Company registration number: 07106567
Charity registration number: 1135892

The Chinese Overseas Christian Mission

(A company limited by guarantee)

Annual Report and Financial Statements

for the Year Ended 31 December 2025

Michael J Emery & Co Limited
22 St. John Street
Newport Pagnell
Buckinghamshire
MK16 8HJ

The Chinese Overseas Christian Mission

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The Chinese Overseas Christian Mission

Reference and Administrative Details

Trustees/Directors	Dr Wesley Lai Keith Lau (appointed 7 March 2025) Dr Yeng Shoing Ang (appointed 7 March 2025)
Council	Dr Wesley Lai, Vice-chairman of council Jin Li, Council member Carmen Ng, Council member Keith Lau, Council member Rachel Li, Council member Martin Choi, Council member Dr Yeng Shiong Ang, Council member
Principal Office	2 Padstow Avenue Fishermead Milton Keynes Buckinghamshire MK6 2ES
Company Registration Number	07106567
Charity Registration Number	1135892

The Chinese Overseas Christian Mission

Reference and Administrative Details

Solicitors	Ellis-Fermor & Negus Limited 2 Devonshire Avenue Beeston Nottingham Nottinghamshire NG9 1BS
Bankers	CAF Bank 25 Kings Hill Avenue Kings Hill West Malling Kent ME19 4JQ
	HSBC Milton Keynes Midsummer Place Branch Midsummer Place 19 Midsummer Boulevard Milton Keynes Buckinghamshire MK9 3GB
	HSBC Ealing Broadway Branch 46 The Broadway LONDON W5 5JR
	Flagstone Group Limited Clareville House, 26-27 Oxendon Street London SW1Y 4EL
Senior Management Team	Henry Tsz Fung Lu, General director
	Kam Hung Ho, Director of administration
	Rebecca Mao, Director of member care
	Candy Zhang
Auditor	Michael J Emery & Co Limited 22 St. John Street Newport Pagnell Buckinghamshire MK16 8HJ

The Chinese Overseas Christian Mission

Trustees' Report

The trustees, who are directors for the purposes of company law, present the annual report together with the financial statements and auditors' report of the charitable company for the year ended 31 December 2025.

Objectives and activities

Objects and aims

The Mission's objectives are as follows:-

To preach the Gospel of Jesus Christ primarily to people of Chinese ethnic origin in Great Britain and Europe.

To establish and foster self-supporting groups of Chinese Christians in Great Britain and Europe.

To encourage mutual fellowships and co-operation amongst the Chinese Christians in Great Britain and Europe.

To encourage mutual fellowships and co-operation with the local Evangelical churches, societies and agencies in ministering to the needs of the Chinese people.

To encourage mutual fellowships and co-operation in the task of world evangelisation and building up the Universal Church.

To prepare and equip Chinese Christians to serve God in their countries of residence.

Objectives, strategies and activities

The principal activity of the Mission is that of spreading the Christian Gospel, through evangelism, primarily to people of Chinese ethnic origin, especially in Great Britain and Europe. The Mission has a specific role in providing training and literature for this work.

Public benefit

The objectives of preaching the gospel of Jesus Christ and teaching the doctrines of the Christian religion are met in the evangelistic, teaching and training ministry of the staff team. The team is UK based, but one couple is based in France and one couple is based in the Ireland. Many conferences and training events are held at the Mission Centre in Milton Keynes as well as in local churches, and the Mission also promotes Christian conferences in conjunction with groups drawn from Chinese churches. The Mission has a book room (accessible online too) to make available Bibles and Christian literature, and publishes online magazines for the Chinese community. Additionally, the Mission works with local groups of Chinese Christians in the establishment and development of self- supporting churches.

The trustees confirm that they have complied with the requirements of section 17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission for England and Wales.

Use of volunteers

The charity benefits substantially from unpaid volunteers who contribute to its objectives. The value of their help cannot be quantified by the trustees.

The Chinese Overseas Christian Mission

Trustees' Report

Achievements and performance

The Mission seeks to achieve its objectives by primarily focussing its work on the areas defined by its Vision Mission and Strategic Plan. The current plan was adopted and brought into effect early in 2020. The Mission continues to have the threefold purposes of evangelism, equipping, and encouragement. The plan sets out in broad terms the objectives currently envisaged.

Growth....and more growth

The most significant features of 2025 were:

• The inflow of immigrants with BNO status to the UK from Hong Kong continued for another year, although the number might not be as many as previous years. Many of these immigrants are Christians who attended churches back in Hong Kong. In response to this great mission we have continued to recruit more missionary staff to cope with the challenge. Many of the staff recruited were themselves recent immigrants from Hong Kong.

Around the UK almost every local Chinese church has been impacted by the new arrivals. In some locations there were a significant number of immigrants attending local English speaking churches. On top of that, there were many new churches established especially for the Cantonese speaking group in the past few years. But the need of new churches were not as great as before. Since many of these migrant families have both young and older children, there was a great need to minister for this group of teens and young adults. It was a challenge to support them to have their original culture and at the same time fit into the new culture where they lived. The churches became an important role to help them to live a Christian faith in a new environment.

