

Dated 6 July 2026

Heathrow Finance plc

(formerly BAA (SH) plc incorporated with limited liability in England and Wales with registered number 6458635)

Issue of £350 million 6.500 per cent. Senior Secured Notes due 2030

Issue price: 100 per cent.

Heathrow Finance plc, a public limited company incorporated under the laws of England and Wales (the “**Issuer**”), will issue £350 million of 6.500 per cent. Senior Secured Notes due 2030 (the “**Notes**”). Interest on the Notes will be payable on 1 September and 1 March of each year, beginning on 1 September 2026. The Notes will mature on 1 September 2030. If the Issuer undergoes a change of control, it may in certain circumstances be required to offer to purchase the Notes from investors (see Condition 7.3 (*Purchase of Notes Upon a Change of Control*)).

The Notes will be general secured senior obligations of the Issuer. The Notes will be secured by fixed and floating security interests over substantially all of the assets of the Issuer and Heathrow (DSH) Limited, comprising principally of first priority security interests in the share capital of the Issuer and its wholly-owned subsidiary, Heathrow (SP) Limited, which is an intermediate holding company of the Group (as defined below).

This Prospectus includes information on the terms of the Notes, including redemption and repurchase prices and covenants.

Application has been made to the United Kingdom Financial Conduct Authority (“**FCA**”) for the purposes of the rules in the Prospectus Rules: Admission to Trading on a Regulated Market (the “**PRM**”) made pursuant to its rule-making powers under the Public Offers and Admissions to Trading Regulations 2024 (the “**POATRs**”) for the Notes to be admitted to the official list of the FCA (the “**Official List**”) and to trading on the main market (the “**Market**”) or the London Stock Exchange plc (the “**London Stock Exchange**”). References in this Prospectus to the Notes being “listed” (and all related references) shall mean that the Notes have been admitted to trading on the Market and have been admitted to the Official List. The Market is a United Kingdom (“**UK**”) regulated market for the purposes of Article 2(1)(13A) of assimilated Regulation (EU) No 600/2014 on markets in financial instruments as it forms part of domestic law of the UK by virtue of the European Union (Withdrawal) Act 2018 (as amended) (the “**EUWA**”) (“**UK MiFIR**”).

The Notes will initially be represented by a temporary global note (the “**Temporary Global Note**”), without interest coupons, which will be deposited on or about 8 July 2026 (the “**Closing Date**”) with a common depository for Euroclear Bank SA/NV (“**Euroclear**”) and Clearstream Banking S.A. (“**Clearstream, Luxembourg**”). Interests in the Temporary Global Note will be exchangeable for interests in a permanent global note (the “**Permanent Global Note**”) and, together with the Temporary Global Note, the “**Global Notes**”), without interest coupons, upon certification as to non-U.S. beneficial ownership. Interests in the Permanent Global Note will be exchangeable for definitive Notes only in certain limited circumstances – see “*Provisions relating to the Notes while represented by the Global Notes*”.

The Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the “Securities Act”), or with any securities regulatory authority of any state or other jurisdiction of the United States. The Notes may be offered, sold or delivered only outside the United States to persons who are not “U.S. persons” as defined in Regulation S under the Securities Act (“Regulation S”) (each, a “U.S. person”) in offshore transactions in reliance on Regulation S. Each purchaser of the Notes in making its purchase will be deemed to have made certain acknowledgements, representations and agreements. See “Subscription and Sale” in this Prospectus. The Notes are subject to other restrictions on transferability and resale as set forth in “Subscription and Sale” in this Prospectus.

Neither the United States Securities and Exchange Commission nor any state securities commission in the United States nor any other United States regulatory authority has approved or disapproved the Notes or determined that this Prospectus is truthful or complete.

Please see “Risk Factors” to read about certain factors you should consider before buying any Notes and “Documents Incorporated by Reference” for details of certain documents that are incorporated by reference in, and form an important part of, this Prospectus.

The Notes are expected to be rated on issue B1 by Moody’s Investors Service, Ltd. (“**Moody’s**”) and BB+ by Fitch Ratings Ltd. (“**Fitch**” and, together with Moody’s, the “**Rating Agencies**”). Ratings ascribed to all of the Notes reflect only the views of Moody’s and Fitch. A credit rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time by any one or all of the Rating Agencies. A suspension, reduction or withdrawal of the rating assigned to any of the Notes may adversely affect the market price of such Notes.

