THE MOUNT STUART TRUST

Annual Report and Financial Statements

for the year ended 31 December 2025

Company Number: SC118464
Charity Number: SC009584

THE MOUNT STUART TRUST

ANNUAL REPORT AND FINANCIAL STATEMENTS

for the year ended 31 December 2025

Contents

THE MOUNT STUART TRUST

TRUSTEES' ANNUAL REPORT

for the year ended 31 December 2025

The Trustees present their report and financial statements for the year ended 31 December 2025. The financial statements are prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Trust's constitution, applicable law and the requirements of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

Directors and trustees
The directors of the charitable company (the Trust) are its trustees for the purpose of charity law.

The following Trustees held office during the year 2025:

Samantha Embury
Anthony Crichton Stuart
Stephen Jenkins
Francis Russell (resigned 27 March 2026)
Dr David Rae (resigned 15 July 2025)
Tobias Anstruther (resigned 27 March 2026)
Elizabeth Bate (resigned 3 July 2025)
John Bryson Dumfries
Sophia Crichton Stuart (chair since November 2020)
Julie Ann Christie
John Livingstone Dickson
Flora Crichton Stuart
Raul Machin (appointed 28 November 2025)

Key personnel also involved in the day-to-day management of the Trust are:

Donna Chisholm – Head of Visitor Operations
Chris Pescod – Head of Buildings and Facilities
Katie Warden – Head of Rural Operations

THE MOUNT STUART TRUST

TRUSTEES' ANNUAL REPORT

for the year ended 31 December 2025

Structure, governance, and management

The Mount Stuart Trust

Mount Stuart Trust was founded in 1989 by John Crichton Stuart, 6th Marquess of Bute (1933-2003), with the aim of entrusting the historic Mount Stuart house and gardens together with the land and resources previously comprising the Bute Estate to a charitable Trust governed by a board of Trustees. The Trust is committed to conservation, environmental sustainability, innovation, public access, and education. Mount Stuart, house, and gardens have been open to the public since 1995. Mount Stuart Trust is a charity whose aims, and objectives, are outlined in the *Memorandum and Articles of Association*.

Governing document

The Mount Stuart Trust is a company limited by guarantee, governed by its Memorandum and Articles of Association dated 26 May 1989 and amended September 2020.

Trustee appointment and training

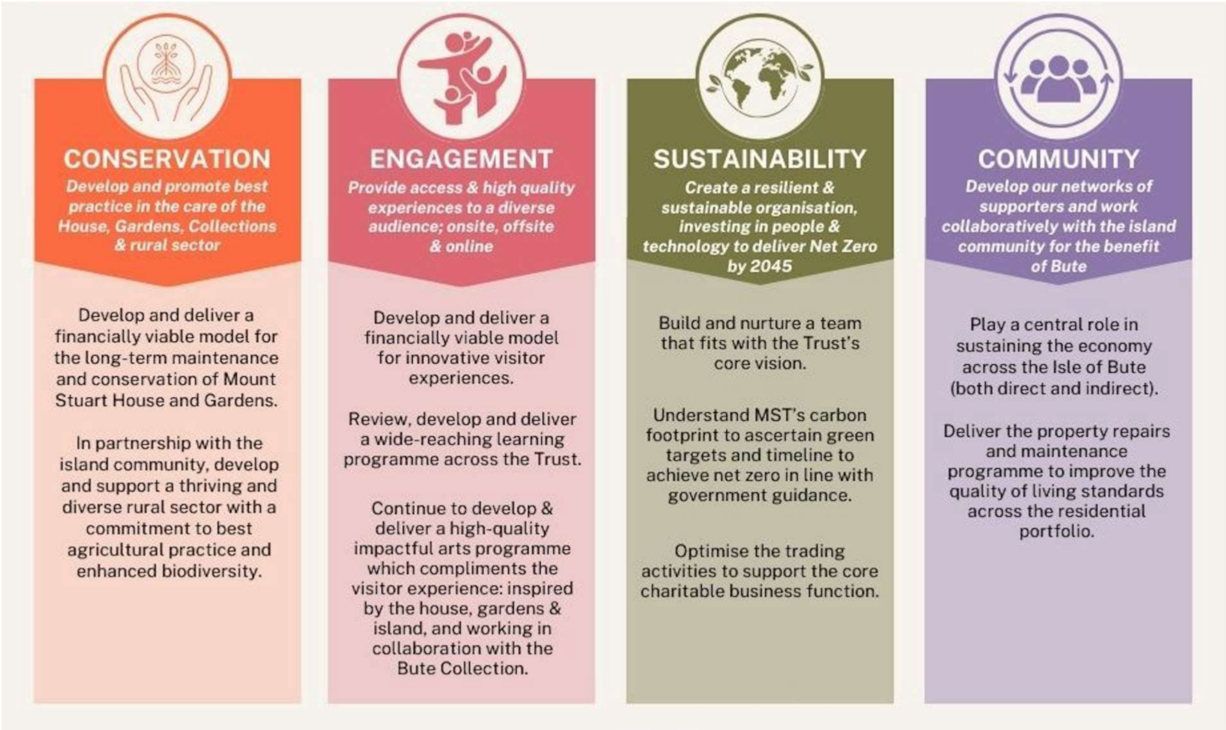
There is no formal induction and training programme for Trustees. Familiarisation takes place through our trustee pack and code of conduct which includes the Nolan Principles. All Trustees are made aware of their duties and responsibilities as Charity Trustees under the Charities and Trustee Investment (Scotland) Act and are provided with guidance materials issued by OSCR. Each Director holds office for a term of three years after which they shall retire at the immediately following AGM. Retiring Directors may be re-appointed at any AGM by ordinary resolution for a subsequent three-year term (if so willing to act).

Related parties

The Mount Stuart Trust is the parent company of five wholly owned subsidiary companies: Bute Estate Limited, Mount Stuart Events Limited, Bute Estate Developments Limited, Mount Stuart Renewables Ltd and Mount Stuart Trading Ltd. The Trust and its subsidiaries are closely managed, and consolidated financial statements have been prepared.

STRATEGIC REPORT

Strategic Aims and Objectives



Achievements and Performance

Mount Stuart Trust (MST) has been active on the Isle of Bute since it was formed in 1989 as a charity to manage and maintain a series of assets across the Isle of Bute, including Mount Stuart House and Gardens which opened to the public in 1995.

<u>Visitor Operations</u>
Mount Stuart, built by the 3rd Marquess of Bute in the late 1800s, is a spectacular neo-gothic architectural masterpiece. The interiors, which reflect the 3rd Marquess of Bute's studies in astrology, mythology, religion, and heraldry, offer endless possibilities for exploration and education.

A major part of the work of MST relates to ensuring visitors to Mount Stuart have an exciting and informative experience.

MST curates and administers one of the world's finest collections of art, furniture, objects, books, and archive material – the Bute Collection – and ensures these are conserved to the highest standard so they can be enjoyed by everyone, whether a visitor to Mount Stuart, an academic researcher, or a visiting school. Cataloguing and digital preservation are ongoing key developments. The collection is on loan to the Trust and a formal agreement is in place. The Trust are in the process of applying for museum accreditation.

The gardens at Mount Stuart date back to 1717 and are recognised by Heritage Environment Scotland as one of Scotland's most notable designed landscapes. The 271 hectares (670 acres) feature an extensive arboretum, pinetum, specimen trees, avenues and vistas, rare conifer collections and a wide range of visitor facilities. MST staff work at the forefront of conservation, which includes work with the International Conifer Conservation Program (ICCP) at the Royal Botanic Gardens Edinburgh (RBGE) to protect endangered conifers.