• The number of Mandarin speaking student arrivals from China was slightly less than in previous years, but still formed one of the major international student groups in UK universities.

• The development of COCM's cross-cultural team working among other migrant groups in the UK, especially those who are not yet Christians.

• The continued ministry among the next generation of Chinese who were born and raised in the UK, in line with COCM's long term vision of "Reaching the Chinese to reach Europe".

• The continued effort to develop the COCM Training Centre facility and promoting theological training in partnership with the Canadian Chinese School of Theology. Some materials and courses were being developed locally. We have seen an increase in Christians who are interested in enrolling on the theological training courses.

• At the year end of year 2025 the Mission had 70 staff and 30 volunteers (including associates).

• Children and Youth ministry opportunities - with more young people coming from Hong Kong, and the continued opportunity to support the existing English speaking youth work, there is the need to rethink support for churches in children and youth ministry.

• The Mission developed close networks among the churches that the Mission had started over the past few years. This was an important step to make possible for the Mission to support the churches effectively as they grew into maturity.

COCM partnerships

• With UK Chinese churches - supporting the churches through sending staff to serve in their midst.

• For Theological training: with the Canadian Chinese School of Theology.

• With Alliance Bible Seminary in providing financial support to the Chinese Churches in the UK.

The COCM Centre

Since 2003, COCM has operated from the Mission Centre in Milton Keynes. The development of this centre has been a strategic success and it continues to underpin much of our work. The Centre enables low- cost evangelistic camps for young people and students to supplement the work in the regions carried out by COCM staff and others. Conference and training ministry work continues. The Centre is also used by Chinese churches and other organisations for conferences and retreats.

Training and volunteers

• The Mission continues to look for recent Bible College graduates that are suitable to serve on the Mission team.

• The Mission Centre volunteer programme (since 2011) brings in volunteers to the Mission Centre to support the Centre staff in practical work as well as experiencing personal and spiritual formation through being part of the community there. For some this has been a first step to applying for further training to join the COCM staff team.

• The Missionary in Preparation scheme (started in 2013) continues. This enables promising students to receive sponsorship and help. These are Bible and Theological College students who may in the near future join the staff team. They spend placement and vacation periods with COCM staff as their supervisors / mentors during their years of study. Most of those on the MIP scheme go on to become a COCM missionary upon completion of their studies.

Compliance and Regulatory matters

The Council and leadership team bear in mind compliance with regulatory requirements. The safeguarding policy is fully operative and there were no serious incident reports in 2025. There is safeguarding training for all staff.

Financial review

The charity's incoming resources for the year totalled £3,438,735 (2024: £2,950,056) and it generated a surplus of £181,575 (2024: £142,752). The increase in income was mainly due to the receipt of match fund donations, as well as growth in income from ministries, camps, and conferences.

At 31 December 2025, total funds stood at £5,984,387 of which £5,908,983 were unrestricted. £3,666,591 of the unrestricted funds is represented by the charity's tangible fixed assets including the Mission Centre in Milton Keynes. Therefore, these funds are not freely available for use by the charity.

Policy on reserves

The Mission continues to have a requirement of a minimum cash reserve of £500,000, in addition to the fixed assets of the Mission. The current minimum was established in 2013 and is regularly reviewed by the trustees and Council. Key factors are (1) the fact that as a proportion of the mission's budget it is smaller relative to the size of the mission than it was originally and (2) the fact that a significant portion of the Mission's income is from overseas, and this has some inherent risk.

Principal funding sources

Primarily funding comes from individuals and churches in many countries who are iin sympathy with the aims of the Mission. Only small amounts of funding come from the sale of books and investment income derived from the reserve deposit accounts. No fundraising activities from the general public are undertaken.

Investment policy and objectives

The policy of the Mission is generally to take a conservative view of risk, and accordingly investment of the Mission's reserves and any surplus income accruing from time to time is initially made in deposit accounts with banks offering accounts to the charitable sector. More recently, a sum has been placed in a charity investment account with Flagstone to facilitate interest bearing deposits across a range of banks. Income from such accounts is then used for the charitable purposes of the Mission.

Plans for future periods

Aims and key objectives for future periods

To support the churches that we have planted in the past few years into maturity.

To support other Chinese Churches in preaching, training and sharing resources.

To help the youth and children to know God and accept Jesus as their personal saviour.

Activities planned to achieve aims

The Mission will make effort to organise training for those who might become future leaders in the children and youth ministries in UK. The Mission will continue to run youth and children activities to bring the Gospel to them. Mission teams can be arranged so that more people can get involved in these ministries.

The Mission will continue to connect with the pastoral workers in the UK to foster mutual support through the annual Oasis pastoral retreat held in our Mission centre.

The running of the Mission centre will be improved to provide better facilities for training and retreat.

Children and youth leaders will be trained so that they can serve in their churches. Activities and Camps can be organised for the youth and children.