Each of Moody’s and Fitch is established in the UK, is registered with the FCA as a credit rating agency under assimilated Regulation (EU) No 1060/2009 (as amended) on credit rating agencies as it forms part of domestic law of the United Kingdom by virtue of the EUWA (the “**UK CRA Regulation**”), and appears on the latest update of the list (as at 6 July 2026) of registered credit rating agencies on the FCA’s Financial Services Register published on its website in accordance with the UK CRA Regulation. Each of Moody’s and Fitch is not established in the European Economic Area (“**EEA**”) and has not applied for registration under Regulation (EC) No 1060/2009 (as amended) (the “**EU CRA Regulation**”). However, Moody’s Deutschland GmbH has endorsed the ratings of Moody’s and Fitch Ratings Ireland Limited has endorsed the ratings of Fitch. Each of Moody’s Deutschland GmbH and Fitch Ratings Ireland Limited is established in the EEA and registered under the EU CRA Regulation. As such, Moody’s Deutschland GmbH and Fitch Ratings Ireland Limited are included in the list of credit rating agencies published by the European Securities and Markets Authority on its website in accordance with the EU CRA Regulation. A rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Joint Global Coordinators and Bookrunners

BNP PARIBAS

BofA Securities

ING

J.P. Morgan

Passive Bookrunners

Barclays

Goldman Sachs International

National Australia Bank Limited

This Prospectus constitutes a prospectus for the purposes of the PRM and giving information with regard to the Issuer which, according to the particular nature of the Issuer and the Notes, is necessary to enable investors to make an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the Issuer.

The Prospectus has been approved by the FCA. The FCA only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the rules in the PRM. Such approval should not be considered as an endorsement of the issuer that is the subject of this Prospectus and the quality of the securities that are the subject of this Prospectus. Investors should make their own assessment as to the suitability of investing in the Notes.

The Issuer accepts responsibility for the information contained in this Prospectus. To the best of the knowledge of the Issuer, the information contained in this Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import.

None of the Issuer, the Managers (as defined below in “*Subscription and Sale*”), Deutsche Trustee Company Limited (the “**Trustee**”) and any of their respective representatives is making any representation to investors regarding the legality of an investment in the Notes, and investors should not construe anything in this Prospectus as legal, business, financial, tax or other advice. Investors should consult their own advisors as to the legal, tax, business, financial and related aspects of an investment in the Notes. In making an investment decision regarding the Notes, investors must rely on their own examination of the Issuer and the terms of the offering and the Notes, including the merits and risks involved. Neither this Prospectus nor any other information supplied in connection with the offering of the Notes constitutes an offer or invitation by or on behalf of the Issuer, any of the Managers, the Principal Paying Agent or the Trustee to any person to subscribe for or to purchase any Notes.

This Prospectus is based on information provided by the Issuer and other sources that the Issuer believes are reliable. None of the Managers, the Principal Paying Agent or the Trustee have independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Managers, the Principal Paying Agent or the Trustee as to the accuracy or completeness of the information contained in this Prospectus or any other information provided by the Issuer in connection with the offering of the Notes. No Manager, the Principal Paying Agent or the Trustee accepts any liability in relation to the information contained in this Prospectus or any other information provided by the Issuer in connection with the offering of the Notes or their distribution. In this Prospectus, the Issuer has summarised certain documents and other information in a manner it believes to be accurate, but it refers investors to the actual documents for a more complete understanding of the discussions.

No person is or has been authorised by the Issuer, the Managers, the Principal Paying Agent or the Trustee to give any information or to make any representation not contained in this Prospectus and, if given or made, any other information or representation must not be relied upon as having been authorised by the Issuer, the Managers or the Trustee.

The information contained in this Prospectus is given as of the date hereof. Neither the delivery of this Prospectus nor the offering, sale or delivery of the Notes shall, under any circumstances, create an implication that there has been no change in the information set forth in this Prospectus or in the Group’s business since the date of this Prospectus. The Managers, the Principal Paying Agent and the Trustee expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Notes or to advise any investor in the Notes of any information coming to their attention. Investors should be aware that they may be required to bear the financial risks of an investment in the Notes for an indefinite period of time.