As part of the Trust's mandate to promote education and the arts, an annual Contemporary Visual Arts (CVA) programme is held which commissions artists to make new work in the context of Mount Stuart. The Programme receives local, national, and international recognition and its aim is to provide public access to contemporary art practice and to interface with the local community.

During the year:

- Visitor Operations directly employed almost 50 people (26 Full Time Equivalent jobs) in admissions, Tour Guides, event management, retail, catering, management, promotion and admin, as well as an archivist, a librarian and a contemporary arts and education curator.
- There were 36,548 visitors to the House and/or Gardens.
- There were 10 events.
- The CVA programme hosted 150 guests at the opening event for Linder's performance exhibition as well as 40 to the Artist's talk. There were also 94 guests at Thomas Abercromby's exhibition opening and 34 guests at the Artist's talk.
- MST hosted multiple mainstream and Special Educational Needs schools, actively supporting the education of young people, plus supported informal learning e.g. a total of 961 educational visits recorded in 2025.
- At the other end of the academic spectrum, MST hosted work experience placements and postgraduate student placements, and the University of the Highlands and Islands (UHI) Argyll College used MST's greenhouses and gardens for practical teaching to complete course units including the HNC in Horticulture.
- There were 193 Research, guest and volunteer visits to the Bute Collection, which supported a range of activities from research for books, articles and lectures at higher education and partner institutions and genealogy research.

Rural Operations

The total area of the Isle of Bute is approximately 31,293 acres. MST is the custodian of 87% of the island – however, only 16% is directly managed by the Trust: this includes approximately 3,000 acres of woodland (72% of which is managed for landscape and environmental objectives) and over 2,000 acres of amenity land (including 6.6km of sandy beaches, 3 Bowling Greens, 3 Golf Courses, 5 Fishing Lochs and 96km of public footpaths, including the West Island Way).

Over 21,000 acres of Bute are dedicated to farming, with a truly unique landscape due to the Scottish Highland and Lowland divide cutting across the island's centre.

MST's Land Management Plan highlights the importance of creating sustainable opportunities for others, including agricultural and commercial tenants, whilst also delivering on climate change and biodiversity targets.

During the year:

- There were 6.25 FTE jobs.
- MST worked with 36 farm tenancies to help create sustainable farm businesses that encourage the families behind the farms and the wider community to thrive.

Facilities, Maintenance and Residential Property Management

The Trust is an important provider of residential properties within the housing sector on the Isle of Bute and commits to providing a programme of sustainable investment in the maintenance and refurbishment of its housing stock.

MST's maintenance and facilities function serve Mount Stuart House, 89 occupied residential properties, the self-catering holiday houses and other commercial and agricultural properties on Bute. The team manages day to day maintenance as well as the refurbishment of properties to ensure they are equipped for modern living.

The team also maintain the biomass facility which serves Mount Stuart House, 4 residential properties and 3 holiday let houses.

During the year:

- There were 8 FTE jobs.
- In 2025 2 full residential refurbishments were undertaken. This adds to the 8 residential and 2 farmhouse refurbishments undertaken since 2020 and underlines the investment MST is making in its properties. The works include thermal efficiency improvements to insulation and the introduction of modern heating systems, i.e. air source heat pumps, and heat recovery ventilation systems.

Sustainability
Green Tourism is a world-leading sustainability certification for travel, tourism and hospitality businesses which aims to help embed responsible, sustainable and environmentally friendly practices across businesses and the wider tourism sector.

- MST achieved the prestigious Green Tourism Gold award in 2024.

Economic Impact Assessment
An independent report was commissioned on the economic contribution of MST to the Isle of Bute and beyond, using data from 2024. Some key findings were that:

- MST supports 106.5 Full Time Equivalent Net Jobs on the Isle of Bute. Just over half of these are derived from Visitor Operations (55.0), with visitors to Mount Stuart House and/or Gardens and to events going on to spend elsewhere on the island.
- In turn, this spend supports a range of jobs and Gross Value Added (GVA) in the island economy. Net GVA at the island level is estimated at just over £6m.
- MST contributes 6% of the island's GVA each year and 6% of the island's jobs. This is 2.7 times the number of jobs that MST directly employs.
- The net jobs and GVA via MST help sustain the island's population and services, through employment in retail, accommodation, food services, local transportation and construction trades, and through the direct provision of housing and other amenities.

Mount Stuart Trust will continue to deliver its strategic aims and objectives of Conservation, Engagement. Sustainability and Community. During 2026, it will:

- Work to further increase the Trust's financial sustainability and strengthen its governance.
- Recruit a CEO

THE MOUNT STUART TRUST

TRUSTEES' ANNUAL REPORT

for the year ended 31 December 2025

Financial review

Total unrestricted reserves held at 31 December 2025 were £96,594,122 (2024: £96,710,081). Unrestricted funds can be used in accordance with the charitable objectives of the Trust at the discretion of the Trustees. Reserves are reviewed on a regular basis and are held at such a level to ensure the ongoing financial stability and operation of the charity. Free reserves are £0.5m (2024: £0.14m net current liabilities), being the net current liabilities of the group adjusted to exclude restricted funds and bank loans which are in the process of refinancing, which is considered adequate working capital.

<u>Principal funding sources</u>
Aside from entrance fees to Mount Stuart House and gardens and its related sales, the principal funding sources for the Trust are by way of rental income from a) the Bute agricultural and residential sector and b) the London commercial property portfolio. The Trust also variously benefits from foundation and public funding opportunities.

<u>Investment performance in 2025</u>
As part of the Trust's mandate, a wide range of investment policies are undertaken in order to provide sufficient income to further enhance the Trust's charitable objectives and maintain Mount Stuart house, gardens, and rural operations. Over past years the Board used its experience in property management to source finance and invest in commercial properties in Central London, and during 2025 we are seeking to further diversify into managed funds.

<u>Investment diversification</u>
Over the last decade, The Trust has developed a range of self-catering holiday accommodation so that visitors to Bute can explore and appreciate the unique tranquillity of the Island in a rural setting. The income from holiday accommodation further supports the Trust's charitable objectives and assists its aims of promoting Mount Stuart and the island of Bute as a visitor destination.

In 2025 the Colintraive Hydroelectric scheme saw the highest accumulation of power on record, 1,081,855 kWh, compared with an average of 899,200 kWh.

The Achavoulaig forestry project will generate income for the Trust via the sale of carbon credits. 32,265 PIUs will be sold from phase one, generating an income of c. £613,279 for the Trust into 2026. Sale of the remaining PIUs and identification of other sides suitable for this kind of planting scheme are under discussion.

<u>Risks and uncertainties</u>
The Trustees have assessed the major risks to which the Trust is exposed, in particular those related to the operations and financing of the Trust and are satisfied that systems are in place to mitigate their exposure to the major risks.

The Trust has a Risk Management policy which covers perils such as:
- Damage by flood, fire or theft
- Damage caused by visitors, accidental and malicious
- OSCR compliance
- Recession
- Inflation
- Cost of living

Insurance is reviewed annually to ensure adequate cover.

The Trust liaises with the local fire officer annually to review emergency plans.

