1,266,076
Surplus on ordinary activities after fair value movements and before taxation		567,063		1,106,850
Taxation charge		(67,943)		(153,251)
Surplus on ordinary activities after taxation		499,120		953,599
Total reserves brought forward		12,951,179		11,997,580
Total reserves carried forward		13,450,299		12,951,179

*Grants to members of £2,486,193 (2024: £1,600,297) is presented net of grants awarded to members of £2,756,743 (2024: £1,928,239) less grants withdrawn/no longer required of £270,550 (2024: £327,943).

THE NATIONAL FARMERS' UNION

NOTES TO THE ACCOUNTS YEAR ENDED 31 OCTOBER 2025

29. NFU LEGAL FUND (Continued)

	2025 £	2024 £
Represented by:		
Fixed assets:		
Listed investments at market value (cost: £11,104,665, 2024: £11,081,196)	<u>16,390,747</u>	<u>15,221,024</u>
Current assets:		
Amount due from NFU General Fund	285,661	84,689
Corporation tax recoverable	342,556	238,003
Other debtors	10,295	23,839
Cash and cash equivalents	<u>198,571</u>	<u>44,630</u>
Total current assets	837,083	391,161
Current liabilities:		
Other creditors	(22,082)	(41,640)
Deferred income	<u>(104,634)</u>	<u>(61,624)</u>
Total assets less current liabilities	<u>17,101,114</u>	<u>15,508,921</u>
Provisions:		
Grants payable	(2,344,314)	(1,661,738)
Deferred taxation	<u>(1,306,501)</u>	<u>(896,004)</u>
Total reserves	<u>13,450,299</u>	<u>12,951,179</u>