Structure, governance and management

Nature of governing document

The Mission is controlled by a Council which operates under the Carver method of governance, and is established as a company limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of trustees

Recruitment and appointment are dealt with in accordance with the Articles of Association.

Induction and training of trustees

Some incoming trustees already have experience as charity trustees, but all are reminded of their duties in their membership of the company and council.

Arrangements for setting key management personnel remuneration

The charity benefits from having a stable senior staff team, the members of which work tirelessly to advance the objectives of COCM. Their remuneration is by reference to the remuneration policy for all staff members. That policy is based on the national teacher's pay scale for England, with incremental increases for length of service, and annual reviews for inflation. This policy seeks to make fair provision for the charity's staff, but remuneration is not set with a view to matching the "market rate" for staff in comparable positions in other charities. The charity does not regard itself as competing for the services of such people, and the scales adopted do not provide a large differential between senior and junior staff.

Organisational structure

The Mission is based and registered in the UK. Its Council (of which the company directors are ex officio members) sets the policies and approves the broad strategy of the Mission. The Council adopted the Carver method of governance some years ago, and under this sets limitation policies to guide the General Director and staff team as they implement the agreed strategy. The General Director then reports to Council in line with the strategy and the policies set by Council. These policies were last reviewed and amended in 2015 and are kept under review in the light of operational needs. The Trustees i.e. Chairman, Vice Chairman, Secretary and Treasurer, are the directors of the company, dealing with regulatory matters, operating as a team between Council meetings, and providing a further link between the General Director and senior staff.

The charity has for many years benefitted immensely from having representation in other countries. This takes the form of locally registered and self-governing companies in Hong Kong, Malaysia and the USA which are accountable to the regulatory authorities in those countries. In other countries such as Singapore and Canada there are individual supporters who voluntarily encourage people to support the work of COCM. None of the missionary work of COCM is carried out in those locations. The purpose of the local boards is to act as partners to COCM through their provision of support and encouragement for the work of COCM and to assist in the recruitment and support of suitable staff. Through these partnerships, Christians in these other countries are enabled to express their commitment to the vision of COCM for meeting the spiritual needs of the Chinese people in the UK and Europe.

Risk management

The Council has a duty to identify and review the risks which may affect the Mission and to put in place controls to minimise risk and to provide reasonable assurance that fraud and error are minimised and to note and implement advice received from the auditors.

Financial instruments

Objectives and policies

The Charity's activities expose it to a number of financial risks including credit risk, cash flow risk and liquidity risk.

Cash flow risk

A significant proportion of the charity's income is derived from overseas and is received in foreign currencies, exposing the charity's cash flows to the risk of exchange rate fluctuations and any overseas economic and/or political instability.

The charity has a conservative policy on reserves and at the balance sheet date held £1,969,721 in liquid cash reserves that can be accessed to meet the immediate cash flow requirements of the charity.

Credit risk

The charity's principal financial assets are bank balances and cash, and trade and other receivables.

The charity's credit risk is primarily attributable to its trade receivables. The amounts presented in the balance sheet are net of allowances for doubtful receivables. An allowance for impairment is made where there is an identified loss event which, based on previous experience, is evidence of a reduction in the recoverability of the cash flows.

The credit risk on liquid funds and derivative financial instruments is limited because the counterparties are banks with high credit-ratings assigned by international credit-rating agencies.

The charity has no significant concentration of credit risk, with exposure spread over a large number of counterparties and customers.

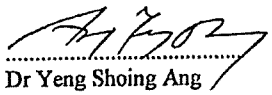
Liquidity risk

The charity has adequate funds available to cover ongoing operations and any future activities and does not currently require any overdraft, loan facilities or debt finance to maintain liquidity.

Disclosure of information to auditor

Each trustee has taken steps that they ought to have taken as a trustee in order to make themselves aware of any relevant audit information and to establish that the charity's auditor is aware of that information. The trustees confirm that there is no relevant information that they know of and of which they know the auditor is unaware.

The annual report was approved by the trustees of the charity on 16 September 2026 and signed on its behalf by:



Dr Yeng Shoing Ang
Trustee

The Chinese Overseas Christian Mission

Statement of Trustees' Responsibilities

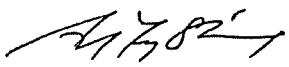
The trustees (who are also the directors of The Chinese Overseas Christian Mission for the purposes of company law) are responsible for preparing the trustees' report and the financial statements in accordance with the United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice) and applicable law and regulations.

Company law requires the trustees to prepare financial statements for each financial year. 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 charitable company and of its incoming resources and application of resources, including its income and expenditure, for that period. In preparing these financial statements, the trustees are required to:

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

The trustees are responsible for keeping adequate accounting records that are sufficient to show and explain the charitable company's transactions and disclose with reasonable accuracy at any time the financial position of the charitable company 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 charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Approved by the trustees of the charity on 16 September 2026 and signed on its behalf by:



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Dr Yeng Shoing Ang
Trustee

The Chinese Overseas Christian Mission

Independent Auditor's Report to the Members of The Chinese Overseas Christian Mission

Opinion

We have audited the financial statements of The Chinese Overseas Christian Mission (the 'charity') for the year ended 31 December 2025, which comprise the Statement of Financial Activities, Balance Sheet, Statement of Cash Flows, 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 United Kingdom Accounting Standards, comprising Charities SORP - FRS 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and applicable law (United Kingdom Generally Accepted Accounting Practice).