Plans for the future

Further developing a sustainable model for long term maintenance of Mount Stuart House and Gardens, deliver a wide-reaching and impactful visitor learning programme, align the Trust's carbon footprint in line with Government guidance for Net Zero and develop a collaborative approach to community engagement for the benefit of the Isle of Bute.

THE MOUNT STUART TRUST

TRUSTEES' ANNUAL REPORT

for the year ended 31 December 2025

Reference and administrative information

Charity name	The Mount Stuart Trust
Company registration number	SC118464
Charity registration number	SC009584
Status	The organisation is a charitable company limited by guarantee, incorporated on 12 June 1989.
Registered office	5 Atholl Crescent Edinburgh EH3 8EJ
Bankers	Virgin Money 177 Bothwell Street Glasgow G2 7ER
Auditor	Azets Audit Services Quay 2 139 Fountainbridge Edinburgh EH3 9QG
Solicitor	Gillespie Macandrew LLP 5 Atholl Crescent Edinburgh EH3 8EJ

Directors and Trustees

The directors of the charitable company (the Trust) are its Trustees for the purpose of charity law and throughout this report are collectively referred to as the Trustees. Current Trustees are:

Samantha Embury
Anthony Crichton Stuart
Stephen Jenkins
John Bryson Dumfries
Sophia Crichton Stuart (chair since November 2020)
Julie Ann Christie
John Livingstone Dickson
Flora Crichton Stuart
Raul Machin (appointed 28 November 2025)
Isobel Cockburn (appointed 27 March 2026)
Lee Bilson (appointed 27 March 2026)
Luke Syson (appointed 27 March 2026)

Key personnel also involved in the day-to-day management of the Trust are:

Katie Warden – Head of Rural Operations
Donna Chisholm – Head of Visitor Operations
Chris Pescod – Head of Buildings and Facilities

Trustees' responsibilities

The Trustees (who are also the directors of the company for the purposes of company law) are responsible for preparing the Trustees' Annual Report, the Strategic Report and the financial statements in accordance with applicable law and regulations.

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

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the group will continue in business.

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

Statement of disclosure to the auditor

So far as the Trustees are aware, there is no relevant audit information of which the group's auditor is unaware. Additionally, the Trustees have taken all the necessary steps that they ought to have taken as Trustees in order to make themselves aware of all relevant audit information and to establish that the group's auditor is aware of that information.

Auditor

Azets Audit Services will be proposed for re-appointment in accordance with Section 485 of the Companies Act 2006.

The Trustees' report and strategic report were approved by the Board and signed on its behalf by:

Stephen H Jenkins
Trustee

5/9 2026

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE MOUNT STUART TRUST

for the year ended 31 December 2025

Opinion

We have audited the financial statements of The Mount Stuart Trust (the parent charitable company) and its subsidiaries (the group) for the year ended 31 December 2025 which comprise the Consolidated and Parent Charitable Company Statement of Financial Activities (incorporating the Income and Expenditure Account), the Consolidated and Parent Charitable Company Balance Sheet, the Consolidated and Parent Charitable Company Statement of Cash Flows and the 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 Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' (United Kingdom Generally Accepted Accounting Practice).

In our opinion, the financial statements:

- give a true and fair view of the state of the group's and the parent charitable company's affairs as at 31 December 2025 and of the group's and parent charitable company'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 requirements of the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005 and regulations 6 and 8 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report. We are independent of the group and parent charitable company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the United Kingdom, including the Financial Reporting Council's Ethical Standard, and we have fulfilled our 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 audit opinion.

Conclusions relating to going concern

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

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

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

Other information

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

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

We have nothing to report in this regard.

Opinions on other matters prescribed by the Companies Act 2006

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

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

Matters on which we are required to report by exception

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

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 and the Charities Accounts (Scotland) Regulations 2006 (as amended) require us to report to you if, in our opinion:

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

Responsibilities of the trustees

As explained more fully in the trustees' responsibilities statement set out on page 9, the trustees (who are the directors for the purposes of company law and trustees for the purposes of charity law) are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the trustees determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

Auditor's responsibilities for the audit of the financial statements

We have been appointed as auditor under section 44(1)(c) of the Charities and Trustee Investment (Scotland) Act 2005 and under the Companies Act 2006 and report in accordance with the Acts and relevant regulations made or having effect thereunder.

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.

A further description of our responsibilities is available on the FRC's website at: www.frc.org.uk/auditorsresponsibilities. This description forms part of our Auditor's Report.

Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above and on the FRC's website, to detect material misstatements in respect of irregularities, including fraud.

We obtain and update our understanding of the charitable company, its activities, its control environment, and likely future developments, including in relation to the legal and regulatory framework applicable and how the charitable company is complying with that framework. Based on this understanding, we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. This includes consideration of the risk of acts by the charitable company that were contrary to applicable laws and regulations, including fraud.

Our approach to identifying and assessing the risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, was as follows:

- the engagement partner ensured that the engagement team collectively had the appropriate competence, capabilities and skills to identify or recognise non-compliance with applicable laws and regulations;
- we identified the laws and regulations applicable to the charitable company through discussions with trustees and other management, and from our commercial knowledge and experience of the sector;
- we focused on specific laws and regulations which we considered may have a direct material effect on the financial statements or the operations of the charitable company, including the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, the Charities Accounts (Scotland) Regulations 2006 (as amended) and taxation, data protection, anti-bribery, environmental, employment and health and safety legislation;
- we assessed the extent of compliance with the laws and regulations identified above through making enquiries of management and inspecting legal correspondence; and
- identified laws and regulations were communicated within the audit team regularly and the team remained alert to instances of non-compliance throughout the audit.

Auditor's responsibilities for the audit of the financial statements (continued)

In response to the risk of irregularities and non-compliance with laws and regulations, we designed procedures which included, but were not limited to:

- agreeing financial statement disclosures to underlying supporting documentation;
- reading the minutes of meetings of those charged with governance;
- enquiring of management as to actual and potential litigation and claims; and
- reviewing any correspondence with HMRC, relevant regulators and the charitable company's legal advisors.

We assessed the susceptibility of the charitable company's financial statements to material misstatement, including obtaining an understanding of how fraud might occur, by:

- making enquiries of management and the trustees as to where they considered there was susceptibility to fraud, their knowledge of actual, suspected and alleged fraud; and
- considering the internal controls in place to mitigate risks of fraud and non-compliance with laws and regulations.

To address the risk of fraud through management bias and override of controls, we:

- performed analytical procedures to identify any unusual or unexpected relationships;
- tested journal entries to identify unusual transactions;
- assessed whether judgements and assumptions made in determining the accounting estimates set out in these financial statements were indicative of potential bias; and
- investigated the rationale behind significant or unusual transactions.

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 or non-compliance with regulation. This risk increases the more that compliance with a law or regulation is removed from the events and transactions reflected in the financial statements, as we will be less likely to become aware of instances of non-compliance. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

INDEPENDENT AUDITOR'S REPORT TO THE TRUSTEES OF THE MOUNT STUART TRUST

for the year ended 31 December 2025

Use of our report

This report is made solely to the parent charitable company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and to the charitable company's trustees, as a body, in accordance with regulation 10 of the Charities Accounts (Scotland) Regulations 2006 (as amended).

Our audit work has been undertaken so that we might state to the parent charitable company's members, as a body, and the charitable company's trustees, as a body, 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 parent charitable company, the parent charitable company's members, as a body, and the parent charitable company's trustees, as a body, for our audit work, for this report, or for the opinions we have formed.