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy the Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Prospectus and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer, the Managers, the Principal Paying Agent and the Trustee do not represent that this Prospectus may be lawfully distributed, or that the Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Managers, the Principal Paying Agent or the Trustee which is intended to permit a public offering of the Notes or the distribution of this Prospectus in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither this Prospectus nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result

in compliance with any applicable laws and regulations. Persons into whose possession this Prospectus or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of this Prospectus and the offering and sale of Notes. In particular, there are restrictions on the distribution of this Prospectus and the offer or sale of Notes in the United States and the United Kingdom. See “*Subscription and Sale*”.

This Prospectus is being distributed only to, and is directed only at, persons who (i) are outside the UK or (ii) are persons who have professional experience in matters relating to investments falling within Article 19(1) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (the “**Order**”) or (iii) are high net worth entities, and other persons to whom it may lawfully be communicated, falling within Article 49(1) of the Order (all such persons together being referred to as “**relevant persons**”). This Prospectus, or any of its contents, must not be acted on or relied on by persons who are not relevant persons. Any investment or investment activity to which this Prospectus relates is available only to, and any invitation, offer or agreement to subscribe, purchase or otherwise acquire such investments will be engaged in only with, relevant persons.

This Prospectus has been prepared on the basis that any offer of Notes in any Member State of the European Economic Area which has implemented the EU Prospectus Regulation (each a “**Relevant Member State**”) will be made pursuant to an exemption under the EU Prospectus Regulation, as implemented in that Relevant Member State, from the requirement to publish a prospectus for offers of Notes. Accordingly any person making or intending to make an offer in that Relevant Member State of Notes which are the subject of the offering contemplated in this Prospectus, may only do so in circumstances in which no obligation arises for the Issuer or any of the Managers to publish a prospectus pursuant to Article 3 of the EU Prospectus Regulation or supplement a prospectus pursuant to Article 16 of the EU Prospectus Regulation, in each case, in relation to such offer. Neither the Issuer nor any of the Managers has authorised, nor do any of them authorise, the making of any offer of Notes in circumstances in which an obligation arises for the Issuer or the Managers to publish or supplement a prospectus for such offer.

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS 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 eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “**MiFID II**”); 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 MiFID II 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.

UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS 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 (“**COBS**”), and professional clients, as defined in assimilated Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of 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 more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; or (ii) a customer within the meaning of Directive 2016/97/EU (as amended, the “**Insurance Distribution Directive**”), 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 (as amended, the “**EU 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 EU PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS - The Notes are not intended to be offered, sold, distributed or otherwise made available to and should not be offered, sold, distributed 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 domestic law by virtue of the EUWA. Consequently no disclosure document required by the FCA Product Disclosure Sourcebook (“**DISC**”) for offering, selling or distributing the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Notes or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

STABILISATION

IN CONNECTION WITH THE ISSUE OF THE NOTES, BNP PARIBAS AS STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) MAY OVER-ALLOT NOTES OR EFFECT TRANSACTIONS WITH A VIEW TO SUPPORTING THE MARKET PRICE OF THE NOTES AT A LEVEL HIGHER THAN THAT WHICH MIGHT OTHERWISE PREVAIL. HOWEVER, THERE IS NO ASSURANCE THAT THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) WILL UNDERTAKE STABILISATION ACTION. ANY STABILISATION ACTION MAY BEGIN ON OR AFTER THE DATE ON WHICH ADEQUATE PUBLIC DISCLOSURE OF THE TERMS OF THE OFFER OF THE NOTES IS MADE AND, IF BEGUN, MAY BE ENDED AT ANY TIME, BUT IT MUST END NO LATER THAN THE EARLIER OF 30 DAYS AFTER THE ISSUE DATE OF THE NOTES AND 60 DAYS AFTER THE DATE OF THE ALLOTMENT OF THE NOTES. ANY STABILISATION ACTION OR OVER-ALLOTMENT MUST BE CONDUCTED BY THE STABILISING MANAGER (OR PERSONS ACTING ON BEHALF OF THE STABILISING MANAGER) IN ACCORDANCE WITH ALL APPLICABLE LAWS AND RULES.