In our opinion the financial statements:

- give a true and fair view of the state of the charity's affairs as at 31 December 2025 and of its results 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.

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 charity 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

We have nothing to report in respect of the following matters in relation to which the ISAs (UK) require us to report to you where:

- the trustees use of the going concern basis of accounting in the preparation of the financial statements is not appropriate; or
- the trustees have not disclosed in the financial statements any identified material uncertainties that may cast significant doubt about the charity's ability to continue to adopt the going concern basis of accounting for a period of at least twelve months from the date when the financial statements are authorised for issue.

Other information

The trustees 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.

Independent Auditor's Report to the Members of The Chinese Overseas Christian Mission

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.

Opinion 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' Report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the Trustees' Report has been prepared in accordance with applicable legal requirements.

Matters on which we are required to report by exception

In the light of our knowledge and understanding of the company and its environment obtained in the course of the audit, we have not identified material misstatements in the Trustees' Report.

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of 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 trustees

As explained more fully in the Statement of Trustees' Responsibilities (set out on page 10), the trustees 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 charity'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 charity or to cease operations, or have no realistic alternative but to do so.

Independent Auditor's Report to the Members of The Chinese Overseas Christian Mission

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.

Material misstatements arising from irregularities, including fraud, can be difficult to detect by their very nature.

As part of the audit planning process the engagement team specifically discussed the risk of material misstatement arising from irregularities, including fraud. This involved a review of the social and geographical territories in which the charity operates, as well as discussions with the charity's trustees, in order to gain an understanding of the laws and regulations that are relevant to the entity.

Work was carried out to identify evidence of any non-compliance with laws and regulations including discussions with trustees, a review of correspondence and invoices from the charity's solicitors, and general internet searches for any news articles which include the charity's name. No evidence of non-compliance was identified. Written representations were also obtained from the trustees confirming that they have no knowledge of any non-compliance with applicable laws and regulations.

The engagement team have also undertaken a detailed review of the charity's internal control environment to assess it's overall susceptibility to fraud. The overall risk of misstatement due to fraud was assessed as low. Our substantive audit procedures were tailored to specifically target any identified areas of increased risk.

The engagement team comprises individuals with considerable audit experience. They are considered to have the requisite technical skills and entity specific knowledge to facilitate detection of material misstatements arising due to irregularities including fraud.

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- 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. 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.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the charity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustees.

Independent Auditor's Report to the Members of The Chinese Overseas Christian Mission

- Conclude on the appropriateness of the trustees use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the charity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the charity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the charity to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the charity audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Use of our report

This report is made solely to the charitable company's trustees, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the charity's trustees 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 charitable company and its trustees as a body, for our audit work, for this report, or for the opinions we have formed.



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Michael Emery ACA (Senior Statutory Auditor)
For and on behalf of Michael J Emery & Co Limited, Statutory Auditor

22 St. John Street
Newport Pagnell
Buckinghamshire
MK16 8HJ

17 September 2026

The Chinese Overseas Christian Mission

Statement of Financial Activities for the Year Ended 31 December 2025 (Including Income and Expenditure Account and Statement of Total Recognised Gains and Losses)

	Note	Unrestricted funds £	Restricted funds £	Total 2025 £	Total 2024 £
Income and Endowments from:					
Donations and legacies	3	2,692,926	19,948	2,712,874	2,289,950
Charitable activities	4	683,443	-	683,443	587,747
Investment income	5	42,418	-	42,418	72,359
Total Income		3,418,787	19,948	3,438,735	2,950,056
Expenditure on:					
Charitable activities	6	3,231,160	26,000	3,257,160	2,807,304
Total Expenditure		3,231,160	26,000	3,257,160	2,807,304
Net income/(expenditure)		187,627	(6,052)	181,575	142,752
Net movement in funds		187,627	(6,052)	181,575	142,752
Reconciliation of funds					
Total funds brought forward		5,721,356	81,456	5,802,812	5,660,060
Total funds carried forward	22	5,908,983	75,404	5,984,387	5,802,812

All of the charity's activities derive from continuing operations during the above two periods.

The funds breakdown for 2024 is shown in note 22.