J Alexander

Jennifer Alexander, Senior Statutory Auditor
For and on behalf of
Azets Audit Services
Eligible to act as an auditor in terms of Section 1212 of the Companies Act 2006
Chartered Accountants
Quay 2
139 Fountainbridge
Edinburgh
EH3 9QG

Date: 10 September 2026

THE MOUNT STUART TRUST

CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES
(incorporating the Income and Expenditure Account)

for the year ended 31 December 2025

	Notes	Unrestricted 2025 £	Restricted 2025 £	Total funds 2025 £	Total funds 2024 £
Income:					
Donations and legacies	6	980,690	254,383	1,235,073	746,132
Charitable activities	7	438,842	-	438,842	346,521
Other trading activities	8	2,473,614	-	2,473,614	2,496,813
Investments	9	1,550,187	-	1,550,187	1,616,001
Other income		400,018	-	400,018	415,865
Total		5,843,351	254,383	6,097,734	5,621,332
Expenditure on:					
Raising funds	10	4,326,347	-	4,326,347	3,981,082
Charitable activities	11	1,600,882	186,444	1,787,326	1,463,628
Total		5,927,229	186,444	6,113,673	5,444,710
Net (expenditure)/income		(83,878)	67,939	(15,939)	176,622
Impairment of investment properties	15	-	-	-	(8,750,000)
Loss on disposals		(32,081)	-	(32,081)	-
Net movement in funds		(115,959)	67,939	(48,020)	(8,573,378)
Total funds at 1 January		96,710,081	-	96,710,081	105,283,459
Total funds at 31 December		96,594,122	67,939	96,662,061	96,710,081

There are no other recognised gains or losses in the year.

All activities of the Group are continuing.

The notes on pages 19 to 35 form part of these financial statements

THE MOUNT STUART TRUST

COMPANY STATEMENT OF FINANCIAL ACTIVITIES
(incorporating the Income and Expenditure Account)

for the year ended 31 December 2025

	Notes	Unrestricted 2025 £	Restricted 2025 £	Total funds 2025 £	Total funds 2024 £
Income:					
Donations and legacies	6	1,259,917	254,383	1,514,300	1,021,430
Charitable activities	7	438,842	-	438,842	346,521
Other trading activities	8	1,798,097	-	1,798,097	1,685,561
Investments	9	1,537,400	-	1,537,400	1,596,607
Total		5,034,256	254,383	5,288,639	4,650,119
Expenditure on:					
Raising funds	10	3,574,064	-	3,574,064	3,122,363
Charitable activities	11	1,417,621	186,444	1,604,065	1,335,630
Total		4,991,685	186,444	5,178,129	4,457,993
Net income		42,571	67,939	110,510	192,126
Impairment of investment properties	15	-	-	-	(8,750,000)
Loss on disposals		(32,081)	-	(32,081)	-
Net movement in funds		10,490	67,939	78,429	(8,557,874)
Total funds at 1 January		96,256,831	-	96,256,831	104,814,705
Total funds at 31 December		96,267,321	67,939	96,335,260	96,256,831

There are no other recognised gains or losses in the year.

All activities of the Trust are continuing.

The notes on pages 19 to 35 form part of these financial statements

THE MOUNT STUART TRUST

BALANCE SHEET

as at 31 December 2025

		Group		Company	
		2025	**2024**	**2025**	**2024**
	Notes	**£**	**£**	**£**	**£**
Fixed assets					
Intangible assets		-	23,611	-	-
Tangible assets	14	7,310,590	7,225,720	6,583,525	6,430,525
Heritage assets	14	3,526,680	3,526,680	3,526,680	3,526,680
Investments	15	92,476,724	93,320,956	92,476,730	93,320,962
Total fixed assets		103,313,994	104,096,967	102,586,935	103,278,167
Current assets					
Stocks		114,485	135,897	114,485	135,897
Debtors	16	932,125	876,268	919,193	877,364
Cash at bank and in hand	17	2,303,676	1,258,901	1,546,165	462,967
Total current assets		3,350,286	2,271,066	2,579,843	1,476,228
Liabilities:					
Creditors: amounts falling due within one year	18	(9,933,143)	(2,413,876)	(8,831,518)	(1,322,564)
Net current (liabilities)/assets		(6,582,857)	(142,810)	(6,251,675)	153,664
Total assets less current liabilities		96,731,137	103,954,157	96,335,260	103,431,831
Creditors: amounts falling due after more than one year	19	-	(7,175,000)	-	(7,175,000)
Provisions		(69,076)	(69,076)	-	-
Net assets		96,662,061	96,710,081	96,335,260	96,256,831
The funds of the charity:					
Unrestricted general fund		96,594,122	96,710,081	96,267,321	96,256,831
Restricted funds	26	67,939	-	67,939	-
Total funds		96,662,061	96,710,081	96,335,260	96,256,831

The financial statements were approved by the Board and authorised for issue on 8/9 2026

Stephen H Jenkins
Director

Company no. SC118464

The notes on pages 19 to 35 form part of these financial statements

STATEMENTS OF CASH FLOWS

for the year ended 31 December 2025

		Group		Company	
		2025	2024	2025	2024
	Notes	£	£	£	£
Cash flows from operating activities:					
Net cash provided by operating activities	22	1,144,414	516,890	1,195,624	670,205
Cash flows from investing activities:					
Purchase of property, plant and equipment		(399,494)	(383,513)	(399,494)	(383,513)
Purchase of investments		(742,127)	(417,138)	(742,127)	(417,138)
Interest received		21,534	33,321	8,747	13,927
Interest paid		(478,080)	(529,778)	(478,080)	(529,778)
Proceeds from disposal of investment property		1,554,278	256,320	1,554,278	256,320
Net cash (used in) investing activities		(43,889)	(1,040,788)	(56,676)	(1,060,182)
Change in cash and cash equivalents in the year		1,100,525	(523,898)	1,138,948	(389,977)
Cash and cash equivalents at the beginning of the year		1,203,151	1,727,049	407,217	797,194
Cash and cash equivalents at the end of the year	17	2,303,676	1,203,151	1,546,165	407,217

The notes on pages 19 to 35 form part of these financial statements

1. Accounting policies

General information

The Mount Stuart Trust (SC118464) is a charitable company limited by guarantee and does not have any share capital. The charitable company is incorporated in the United Kingdom and is registered in Scotland with the Office of the Scottish Charity Regulator (OSCR) under charity number SC009584. The registered office is 5 Atholl Crescent, Edinburgh, EH3 8EJ.

The principal activities of the charitable company are those described in the Trustees' Annual Report on page 3.

Basis of preparation

The financial statements have been prepared in accordance with the Financial Reporting Standard 102 as issued by the Financial Reporting Council, the Statement of Recommended Practice (SORP) "Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)", the Companies Act 2006, the Charities and Trustee Investment (Scotland) Act 2005, and the Charities Accounts (Scotland) Regulations 2006 (as amended). They are prepared on the historical cost basis, except for investments which have been included at fair value.

The Mount Stuart Trust meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy.

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires Trustees to exercise their judgement in the process of applying the accounting policies. Use of available information and application of judgement are inherent in the formation of estimates. Actual outcomes in the future may differ from such estimates. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2.

These financial statements are presented in pounds sterling (GBP) as that is the currency in which the charity's transactions are denominated.

Going concern

The Trustees are of the opinion that the Trust and Group can continue to meet their obligations as they fall due for the foreseeable future. It is their belief that assets under management by the London office, being three commercial properties, provide adequate income for supporting the going concern assumption. As a result, the directors have prepared the financial statements on the going concern basis.