FORWARD-LOOKING STATEMENTS

This Prospectus contains various forward-looking statements regarding events and trends that are subject to risks and uncertainties that could cause the actual results and financial position of the Issuer to differ materially from the information presented herein. When used in this Prospectus, the words “estimate”, “project”, “intend”, “anticipate”, “believe”, “expect”, “should” and similar expressions, as they relate to the Group and its management, are intended to identify such forward-looking statements. Readers are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date hereof. The Issuer does not undertake any obligations publicly to release the result of any revisions to these forward-looking statements to reflect the events or circumstances after the date hereof or to reflect the occurrence of unanticipated events.

FINANCIAL INFORMATION

Presentation of financial information

The historical financial information in this Prospectus relating to the Issuer and the Group referred to in “*Selected Historical Financial Information*” and elsewhere in this Prospectus (including in information incorporated by reference into this prospectus) has been prepared in accordance with UK-adopted International Accounting Standards (“IFRS”).

The significant accounting policies for the Issuer are set out within the Issuer’s audited annual consolidated financial statements for the financial year ended 31 December 2025 and 2024 (as applicable).

Non-IFRS financial information

This Prospectus contains certain financial measures that are not defined or recognised under IFRS and which constitute alternative performance measures (“APMs”). Information regarding these measures is sometimes used by investors and management to evaluate the efficiency of a company’s operations and its ability to employ its earnings toward repayment of debt, capital expenditures, and working capital requirements. There are no generally accepted principles governing the calculation of these measures and the criteria upon which these measures are based can vary from company to company. These measures, by themselves, do not provide a sufficient basis to compare the Issuer’s and its subsidiaries’ performance with each other or with that of other companies and should not be considered in isolation or as a substitute for operating profit or any other measure of operating performance, or as an alternative to cash generated from operations as a measure of liquidity.

The Issuer’s Alternative Performance Measures (“APMs”)

APMs in this Prospectus include Adjusted EBITDA and Regulatory Asset Base (also known as RAB). Definitions of these terms and the other APMs contained in this Prospectus along with details of the adjustments required to reconcile these non-IFRS financial measures to their closest equivalent IFRS financial measures, can be found in the section titled “Alternative Performance Measures - Unaudited” on pages 224 to 227 of the Issuer’s audited annual consolidated financial statements for the year ended 31 December 2024 and pages 186 to 188 of the Issuer’s audited annual consolidated financial statements for the year ended 31 December 2025, which are incorporated by reference into this Prospectus.

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OVERVIEW

This overview highlights certain information contained in this Prospectus. This overview does not contain all of the information prospective investors should consider before investing in the Notes. Prospective investors should read this entire Prospectus carefully, including the sections entitled “Risk Factors”, “Forward-Looking Statements” and the financial information and the notes included or incorporated by reference elsewhere in this Prospectus.

HEATHROW AIRPORT

Heathrow Finance plc (the “**Issuer**”) is a holding company of Heathrow Airport Limited (“**Heathrow**”) which owns and operates Heathrow airport (“**Heathrow Airport**”), the largest airport in the UK. Heathrow is part of the Group (as defined below) and also owns the Heathrow Express rail service (as defined below).

Heathrow Airport enjoys a strong industry position as the UK’s only hub airport and ranks as the fifth busiest airport globally by passenger volume. (Source: ACI July 2025).

In 2025, there were 81 passenger airlines (2024: 80) flying to over 110 (2024: 110) long-haul destinations and more than 117 (2024: 115) short-haul destinations connecting over 85 nations and regions (2024: 85).