The Chinese Overseas Christian Mission

(Registration number: 07106567)
Balance Sheet as at 31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible assets	14	3,666,591	3,682,048
Current assets			
Stocks	15	51,879	47,465
Debtors	16	385,842	388,570
Cash at bank and in hand	17	2,045,125	1,839,262
		2,482,846	2,275,297
Creditors: Amounts falling due within one year	18	(165,050)	(154,533)
Net current assets		2,317,796	2,120,764
Net assets		5,984,387	5,802,812
Funds of the charity:			
Restricted funds		75,404	81,456
Unrestricted income funds			
Unrestricted funds		5,908,983	5,721,356
Total funds	22	5,984,387	5,802,812

The financial statements on pages 15 to 32 were approved by the trustees, and authorised for issue on 16 September 2026 and signed on their behalf by:

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Dr Yeng Shoing Ang
Trustee

The Chinese Overseas Christian Mission

Statement of Cash Flows for the Year Ended 31 December 2025

	Note	2025 £	2024 £
Cash flows from operating activities			
Net cash income		181,575	142,752
Adjustments to cash flows from non-cash items			
Depreciation		17,731	16,048
Investment income	5	(42,418)	(72,359)
(Profit)/loss on disposal of tangible fixed assets held for the charity's own use	9	-	(5,356)
		156,888	81,085
Working capital adjustments			
(Increase)/decrease in stocks		(4,414)	7,900
(Increase)/decrease in debtors		(4,206)	(1,682)
Increase/(decrease) in creditors		10,517	5,424
Net cash flows from operating activities		158,785	92,727
Cash flows from investing activities			
Interest receivable and similar income	5	42,418	72,359
Purchase of tangible fixed assets	14	(2,274)	(18,389)
Disposal of tangible fixed assets		-	5,356
Movement in accrued interest receivable		6,934	-
Net cash flows from investing activities		47,078	59,326
Net increase in cash and cash equivalents		205,863	152,053
Cash and cash equivalents at 1 January		1,839,262	1,687,209
Cash and cash equivalents at 31 December		2,045,125	1,839,262

All of the cash flows are derived from continuing operations during the above two periods.

1 Charity status

The charity is a charity limited by guarantee and consequently does not have share capital. Each of the trustees is liable to contribute an amount not exceeding £10 towards the assets of the charity in the event of liquidation.

The address of its registered office is:
2 Padstow Avenue
Fishermead
Milton Keynes
Buckinghamshire
MK6 2ES

2 Accounting policies

General information

The charity is established as a company limited by guarantee and was incorporated in England and Wales.

Summary of significant accounting policies and key accounting estimates

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The financial statements have been prepared in accordance with 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) (effective 1 January 2019) - (Charities SORP (FRS 102)), the Companies Act 2006 and the Charities Act 2011.

Basis of preparation

The Chinese Overseas Christian Mission 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 notes.

Going concern

The financial statements have been prepared on a going concern basis.

In the assessment of the trustees there are no material uncertainties about the charity's ability to continue as a going concern. The trustees make this assessment in respect of a period of one year from the date of approval of the financial statements.

Income and endowments

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of the income receivable can be measured reliably.

Donations and legacies

Donations are recognised when the charity has been notified in writing of both the amount and settlement date. In the event that a donation is subject to conditions that require a level of performance by the charity before the charity is entitled to the funds, the income is deferred and not recognised until either those conditions are fully met, or the fulfilment of those conditions is wholly within the control of the charity and it is probable that these conditions will be fulfilled in the reporting period.

Gifts in kind

Gifts in kind are recognised as income when the charity has control over the item, any conditions associated with the donated item have been met, and the receipt of economic benefit from the use of the item by the charity is probable and can be measured reliably.

On receipt, gifts in kind are recognised at the amount that the charity would have been willing to pay to obtain equivalent services or facilities in an 'at arms' length transaction' on the open market. A corresponding amount is then recognised in expenditure or fixed/current assets within the period of receipt.

Gifts in kind are allocated to the appropriate fund in accordance with any conditions stipulated by the donor.

Charitable activities

Income from charitable activities including book sales and income from conferences, is recognised when the goods or services are physically provided, it is probable that the income will be received, and it can be measured with reasonable accuracy.

Expenditure

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All costs are allocated to the applicable expenditure heading that aggregate similar costs to that category. Where costs cannot be directly attributed to particular headings they have been allocated on a basis consistent with the use of resources.

All resources expended are inclusive of irrecoverable VAT.

Charitable activities

Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries. It includes both costs that can be allocated directly to such activities and those costs of an indirect nature necessary to support them.

Support costs

Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources.

Governance costs

These include the costs attributable to the charity's compliance with constitutional and statutory requirements, including audit, strategic management and trustees' meetings and reimbursed expenses.

Taxation
The charity is considered to pass the tests set out in Paragraph 1 Schedule 6 of the Finance Act 2010 and therefore it meets the definition of a charitable company for UK corporation tax purposes. Accordingly, the charity is potentially exempt from taxation in respect of income or capital gains received within categories covered by Chapter 3 Part 11 of the Corporation Tax Act 2010 or Section 256 of the Taxation of Chargeable Gains Act 1992, to the extent that such income or gains are applied exclusively to charitable purposes.

Tangible fixed assets
Individual fixed assets are initially recorded at cost, less any subsequent accumulated depreciation and provisions for impairment.