Basis of consolidation

The financial statements consolidate the results of the company and its wholly owned subsidiaries (detailed at note 3) on a line by line basis. The company together with these subsidiaries comprises the group.

Recognition and allocation of income

Income is recognised when the Trust has legal entitlement to the funds, receipt is probable and the amount can be measured reliably.

Revenue from the sale of good is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer (usually on dispatch of the goods), the amount of revenue can be measured reliably, it is probably that the economic benefits associated with the transaction will flow to the entity and the costs incurred or to be incurred in respect of the transaction can be measured reliably.

1. Accounting policies – continued

Recognition and allocation of income – continued

Specific additional criteria are as follows:

Voluntary income: donations are included when any performance conditions attached have been met.

Grants including capital and government grants: when any performance conditions attached have been met. The exception to this is where the Trust has to fulfil conditions before becoming entitled to the grant or where the donor has specified that income is to be expended in a future period. In these circumstances income is deferred until those periods.

Interest: notification of the interest paid or payable by the lender is taken as the point at which it can be measured reliably.

Property rent: rental income is recognised on a straight-line basis over the duration of the agreement.

Recognition and allocation of expenditure

Expenditure is included in the statement of financial activities when a legal or constructive obligation arises. All costs have been directly attributed to one of the functional categories of resources expended in the statement of financial activities as follows: -

Raising funds – these are costs directly attributable to the running of the trading activities and management of the investment properties.

Charitable activities – these are costs relating to expenditure on preserving and maintaining Mount Stuart and the other assets of the charity, and the associated trade.

Governance costs – these are costs associated with meeting the constitutional and statutory requirements of the charity and include the audit fees and costs linked to the strategic management of the company. These costs have been allocated across the various activities of the Group on a percentage basis in line with their percentage of other costs.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the Trustees.

Restricted funds are funds which are to be used in accordance with specific restrictions imposed by the donor.

Intangible fixed assets

Intangible fixed assets are initially measured at cost and subsequently measured at cost less accumulated amortisation and any provision for impairment. Amortisation has been provided for at a rate of 2.5% per annum straight line.

Tangible fixed assets and depreciation

Tangible fixed assets, other than chattels, are stated at cost less depreciation and any provision for impairment. Depreciation is provided at rates calculated to write off the cost less estimated residual value of each asset over its expected useful life, as follows:

Properties for charity use	2% - 5% Straight line
Plant and machinery	10% Straight line
Fixtures, fittings & equipment	10% - 20% Straight line
Motor vehicles	25% Straight line

1. Accounting policies – continued

Tangible fixed assets and depreciation – continued

Certain properties for charitable use were revalued by qualified external surveyors in 1989 at £100,000. This valuation has been adopted as deemed cost under the transitional provisions of FRS 102. Subsequent property acquisitions and improvements are included at historic cost. All properties are freehold.

Chattels

The Trust owns a number of chattels, which consist of works of art and are held at cost.

No depreciation is charged on these assets as they are deemed to have an indefinite useful life but they are reviewed annually for signs of impairment.

Heritage assets

The Trust owns a number of heritage assets and these are held for their historical contribution.

Heritage assets are initially recognised at cost. Donated heritage assets are initially recognised at their market value at the time of donation. Mount Stuart was valued in 1989 on an existing use basis. This valuation was adopted as the deemed cost of the asset under the rules of FRS 102. It is the opinion of the directors that the heritage assets held have such a long useful life and high residual value that any depreciation would be immaterial. Heritage assets are reviewed annually for any impairment.

The Trust capitalises all heritage assets where a reliable cost price or valuation is available.

Acquisition: Occasionally acquisitions are made or gifts accepted if it is considered that the items will add historic importance and value to the Trust's heritage assets, its history or are of importance to the wider estate.

Preservation: Conservation is of prime importance to the Trust and always an influencing factor in the management of the Trust.

Management: The Trust is managed by a professional management team with a sound working structure.

Disposal: The properties or items from the collection within Mount Stuart House cannot be disposed of.

Investments

Investment properties are stated at fair value at the reporting date. Fair values are based on market value determined by a suitably qualified person. Market values are the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing. The Trustees review the properties for indications of impairment on a yearly basis. Any gain or loss on revaluation is taken to the Statement of Financial Activities for the period in which it arises. All investment properties are freehold.

Stocks

Stocks are valued at the lower of cost and net realisable value. Provision is made for obsolete or slow-moving stock where appropriate.

Pensions

The company operates a defined contribution group personal pension scheme. Contributions payable to the scheme are charged to the Statement of Financial Activities.

1. Accounting policies – continued

Legal status of the charity

The charity is a company limited by guarantee and has no share capital. The liability of each member in the event of winding up while he/she is a member, or within one year after he/she ceases to be a member, is limited to £1.

Taxation

The parent company is a registered charity and is not liable for United Kingdom income tax or corporation tax on charitable activities. The Group is registered for VAT and accounts for VAT on a partial exemption basis, accordingly irrecoverable VAT is included within the cost category to which it relates.

Debtors

Trade debtors are amounts due from customers for merchandise sold or services performed. Trade debtors are recognised at the undiscounted amount of cash receivable, which is normally invoice price, less any allowances for doubtful debts.

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand and balances with banks and are measured at amortised cost.

Creditors

Trade creditors are obligations to pay for goods or services that have been acquired. They are recognised at the undiscounted amount owed to the supplier, which is normally the invoice price.

Financial assets and liabilities

Financial instruments are recognised when the charity becomes a party to the contractual provisions of the instrument. Financial instruments are initially measured at transaction price unless the arrangement constitutes a financing transaction which includes transaction costs for financial instruments not subsequently measured at fair value. Subsequent to initial recognition, they are accounted for as set out below. A financing transaction is measured at the present value of the future payments discounted at the market rate of interest for a similar debt instrument.

Financial instruments are classified as either ‘basic’ or ‘other’ in accordance with Chapter 11 of FRS102.

At the end of each reporting period, basic financial instruments are measured at amortised cost using the effective interest rate method. All financial instruments not classified as basic are measured at fair value at the end of the reporting period with the resulting changes recognised in income or expenditure. Where the fair value cannot be reliably measured, they are recognised at cost less impairment.

Financial assets are derecognised when the contractual rights to the cash flows from the asset expire, or when the charity has transferred substantially all the risks and rewards of ownership. Financial liabilities are derecognised only once the liability has been extinguished through discharge, cancellation or expiry.

2. Critical judgements and estimates

In preparing the financial statements Trustees make estimates and assumptions which affect reported results, financial position and disclosure of contingencies. Use of available information and application of judgement are inherent in the formation of the estimates, together with past experience and expectations of future events that are believed to be reasonable under the circumstances. Actual results in the future may differ from such estimates.

Critical judgements are made in the valuation of investment properties, depreciation of tangible fixed assets, application of income recognition accounting policies, and the timing of the recognition of income in accordance with the Charities SORP (FRS 102).

3. Investments in subsidiaries

The charity has five wholly owned subsidiary companies. These are Mount Stuart Events Limited, Bute Estate Developments Limited, Bute Estate Limited, Mount Stuart Renewables Limited and Mount Stuart Trading Company Limited. All of these companies have their results for the year consolidated in these financial statements on a line by line basis.

Mount Stuart Renewables Limited (registered no. SC464237) was established in 2014 for the development of a hydro power turbine.

