

FINAL TERMS

UK MiFIR product governance / Professional investors and eligible counterparties only target market – Solely for the purposes of each manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook, and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of United Kingdom (“UK”) domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended (the “EUWA”) (“UK MiFIR”); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a “distributor”) should take into consideration the manufacturers’ target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturers’ target market assessment) and determining appropriate distribution channels.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS - The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a “**retail investor**” means a person who is one (or both) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or (ii) a customer within the meaning of Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS - The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a “**retail investor**” means a person who is not a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

27 January 2025

Severn Trent Utilities Finance Plc

(incorporated with limited liability in England and Wales with registered number 2914860)

Legal entity identifier (LEI): 213800KY9PT6WBH33232

issue of

€850,000,000 4.250 per cent. Guaranteed Notes due 2040

guaranteed by

Severn Trent Water Limited

under the

€12,000,000,000 Euro Medium Term Note Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions (the “**Conditions**”) set forth in the Prospectus dated 16 July 2025 (the “**Prospectus**”) and the supplements to it dated 25 July 2025 and 25 November 2025 (the “**Supplements**”) which together constitute a base prospectus for the purposes of the UK Prospectus Regulation. The “**UK Prospectus Regulation**” means Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the EUWA. This document constitutes the Final Terms of the Notes described herein for the purposes of the UK Prospectus Regulation and must be read in conjunction with the Prospectus as so supplemented. Full information on the Issuer, the Guarantor and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Prospectus as so supplemented. The Prospectus and the Supplements are available for viewing on Severn Trent’s website at <https://www.severntrent.com/investors/debt-investors/>.

1. (i) Issuer: Severn Trent Utilities Finance Plc
- (ii) Guarantor: Severn Trent Water Limited
2. (i) Series Number: 126
- (ii) Tranche Number: 1
- (iii) Date on which the Notes will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: euro (“€”)
4. Aggregate Nominal Amount:
 - (i) Series: €850,000,000
 - (ii) Tranche: €850,000,000
5. Issue Price: 98.886 per cent. of the Aggregate Nominal Amount of the Tranche
6. (i) Specified Denominations: €100,000 and integral multiples of €1,000 in excess thereof up to (and including) €199,000. No Definitive Notes will be issued with a denomination above €199,000
- (ii) Calculation Amount: €1,000
7. (i) Issue Date: 29 January 2026
- (ii) Interest Commencement Date: Issue Date
8. Maturity Date: 29 January 2040
9. Interest Basis: 4.250 per cent. Fixed Rate
(further particulars specified below)
10. Redemption/Payment Basis: Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100.000 per cent. of their nominal amount

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| 11. Change of Interest Basis or Redemption/Payment Basis: | Not Applicable |
| 12. Put/Call Options: | Make-Whole Redemption by the Issuer
Issuer Maturity Call
<i>(further particulars specified below)</i> |
| 13. Date Board and Committee approval for issuance and guarantee of Notes obtained: | <p>The issue of Notes by the Issuer has been approved by resolutions of the Board of Directors of the Issuer passed on 15 June 2016 and 17 May 2021 and resolutions of the Severn Trent Treasury Committee passed on 16 January 2026.</p> <p>The guarantee of the Notes by the Guarantor has been approved by resolutions of the Board of Directors of the Guarantor passed on 20 May 2016 and 14 May 2021 and resolutions of the Severn Trent Treasury Committee passed on 16 January 2026.</p> |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

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| 14. Fixed Rate Note Provisions | Applicable |
| (i) Rate(s) of Interest: | 4.250 per cent. per annum payable annually in arrear |
| (ii) Interest Payment Date(s): | 29 January in each year from (and including) 29 January 2027 up to (and including) the Maturity Date |
| (iii) Fixed Coupon Amount(s): | €42.50 per Calculation Amount |
| (iv) Broken Amount(s): | Not Applicable |
| (v) Day Count Fraction: | Actual/Actual (ICMA) |
| (vi) Determination Date(s): | 29 January in each year |
| (vii) Other terms relating to the method of calculating interest for Fixed Rate Notes: | None |
| 15. Floating Rate Note Provisions | Not Applicable |
| 16. Zero Coupon Note Provisions | Not Applicable |
| 17. Index-Linked Interest/Redemption Note Provisions | Not Applicable |

PROVISIONS RELATING TO REDEMPTION

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| 18. Issuer Call: | Not Applicable |
| 19. Issuer Residual Call: | Not Applicable |
| 20. Make-Whole Redemption by the Issuer: | Applicable |