Depreciation and amortisation
Depreciation is provided on tangible fixed assets so as to write off the cost or valuation, less any estimated residual value, over their expected useful economic life as follows:

Asset class	Depreciation method and rate
Land and buildings	In accordance with the property
Motor vehicles	25% on cost
Furniture, fittings and equipment	At varying rates on cost

Stock
Stock is valued at the lower of cost and estimated selling price less costs to complete and sell, after due regard for obsolete and slow moving stocks. Cost is determined using the weighted average method.

Trade debtors
Trade debtors are amounts due from customers for merchandise sold or services performed in the ordinary course of business.

Trade debtors are recognised initially at the transaction price. They are subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for the impairment of trade debtors is established when there is objective evidence that the charity will not be able to collect all amounts due according to the original terms of the receivables.

Cash and cash equivalents
Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Trade creditors
Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if the charity does not have an unconditional right, at the end of the reporting period, to defer settlement of the creditor for at least twelve months after the reporting date. If there is an unconditional right to defer settlement for at least twelve months after the reporting date, they are presented as non-current liabilities.

Trade creditors are recognised initially at the transaction price and subsequently measured at amortised cost using the effective interest method.

Foreign exchange
Transactions in foreign currencies are recorded at the rate of exchange at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the balance sheet date are reported at the rates of exchange prevailing at that date.

Pensions and other post retirement obligations
The Charity operates a defined contribution pension scheme for the benefit of it's employees. Contributions payable to the charitable company's pension scheme are charged to the Statement of Financial Activities in the period to which they relate.

Financial instruments

Classification

Financial assets and financial liabilities are recognised when the charity becomes a party to the contractual provisions of the instrument

Recognition and measurement

All financial assets and liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

Financial assets and liabilities are only offset in the statement of financial position when, and only when there exists a legally enforceable right to set off the recognised amounts and the charity intends either to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Financial assets are derecognised when and only when a) the contractual rights to the cash flows from the financial asset expire or are settled, b) the charity transfers to another party substantially all of the risks and rewards of ownership of the financial asset, or c) the charity, despite having retained some, but not all, significant risks and rewards of ownership, has transferred control of the asset to another party.

Financial liabilities are derecognised only when the obligation specified in the contract is discharged, cancelled or expires.

Debt instruments

Debt instruments which meet the following conditions are subsequently measured at amortised cost using the effective interest method:

(a) The contractual return to the holder is (i) a fixed amount; (ii) a positive fixed rate or a positive variable rate; or (iii) a combination of a positive or a negative fixed rate and a positive variable rate.

(b) The contract may provide for repayments of the principal or the return to the holder (but not both) to be linked to a single relevant observable index of general price inflation of the currency in which the debt instrument is denominated, provided such links are not leveraged.

(c) The contract may provide for a determinable variation of the return to the holder during the life of the instrument, provided that (i) the new rate satisfies condition (a) and the variation is not contingent on future events other than (1) a change of a contractual variable rate; (2) to protect the holder against credit deterioration of the issuer; (3) changes in levies applied by a central bank or arising from changes in relevant taxation or law; or (ii) the new rate is a market rate of interest and satisfies condition (a).

(d) There is no contractual provision that could, by its terms, result in the holder losing the principal amount or any interest attributable to the current period or prior periods.

(e) Contractual provisions that permit the issuer to prepay a debt instrument or permit the holder to put it back to the issuer before maturity are not contingent on future events, other than to protect the holder against the credit deterioration of the issuer or a change in control of the issuer, or to protect the holder or issuer against changes in levies applied by a central bank or arising from changes in relevant taxation or law.

(f) Contractual provisions may permit the extension of the term of the debt instrument, provided that the return to the holder and any other contractual provisions applicable during the extended term satisfy the conditions of paragraphs (a) to (c).

Debt instruments that are classified as payable or receivable within one year on initial recognition and which meet the above conditions are measured at the undiscounted amount of the cash or other consideration expected to be paid or received, net of impairment.

3 Income from donations and legacies

	Unrestricted funds			
	General	Restricted funds	Total 2025	Total 2024
	£	£	£	£
Donations and legacies;				
Donations from individuals and churches	2,692,926	19,948	2,712,874	2,289,950
	2,692,926	19,948	2,712,874	2,289,950

4 Income from charitable activities

	Unrestricted funds		
	General	Total 2025	Total 2024
	£	£	£
Camps and conferences	587,163	587,163	478,489
Missions and honorarium	36,615	36,615	44,067
Book sales	59,665	59,665	65,191
	683,443	683,443	587,747

5 Investment income

	Unrestricted funds		
	General	Total 2025	Total 2024
	£	£	£
Interest receivable and similar income;			
Interest receivable on bank deposits	42,418	42,418	72,359

6 Expenditure on charitable activities

	Unrestricted funds				
	Designated	General	Restricted funds	Total 2025	Total 2024
	£	£	£	£	£
Missions and honorarium	11,503	3,037,477	-	3,048,980	2,629,995
Camps and conferences	435	114,909	-	115,344	109,684
Book sales	213	56,299	-	56,512	55,198
Education and training	137	10,187	26,000	36,324	12,427
	12,288	3,218,872	26,000	3,257,160	2,807,304

Notes to the Financial Statements for the Year Ended 31 December 2025

	Activity undertaken directly £	Grant funding of activity £	Activity support costs £	Total 2025 £	Total 2024 £
Camps and conferences	82,560	-	32,784	115,344	109,684
Missions and honorarium	2,182,371	-	866,609	3,048,980	2,629,995
Book sales	40,450	-	16,062	56,512	55,198
Education and training	-	26,000	10,324	36,324	12,427
	2,305,381	26,000	925,779	3,257,160	2,807,304

The expenditure analysed above includes governance and support costs of £925,779 (2024 - £685,281) which relate directly to charitable activities. See note 7 for further details.