Mount Stuart Trading Company Limited (registered no. SC462677) was established in 2013 and commenced trading on 1 January 2014. It carries out trading activities with the intention of transferring any profits to Mount Stuart Trust.

Bute Estate Developments Limited (registered no. SC262984), Bute Estate Limited (registered no. SC121236) and Mount Stuart Events Limited (registered no. SC228978) were dormant throughout the year.

The financial information of the subsidiaries is summarised as follows:

	Income		**Expenditure**		**Profit/(Loss) after taxation**		**Net assets/(liabilities)**	
	2025	**2024**	**2025**	**2024**	**2025**	**2024**	**2025**	**2024**
	£	**£**	**£**	**£**	**£**	**£**	**£**	**£**
Mount Stuart Renewables Limited	412,486	435,259	(152,700)	(136,177)	259,786	308,503	440,284	514,807
Mount Stuart Trading Company Limited	745,918	860,954	(743,906)	(1,069,780)	2,012	(201,719)	(94,402)	(265,816)
Bute Estate Developments Limited	-	-	-	(24,853)	(1,242)	(1,242)	(74,948)	(74,948)
Bute Estate Limited	-	-	-	-	-	-	(620)	(620)
Mount Stuart Events Limited	-	-	-	-	-	-	(952,229)	(952,229)

4. Net income for the year

	Group 2025 £	Group 2024 £	Company 2025 £	Company 2024 £
Net income for the year is stated after charging:				
Amortisation of intangible assets	23,611	1,242	-	-
Depreciation of tangible assets	314,624	264,982	246,494	196,852
Auditor's remuneration – audit fees	38,980	35,110	24,000	22,240
Auditor's remuneration – taxation services	5,200	16,630	2,075	13,635
and after crediting:				
Government grants	(139,975)	(57,278)	(84,893)	-
Income from operating leases	(1,475,697)	(1,528,635)	(1,475,697)	(1,528,635)

5. Staff costs / trustee remuneration

	Group 2025 £	Group 2024 £	Company 2025 £	Company 2024 £
Wages and salaries	1,516,049	1,523,911	1,288,129	1,065,095
Social security costs	166,740	133,057	145,386	95,730
Pension contributions	107,160	107,478	94,162	77,651
	1,789,949	1,764,446	1,527,677	1,238,476

The average monthly number of employees during the year was as follows:

	Group 2025	Group 2024	Company 2025	Company 2024
	63	69	54	59

One employee received remuneration in the £80,001 - £90,000 band during the year (2024: none); one employee received remuneration in the £70,001 - £80,000 band during the year (2024: none); and one employee received remuneration in the £60,001 - £70,000 band during the year (2024: two). No other employees received remuneration in excess of £60,000.

S H Jenkins, a Trustee, received fees of £40,000 (2024: £40,000) during the year for professional services provided to the Trust as authorised by the Articles of Association. No other Trustees received or waived any emoluments during the year (2024: None). Total employee benefits for other senior and key management personnel for the year was £328,642 (2024: £232,072).

Total reimbursements for Trustees' travel expenses during the year totalled £2,005 (2024: £2,799) which was paid to four (2024: four) Trustees in the year.

6. Income from donations and legacies

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Donations	860,788	696,430	1,195,097	1,021,430
Grants	374,285	49,702	319,203	-
	1,235,073	746,132	1,514,300	1,021,430

For both the Group and Company, grant income includes £254,383 (2024: £57,278) of restricted income as detailed at note 26.

7. Income from charitable activities

The income was primarily derived from the opening of Mount Stuart house and gardens as a visitor facility.

	Group		Company	
	2025	2024	2025	2024
Charitable activities	£	£	£	£
Ticket and entrance	431,357	336,978	431,357	336,978
Event sales	2,247	2,392	2,247	2,392
Visual arts	360	27	360	27
Gardens	4,878	7,124	4,878	7,124
	438,842	346,521	438,842	346,521

8. Income from other trading activities

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Estate operations				
Agricultural	787,925	787,230	787,924	787,230
Non-agricultural and Residential	892,304	826,440	892,304	826,440
Sawmill	176,879	230,967	-	-
Woods	44,713	12,627	44,713	-
Works department	73,156	71,891	73,156	71,891
Catering	231,579	221,004	-	-
New business development and marketing	47,632	134,421	-	-
Self-catering units	219,426	212,233	-	-
	2,473,614	2,496,813	1,798,097	1,685,561

9. Investment income

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Property rent	1,475,697	1,528,635	1,475,697	1,528,635
Interest received	21,534	33,321	8,747	13,927
Sundry income	52,956	54,045	52,956	54,045
	1,550,187	1,616,001	1,537,400	1,596,607

10. Resources expended: raising funds

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Estate operations				
Agricultural	548,084	371,306	548,084	371,306
Management	479,557	445,027	462,604	438,592
Non-agricultural and Residential	632,383	631,460	632,383	631,460
Sawmill	256,774	355,170	-	-
Woods	238,420	182,029	238,420	169,402
Works department	73,156	71,891	73,156	71,891
Catering	201,037	218,400	-	-
New business development and marketing	95,367	104,200	-	-
Self-catering units	182,152	168,994	-	-
Estate operations total	2,706,930	2,548,477	1,954,647	1,682,651
Investment management costs	1,619,417	1,432,605	1,619,417	1,439,712
	4,326,347	3,981,082	3,574,064	3,122,363

11. Breakdown of resources expended on charitable activities

Group 2025

Charitable activity	Staff costs	Governance costs	Other direct costs	Total 2025
	£	£	£	£
Tickets and entrance	194,035	14,822	60,771	269,628
Visual Arts	44,693	17,195	250,912	312,800
House	208,576	20,972	151,967	381,515
Other	-	13,900	169,360	183,260
Gardens	387,135	28,777	107,603	523,515
Archive	76,108	6,410	34,090	116,608
	910,547	102,076	774,703	1,787,326

Group 2024

Charitable activity	Staff costs	Governance costs	Other direct costs	Total 2024
	£	£	£	£
Tickets and entrance	170,708	20,955	72,183	263,846
Visual Arts	42,930	9,432	66,403	118,765
House	189,718	28,424	139,754	357,896
Other	-	6,435	121,563	127,998
Gardens	297,904	35,270	110,919	444,093
Archive	108,803	11,995	30,232	151,030
	810,063	112,511	541,054	1,463,628

Company 2025

Charitable activity	Staff costs	Governance costs	Other direct costs	Total 2025
	£	£	£	£
Tickets and entrance	194,035	14,822	60,771	269,628
Visual Arts	44,693	17,195	250,912	312,800
House	208,576	20,972	151,967	381,515
Gardens	387,135	28,776	107,603	523,514
Archive	76,108	6,410	34,090	116,608
	910,547	88,175	605,343	1,604,065

11. Breakdown of resources expended on charitable activities

Company 2024

Charitable activity	Staff costs	Governance costs	Other direct costs	Total 2024
	£	£	£	£
Tickets and entrance	170,708	20,955	72,183	263,846
Visual Arts	42,930	9,432	66,403	118,765
House	189,718	28,424	139,754	357,896
Gardens	297,904	35,270	110,919	444,093
Archive	108,803	11,995	30,232	151,030
	810,063	106,076	419,491	1,335,630

12. Interest payable – Group and Company

Recorded within Investment management costs:	2025	2024
	£	£
Loan interest payable	479,080	529,778

13. Taxation

The charitable company is exempt from income tax and corporation tax on its charitable activities. The trading subsidiaries generally have no charge to tax as any taxable profit is distributed to the charitable parent as a donation under Gift Aid.