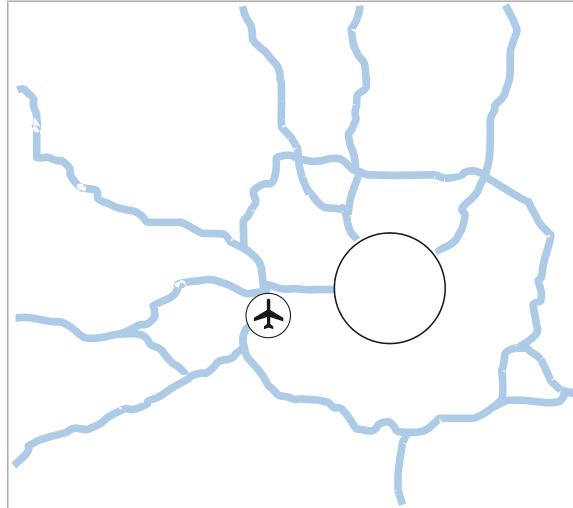


Figure 1: Heathrow Airport’s location and major road networks

HEATHROW'S STRATEGY

Heathrow's refreshed strategy, launched in 2024 and embedded into its H8 Business Plan for 2027–2031, sets out its new vision: “*To be an extraordinary airport, fit for the future*”. Heathrow's purpose continues to be ‘making every journey better’. Its strategy includes six beacons, or strategic priorities. These reflect the areas of the business that need the most attention in the short to medium term and provide the guidance to realise Heathrow's long-term strategic goals.

- **Winning Team:** Be a great place to work by providing an engaging colleague offering and culture that attracts and retains diverse talent. Create an inclusive performance culture with clear accountabilities and a continuous improvement mindset. Ensure Heathrow's workforce delivers the capabilities required in the future.
- **Focus to go Faster:** Embed a culture of simplicity and efficiency to improve the overall effectiveness of the organisation, ensuring that everything Heathrow invests in delivers value as quickly as possible.
- **Value for Customers:** Drive targeted improvements in experience, across all Heathrow's customers, including passengers, airlines, retailers, and tenants, to attract customers to Heathrow and deliver value to Heathrow and all its customers.
- **Digital Future:** Use data and digital to make quicker and better-informed decisions across the business. Automating processes and exploiting technology to be more efficient, improving performance and delivering better outcomes for customers and stakeholders.
- **People and Planet:** Ensure continued licence to operate by delivering on Heathrow's commitments. Work towards carbon targets with the ultimate aim of reaching net zero, making Heathrow a great place to live and having a positive impact on local communities and the planet.
- **Creating Capacity:** Unlock capacity in the short, medium and long-term, to enable Heathrow to meet growing passenger demand.

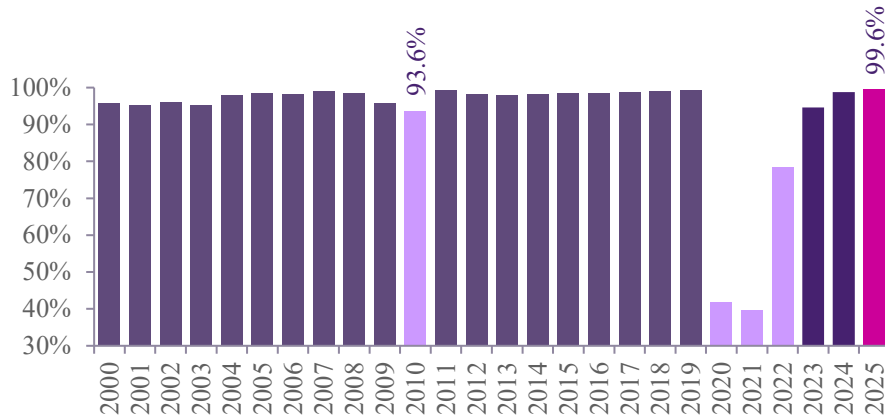
Heathrow's strategy is underpinned by three foundations that are core to the business and fundamental to the day-to-day running of the airport. Heathrow aims to excel in these areas:

- **Safety, Security and Compliance:** Delivering uncompromising safety and security standards across Heathrow, keeping everyone safe and secure, both physically and digitally, and consistently meeting Heathrow's compliance obligations.
- **Service and Operations:** Ensuring the smooth running of the airport – making sure that day-to-day operations take place as planned and any issues are handled with minimal effect on passengers – whilst providing continually excellent service.
- **Governance and Financial Resilience:** Ensuring effective governance and business controls, generating increased cashflow, and allocating capital efficiently, optimising Heathrow's debt structure and creating financial returns to shareholders.