7 Analysis of governance and support costs

Governance and support costs allocated to charitable activities

	Governance costs £	Finance costs £	Staff costs £	Admin costs £	Premises costs including depreciation £	Total 2025 £	Total 2024 £
Missions and honorarium	13,275	57,441	197,866	352,584	245,443	866,609	641,999
Camps and conferences	502	2,173	7,485	13,339	9,285	32,784	26,775
Book sales	246	1,065	3,667	6,535	4,549	16,062	13,474
Education and training	158	684	2,357	4,201	2,924	10,324	3,033
	14,181	61,363	211,375	376,659	262,201	925,779	685,281

Governance and support costs per fund

	Unrestricted funds			
	Designated £	General £	Total 2025 £	Total 2024 £
Staff costs				
Wages and salaries	-	170,330	170,330	173,538
Social security costs	-	17,929	17,929	12,968
Pension costs	-	13,411	13,411	12,310
Other staff costs	-	9,706	9,706	7,504
Audit fees				
Audit of the financial statements	-	9,000	9,000	8,500
Legal and professional fees	-	5,181	5,181	1,188
Depreciation, amortisation and other similar costs	12,288	5,443	17,731	10,691
Other governance and support costs	-	682,491	682,491	458,582
	12,288	913,491	925,779	685,281

8 Grant-making

Analysis of grants

	Grants to individuals	
	2025	2024
	£	£
Analysis		
Education and training	26,000	9,394

The support costs associated with grant-making are £10,285 (2024: £3,033).

The grants recognised in the period represent distributions from the Stephen Wang Scholarship fund (included in restricted funds), supporting individuals with theological and bible study at college.

9 Net incoming/outgoing resources

Net incoming resources for the year include:

	2025	2024
	£	£
(Profit)/loss on disposal of fixed assets held for the charity's own use	-	(5,356)
Depreciation of fixed assets	17,731	16,047
Foreign currency losses/(gains)	61,363	(10,330)

10 Trustees remuneration and expenses

No trustees, nor any persons connected with them, have received any remuneration from the charity during the year.

No trustees have received any reimbursed expenses or any other benefits from the charity during the year.

Donations made by the trustees without any conditions attached totalled £2,000 for the year (2024 - £18,100).

11 Staff costs

The aggregate payroll costs were as follows:

	2025 £	2024 £
Staff costs during the year were:		
Wages and salaries	1,523,808	1,368,778
Social security costs	187,273	135,989
Pension costs	121,897	108,821
	1,832,978	1,613,588

The monthly average number of persons (including senior management team) employed by the charity during the year was as follows:

	2025 No	2024 No
All departments	71	68

71 (2024 - 67) of the above employees participated in the Defined Contribution Pension Schemes.

No employee received emoluments of more than £60,000 during the year.

The total remuneration of the key management personnel of the Charity was £119,062 (2024: £112,870). Total expenses reimbursed to key management personnel amounted to £17,731 (2024: £15,588).

12 Auditors' remuneration

	2025 £	2024 £
Audit of the financial statements	9,000	8,500

13 Taxation

The charity is a registered charity and is therefore exempt from taxation.

14 Tangible fixed assets

	Land and buildings £	Furniture and equipment £	Motor vehicles £	Total £
Cost				
At 1 January 2025	3,823,690	53,826	21,989	3,899,505
Additions	-	2,274	-	2,274
At 31 December 2025	3,823,690	56,100	21,989	3,901,779
Depreciation				
At 1 January 2025	159,743	51,049	6,665	217,457
Charge for the year	12,288	846	4,597	17,731
At 31 December 2025	172,031	51,895	11,262	235,188
Net book value				
At 31 December 2025	3,651,659	4,205	10,727	3,666,591
At 31 December 2024	3,663,947	2,777	15,324	3,682,048

Included within the net book value of land and buildings above is £3,651,659 (2024: £3,663,947) in respect of freehold land and buildings and £Nil (2024 - £Nil) in respect of leaseholds.