14. Tangible fixed assets

Group

	Property for charity use	Heritage assets	Assets under construction	Chattels	Plant & machinery	Fixtures fittings & equipment	Motor vehicles	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 January 2025	5,393,051	3,526,680	2,295,525	186,715	1,617,198	553,083	69,225	13,641,477
Additions	-	-	399,494	-	-	-	-	399,494
At 31 December 2025	5,393,051	3,526,680	2,695,019	186,715	1,617,198	553,083	69,225	14,040,971
Depreciation								
At 1 January 2025	1,745,000	-	-	-	731,774	352,028	60,275	2,889,077
Charge for the year	191,861	-	-	-	85,707	32,581	4,475	314,624
At 31 December 2025	1,936,861	-	-	-	817,481	384,609	64,750	3,203,701
Net book value								
At 31 December 2025	3,456,190	3,526,680	2,695,019	186,715	799,717	168,474	4,475	10,837,270
At 31 December 2024	3,648,051	3,526,680	2,295,525	186,715	885,424	201,055	8,950	10,752,400

Company

	Property for charity use	Heritage assets	Assets under construction	Chattels	Plant & machinery	Fixtures fittings & equipment	Motor vehicles	Total
	£	£	£	£	£	£	£	£
Cost								
At 1 January 2025	5,393,051	3,526,680	2,295,525	186,715	254,594	553,083	69,225	12,278,873
Additions	-	-	399,494	-	-	-	-	399,494
At 31 December 2025	5,393,051	3,526,680	2,695,019	186,715	254,594	553,083	69,225	12,678,367
Depreciation								
At 1 January 2025	1,745,000	-	-	-	164,365	352,028	60,275	2,321,668
Charge for the year	191,861	-	-	-	17,577	32,581	4,475	246,494
At 31 December 2025	1,936,861	-	-	-	181,942	384,609	64,750	2,568,162
Net book value								
At 31 December 2025	3,456,190	3,526,680	2,695,019	186,715	72,652	168,474	4,475	10,110,205
At 31 December 2024	3,648,051	3,526,680	2,295,525	186,715	90,229	201,055	8,950	9,957,205

14. Tangible fixed assets – continued

Mount Stuart, which is a heritage asset, was revalued in 1989 on an existing use basis at £2,500,000 by qualified external surveyors and this valuation was adopted as the cost of the asset under the rules of FRS 102. The directors consider that any depreciation on the buildings elements to be immaterial given the nature of the property.

Mount Stuart is a building of the highest importance and is recognised as one of the finest Victorian Gothic buildings. Under construction from 1880 the house – which was never completed – is one of the largest and most spectacular historic houses in the British Isles and is particularly noted for the exceptional quality of its architecture and decorative features. The house, which is open to the public, is believed to be the most expensive house constructed in Victorian Britain, is also exceptional for being at the forefront of the use of what were, at the time of construction, the most up to date modern technologies including electricity, central heating, a telephone system, passenger lift and indoor heated swimming pool. As such, the directors consider the buildings to be a heritage asset due to its unique historical qualities.

The Marquess of Bute, John Crichton-Stuart, a trustee, allows the Trust to utilise the contents of Mount Stuart, subject to the Trust bearing ongoing maintenance and preservation costs. This enables the contents to be displayed to the public.

<u>Heritage assets:</u>

There were no additions to heritage assets in the year or prior year.

Five-year summary

	2025 £	2024 £	2023 £	2022 £	2021 £
Cost of additions to heritage assets	-	-	4,453	-	7,346

15. Fixed asset investments

Group

	Investment Properties 2025 £
Cost or valuation	
At 1 January	93,320,956
Additions	742,127
Disposals	(1,586,359)
At 31 December	92,476,724

15. Fixed asset investments (continued)

Company	Shares (cost) in subsidiary undertakings £	Investment properties £	2025 Total £
Cost or valuation			
At 1 January 2025	6	93,320,956	93,320,962
Additions	-	742,127	742,127
Disposals	-	(1,586,359)	(1,586,359)
At 31 December 2025	6	92,476,724	92,476,730

The properties held on the Isle of Bute were valued externally by CKD Galbraith on an open market value basis at January 2020.

The properties held in London were valued by Fineman Ross on an open market basis in March 2023.

In the opinion of the Trustees, the aggregate value of the company's investment in subsidiary undertakings is not less than the amount included in the balance sheet. The details of the subsidiary companies are as follows:

Company name	Incorporated in	Nature of business	Share Description	Proportion
Mount Stuart Events Limited	Scotland	Dormant	2 Ordinary £1	100%
Bute Estate Developments Limited	Scotland	Dormant	2 Ordinary £1	100%
Bute Estate Limited	Scotland	Dormant	1,000 Ordinary £1	100%
Mount Stuart Trading Company Ltd	Scotland	Retail	1 Ordinary £1	100%
Mount Stuart Renewables Ltd	Scotland	Production of electricity	1 Ordinary £1	100%

Further information is included at note 3.

16. Debtors

	Group 2025 £	Group 2024 £	Company 2025 £	Company 2024 £
Trade debtors	221,272	278,210	221,272	277,490
Amounts owed by group undertakings	-	-	111,237	90,029
Other debtors	398,904	391,583	398,868	384,440
Prepayments and accrued income	311,949	206,475	187,816	125,405
	932,125	876,268	919,193	877,364

Other Debtors includes £nil (2024: £171,800) expected to be recovered in more than one year.

17. Cash at bank and in hand

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Cash at bank and in hand	2,303,676	1,258,901	1,546,165	462,967
Bank overdraft (note 18)	-	(55,750)	-	(55,750)
	2,303,676	1,203,151	1,546,165	407,217

18. Creditors: amounts falling due within one year

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Bank overdraft	-	55,750	-	55,750
Bank loans	7,175,000	-	7,175,000	-
Trade creditors	392,060	127,656	392,060	127,656
Amounts due by group undertakings	-	-	350,000	350,000
Taxes and social security costs	60,763	87,185	52,414	84,246
Other creditors	1,511,283	1,578,337	89,008	156,062
Accruals and deferred income (note 18a)	794,037	564,948	773,036	548,850
	9,933,143	2,413,876	8,831,518	1,322,564

The bank loan is with the Royal Bank of Scotland plc for £7.175m, this is being charged at an aggregated interest rate based on the aggregate of Margin (2.35%), SONIA and 'Mandatory Cost'. The latter cost is based upon a formula calculated by the lender as provided for in the borrowing agreement. The Trust is due to make a bullet repayment in November 2026, a new loan is currently being negotiated.

The Royal Bank of Scotland plc hold first legal charges on certain of the group's investment properties owned in London.

18a. Deferred income

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
At 1 January	405,345	346,389	405,345	346,389
Amount released to incoming resources	(405,345)	(346,389)	(405,345)	(346,389)
Amount deferred in year	480,107	405,345	480,107	405,345
At 31 December	480,107	405,345	480,107	405,345

Deferred income related to income received for which the Trust is not yet entitled to recognise as income, as it relates to events yet to take place.

19. Creditors: amounts falling due after more than one year

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Bank loans	-	7,175,000	-	7,175,000

20. Pension costs

The group operates a defined contribution pension scheme. The assets of the scheme are held separately from those of the group in an independently administered fund. The pension cost charge represents contributions payable by the group to the fund and amounted to £107,160 (2024: £107,478). Contributions outstanding at 31 December 2025 were £nil (2024: £9,554).