(i) Make-Whole Redemption Margin:	+20 basis points
(ii) Reference Bond:	DBR 4.75% due July 2040 (ISIN: DE0001135366)
(iii) Quotation Time:	10.00 a.m. London time
(iv) Reference Rate Determination Date:	The second Business Day preceding the relevant Make-Whole Redemption Date
(v) Day Count Fraction:	Actual/Actual (ICMA)
(vi) First Par Call Date:	31 October 2039
(vii) Canada Yield Price:	Not Applicable
(viii) If redeemable in part:	Not Applicable. The Notes may be redeemed in whole only and not in part
(ix) Notice period (if other than as set out in the Conditions):	As per the Conditions
21. Issuer Maturity Call:	Applicable
(i) Notice period (if other than as set out in the Conditions):	As per the Conditions
22. Investor Put:	Not Applicable
23. Final Redemption Amount:	€1,000 per Calculation Amount
(a) Minimum Final Redemption Amount:	Not Applicable
(b) Maximum Final Redemption Amount:	Not Applicable
24. Early Redemption Amount Payable on redemption for taxation reasons or on event of default or (if applicable) upon an Indexation Redemption Event:	€1,000 per Calculation Amount
(a) Minimum Early Redemption Amount:	Not Applicable
(b) Maximum Early Redemption Amount:	Not Applicable
25. Put Event:	Not Applicable

GENERAL PROVISIONS APPLICABLE TO THE NOTES

26. (i) Form of Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes only upon an Exchange Event
- (ii) New Global Note: Yes
27. Additional Financial Centre(s): London
28. Talons for future Coupons to be attached to Definitive Notes (and dates on which such Talons mature): No

Signed on behalf of the **Issuer**:

Signed on behalf of the **Guarantor**:

By:
Duly authorised

By:
Duly authorised

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange's main market and for listing on the Official List of the Financial Conduct Authority with effect from on or around the Issue Date.

2. RATINGS

Ratings:

The Notes to be issued are expected to be rated:

- “Baa1” by Moody's Investors Service Limited (“**Moody's**”)
- “A-” by Fitch Ratings Limited (“**Fitch**”)

The following information has been extracted from Moody's website¹ on or around the date hereof:

- *“Obligations rated Baa are judged to be medium-grade and subject to moderate credit risk and as such may possess certain speculative characteristics”*
- *“The modifier 1 indicates that the obligation ranks in the higher end of its generic rating category”*

The following information has been extracted from Fitch's website² on or around the date hereof:

- *“an ‘A’ rating denotes expectations of low default risk. The capacity for payment of financial commitments is considered strong. This capacity may, nevertheless, be more vulnerable to adverse business or economic conditions than is the case for higher ratings”*
- *“an additional +/- for AA through CCC levels indicating relative differences of probability of default or recovery for issues”*

Each of Moody's and Fitch is established in the UK and is registered under Regulation (EC) No 1060/2009 as it forms part of UK domestic law by virtue of the EUWA.

The indicative rating descriptions set out above have been extracted from the respective websites of Moody's and Fitch. The Issuer and the Guarantor confirm that such information has been accurately reproduced and that, so far as they are aware and are able to ascertain from information published by each credit rating agency, no facts have been omitted which would render the reproduced information inaccurate or misleading.

3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

Save as described in “*Subscription and Sale*” and for any fees payable to the Joint Lead Managers, so far as the Issuer and the Guarantor are aware, no person involved in the issue of the Notes has an interest material to the offer. The Joint Lead Managers and their affiliates

¹ <https://ratings.moodys.com/rating-definitions>

² <https://www.fitchratings.com/products/rating-definitions#about-rating-definitions>

have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer, the Guarantor and their affiliates in the ordinary course of business.

4. REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

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| (i) Reasons for the offer | The Notes are intended to be issued as Sustainable Notes. Accordingly, an amount equal to the net proceeds from the issue will be allocated by the Issuer to Eligible Sustainable Investments as set out in the Group's Sustainable Finance Framework, which for this issuance will fall within Green Eligible Categories only. A Second Party Opinion has been obtained from DNV Business Assurance Services UK Limited. |
| (ii) Estimated net proceeds: | €837,768,500 |

5. YIELD

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| Indication of yield: | The yield in respect of this issue of Fixed Rate Notes is 4.358 per cent., calculated on an annual basis. |
| | The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. |

6. OPERATIONAL INFORMATION

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| (i) ISIN: | XS3280321715 |
| (ii) Common Code: | 328032171 |
| (iii) CFI: | See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN |
| (iv) FISN: | See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN |
| (v) Name(s) and address(es) of any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A., and the relevant identification number(s): | Not Applicable |
| (vi) Delivery: | Delivery against payment |
| (vii) Names and addresses of additional or alternative Paying Agent(s) (if any): | Not Applicable |

(viii) Intended to be held in a manner which would allow Eurosystem eligibility:	Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.
(ix) U.S. Selling Restrictions:	Reg. S Category 2; TEFRA D
(x) Prohibition of Sales to Belgian Consumers:	Applicable
(xi) Singapore Sales to Institutional Investors and Accredited Investors only:	Applicable
(xii) If syndicated, names of Joint Lead Managers:	Canadian Imperial Bank of Commerce, London Branch Lloyds Bank Corporate Markets plc Merrill Lynch International RBC Europe Limited