15 Stock

	2025 £	2024 £
Bookroom stocks	51,879	47,465

16 Debtors

	2025 £	2024 £
Trade debtors	1,232	3,750
Prepayments	45,253	40,201
Other debtors	339,357	344,619
	385,842	388,570

17 Cash and cash equivalents

	2025	2024
	£	£
Cash on hand	2,777	1,784
Cash at bank	2,042,348	1,837,478
	2,045,125	1,839,262

18 Creditors: amounts falling due within one year

	2025	2024
	£	£
Trade creditors	43,360	39,349
Other taxation and social security	40,319	28,961
Other creditors	14,927	9,945
Accruals	66,444	76,278
	165,050	154,533

19 Obligations under leases and hire purchase contracts

Operating lease commitments

Total future minimum lease payments under non-cancellable operating leases are as follows:

	2025	2024
	£	£
Land and buildings		
Within one year	28,500	61,575

The total of operating lease payments recognised as an expense within the SOFA totalled £162,700 (2024: £188,745).

20 Pension and other schemes

Defined contribution pension scheme

The charity operates a defined contribution pension scheme. The pension cost charge for the year represents contributions payable by the charity to the scheme and amounted to £121,897 (2024 - £108,822).

21 Commitments

Pension commitments
The financial statements include provision for employer's pension contributions accruing in the period which have yet to be paid over to the scheme provider. Commitments provided for in the accounts amounted to £11,404 (2024 - £9,949). Commitments not provided for in the accounts amounted to £Nil (2024 - £Nil).

22 Funds

	Balance at 1 January 2025 £	Incoming resources £	Resources expended £	Balance at 31 December 2025 £
Unrestricted funds				
General				
General fund	2,090,443	3,418,787	(3,218,872)	2,290,358
Designated				
Designated fund	3,630,913	-	(12,288)	3,618,625
Total Unrestricted funds	5,721,356	3,418,787	(3,231,160)	5,908,983
Restricted funds				
Restricted fund	81,456	19,948	(26,000)	75,404
Total funds	5,802,812	3,438,735	(3,257,160)	5,984,387

	Balance at 1 January 2024 £	Incoming resources £	Resources expended £	Balance at 31 December 2024 £
Unrestricted funds				
General				
General fund	1,929,756	2,946,309	(2,785,622)	2,090,443
Designated				
Designated fund	3,643,201	-	(12,288)	3,630,913
Total unrestricted funds	5,572,957	2,946,309	(2,797,910)	5,721,356
Restricted funds				
Restricted fund	87,103	3,747	(9,394)	81,456
Total funds	5,660,060	2,950,056	(2,807,304)	5,802,812

The specific purposes for which the funds are to be applied are as follows:

Unrestricted general fund:
Unrestricted general funds can be used in accordance with the charitable objectives at the discretion of the trustees.This includes the strategic development fund.

Restricted fund:
Restricted funds comprises four distinct funds -

1) The scholarship fund which exists to help gifted and dedicated Chinese Christians to receive theological and bible training at a college with which the mission is in sympathy.

2) The missionary in preparation fund for the training and mentoring of students that will potentially join the COCM staff team

3) A fund to support the development of a ministry based in Bath, England.

4) A fund comprising donations and legacies received specifically to fund the costs of renovating the charity's headquarter premises in Milton Keynes

Unrestricted designated fund:
The designated fund contains the freehold land and buildings owned by the Mission. Movements on the fund during 2025 and 2024 represents the annual depreciation charged on said properties.

23 Analysis of net assets between funds

	Unrestricted funds			
	General	**Designated**	**Restricted funds**	**Total funds**
	£	**£**	**£**	**£**
Tangible fixed assets	47,966	3,618,625	-	3,666,591
Current assets	2,407,442	-	75,404	2,482,846
Current liabilities	(165,050)	-	-	(165,050)
Total net assets	2,290,358	3,618,625	75,404	5,984,387

	Unrestricted funds			
	General	**Designated**	**Restricted funds**	**Total funds at 31 December 2024**
	£	**£**	**£**	**£**
Tangible fixed assets	51,135	3,630,913	-	3,682,048
Current assets	2,193,841	-	81,456	2,275,297
Current liabilities	(154,533)	-	-	(154,533)
Total net assets	2,090,443	3,630,913	81,456	5,802,812

24 Related party transactions

During the year the charity made the following related party transactions:

The Chinese Overseas Christian Mission (Trust)
(The charitable trust through which the charty's operations were previously conducted)
In 2013 all of the charity's assets and operations were transferred to this incorporated charity from a trust. A small number of bank accounts remain in the name of the original charitable trust. The money held in these accounts belongs to the Limited Company and was transferred by means of a gift in 2013. The net balance of these accounts at 31 December 2025 is £2,475 (2024: £2,475). These are included within the balance sheet of the Limited Company. At the balance sheet date the amount due to/from The Chinese Overseas Christian Mission (Trust) was £Nil (2024 - £Nil).

Chinese Church in London
(The entities have a trustee in common)
During the year, the charity received cash donations of £4,167 (2024: £nil) from Chinese Church in London. At the balance sheet date the amount due to/from Chinese Church in London was £Nil (2024 - £Nil).

Friends International Ministries
(The entities have a member of key management personnel in common)
During the year the charity received donations of £203 (2024: £nil) from Friends International Ministries. At the balance sheet date the amount due to/from Friends International Ministries was £Nil (2024 - £Nil).