21. Related party transactions

Expenses reimbursed and remuneration paid to trustees and other key management personnel detailed at note 5 has been excluded from the analysis below.

	2025	2024
	£	£
John Bryson Dumfries:		
Goods sold/recharges	28,560	23,324
Funding/grant income	57,561	37,685
Serena Bute:		
Benefactor Income	-	9,514
The Johnny Bute Foundation:		
Funding/grant income	720,000	-
West Coast Foundation:		
Funding/grant income	-	620,000
Mount Stuart Renewables Limited:		
Donation income	334,309	325,000
Mount Stuart Trading Company		
Management charge	-	169,402

The balances due (to)/from related parties at the year-end were as follows:

Mount Stuart Trading Company	111,237	90,029
Mount Stuart Renewables	(350,000)	(350,000)
Serena Bute	(1,420,000)	(1,420,000)

The balance due to Serena Bute relates to a loan due from Mount Stuart Renewables Limited for the construction of the Colintraive Hydro Scheme. There were no fixed repayment terms, after the year end date repayment terms have been agreed at £250,000 per year. No interest is charged on this loan.

22. Reconciliation of net income to net cash flow from operating activities

	Group		Company	
	2025	2024	2025	2024
	£	£	£	£
Net (expenditure)/income	(15,939)	176,622	110,510	192,126
Interest receivable	(21,534)	(33,321)	(8,747)	(13,927)
Interest payable	478,080	529,778	478,080	529,778
Depreciation of tangible assets	314,624	264,982	246,494	196,852
Amortisation of intangible assets	23,611	1,242	-	-
Decrease/(increase) in stock	21,412	(54,091)	21,412	(54,091)
Increase in debtors	(55,857)	(109,380)	(41,829)	(154,690)
Increase/(decrease) in creditors	400,017	(249,521)	389,704	(25,843)
Decrease in provisions	-	(9,421)	-	-
Net cash provided by operating activities	1,144,414	516,890	1,195,624	670,205

23. Reconciliation of net debt

Group 2025

	1 January 2025	Cash flow	Other movements	31 December 2025
	£	£	£	£
Net cash:				
Cash at bank and in hand	1,258,901	1,044,775	-	2,303,676
Bank overdraft	(55,750)	55,750	-	-
Bank loans falling due within one year	-	-	(7,175,000)	(7,175,000)
Bank loans falling due after one year	(7,175,000)	-	7,175,000	-
Net debt	(5,971,849)	1,100,525	-	(4,871,324)

Company 2025

	1 January 2025	Cash flow	Other movements	31 December 2025
	£	£	£	£
Net cash:				
Cash at bank and in hand	462,967	1,083,198	-	1,546,165
Bank overdraft	(55,750)	55,750	-	-
Bank loans falling due within one year	-	-	(7,175,000)	(7,175,000)
Bank loans falling due after one year	(7,175,000)	-	7,175,000	-
Net debt	(6,767,783)	1,138,948	-	(5,628,835)

24. Ultimate controlling party

The Trustees consider that there is no ultimate controlling party.

25. Operating leases

The company's annual commitments for rental payments under non-cancellable operating leases at 31 December 2025 were set out as below:

	2025	2024
	£	£
Commitments due for operating leases which expire:		
Within one year	61,211	13,104
Within two and five years	141,824	7,651
	203,035	20,755

Lease payments recognised as an expense during the year totalled £53,552 (2024: £18,226).

26. Restricted funds

Group and company 2025

	2024	Income	Expenditure	2025
	£	£	£	£
Art Fund	-	16,883	(16,883)	-
Scotland & Venice	-	200,000	(132,061)	67,939
Creative Scotland Multi-Year-Funding	-	37,500	(37,500)	-
	-	254,383	(186,444)	67,939

In 2024 restricted funds were not presented separately in the Statement of Financial Activities on the basis of materiality. Restricted funds comprised:

Group and company 2024

	2023	Income	Expenditure	2024
	£	£	£	£
Creative Scotland	-	54,288	(54,288)	-
Museums Galleries Scotland	-	2,990	(2,990)	-
	-	57,278	(57,278)	-

All restricted funds are held as cash.

Restricted funds comprise:

- Art Fund - National Art Collections Fund funding for *Linder Sterling*
- Scotland & Venice – Creative Scotland/Big Lottery Fund funding for *Scotland & Venice*.
- Creative Scotland Multi-Year-Funding

THE MOUNT STUART TRUST

SUMMARY INCOME AND EXPENDITURE ACCOUNT

for the year ended 31 December 2025

	2025			2024		
	Income	Expenses	Net income/ (expenditure)	Income	Expenses	Net income/ (expenditure)
	£	£	£	£	£	£
Bute Estate						
Agricultural	844,031	(548,084)	295,947	787,230	(371,306)	415,924
Management	-	(462,604)	(462,604)	-	(438,592)	(438,592)
Non agricultural	892,304	(632,382)	259,922	826,439	(631,457)	194,982
Sawmill	-	-	-	-	(169,402)	(169,402)
Woodlands	53,426	(238,420)	(184,994)	-	-	-
Works	73,156	(73,156)	-	71,891	(71,891)	-
	1,862,917	(1,954,646)	(91,729)	1,685,560	(1,682,648)	2,912
Mount Stuart visitor facility						
Ticket and entrance	469,488	(254,806)	214,682	375,384	(242,890)	132,494
Visual arts	347,808	(295,605)	52,203	87,727	(109,334)	(21,607)
	817,296	(550,411)	266,885	463,111	(352,224)	110,887
Mount Stuart House and gardens						
Gardens	4,878	(494,738)	(489,860)	7,124	(408,823)	(401,699)
House	6,161	(360,543)	(354,382)	-	(329,472)	(329,472)
Collections	59,808	(110,198)	(50,390)	85,332	(139,035)	(53,703)
	70,847	(965,479)	(894,632)	92,456	(877,330)	(784,874)
Mount Stuart main account (from page 37)			829,986			863,201
Net income for the year			110,510			192,126

This page does not form part of the financial statements on which the auditor has reported.

THE MOUNT STUART TRUST

MAIN ACCOUNT

for the year ended 31 December 2025

	2025	2025	2024	2024
	£		£	
Income				
Donations		1,000,179		812,385
Bank interest receivable		8,747		13,926
Rent – Southwark Street		604,388		714,318
Rent – Saffron Hill		486,382		464,583
Rent – Creechurch Lane		384,927		349,734
Sundry income		52,955		54,045
		2,537,578		2,408,991
Expenditure				
Accountancy fees	40,000		44,603	
Audit fees	28,490		24,773	
Bank charges	77		76	
Depreciation	238,093		188,453	
General expenses	406		14,600	
Insurance	135,837		221,100	
Interest paid	479,080		529,778	
Legal and professional fees – governance	19,687		39,102	
Professional property fees	56,372		146,758	
Rates	221,395		122,844	
Refurbishments, restoration and conservation	268,131		36,059	
Service charge payable	196,756		133,043	
Travel and subsistence	6,859		7,221	
Website costs	-		53	
Subscriptions	80		32,293	
Donation	-		5,034	
Provision for doubtful debts	(56,216)		-	
Exceptional item	72,545		-	
		(1,707,592)		(1,545,790)
Net income for the year (to page 36)		829,986		863,201

This page does not form part of the financial statements on which the auditor has reported.