Heathrow believes it has made significant progress against its strategy and is working continuously to achieve its aim of being an extraordinary airport. In July 2025, Heathrow submitted its 2027-2031 Business Plan for the H8 regulatory period, a £10 billion privately financed investment plan to unlock capacity, create more terminal space, deliver world-class airport experience and build a more sustainable Heathrow. Following the UK Government's strong support for a third runway at Heathrow, the Group submitted a proposal to the UK Government for its expansion plans in July 2025 and on 25 November 2025, the UK Government announced that Heathrow's proposal had been selected as the basis of the Airports National Policy Statement (“ANPS”) review (see further “*Expansion of Heathrow Airport*”). On 15 January 2026, Heathrow confirmed investment to begin work on a planning application for a third runway.

RESILIENT TRAFFIC PROFILE

Heathrow Airport has historically benefitted from stable passenger volumes. In recent years Heathrow Airport has been operating at close to its 480,000 air transport movements (“ATM”) cap illustrated in Figure 2. This cap has led to unfulfilled demand from airlines to operate from Heathrow Airport, reducing Heathrow Airport’s exposure to individual airlines. Demand is also supported by the highly profitable routes that connect via Heathrow Airport.



**Note – Low capacity utilisation (demonstrated in light purple) reflects primarily, in 2010, closure of air space due to ash from Icelandic volcano and, in 2020-2022, the global COVID-19 crisis. The highest capacity utilisation (demonstrated in pink) is in 2025 at 99.6%.*

Figure 2: Proportion of the 480,000 annual ATM cap operated to 31 December 2025

Heathrow also benefits from countercyclicality. In times of reduced passenger traffic across the industry, airlines have tended to consolidate traffic towards hubs such as Heathrow Airport and increasing their cargo offer when demand for passenger ATMs softens.

In 2025, Heathrow welcomed 84.5 million passengers (2024: 83.9 million), the highest in its history and surpassing its previous peak in 2024. The airport also processed over 1.6 million tonnes of cargo (2024: 1.5 million tonnes), representing a 0.8 per cent. increase from 2024, supported by the rise in wide-body passenger aircraft movements. These figures highlight Heathrow's ability to attract traffic and support growth even in dynamic conditions.

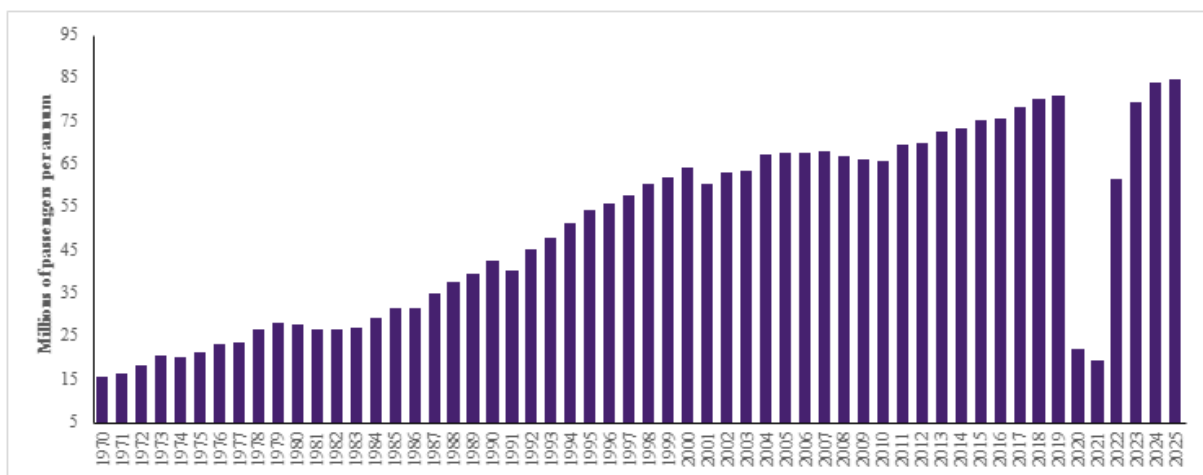


Figure 3: Evolution of passenger traffic at Heathrow Airport to 31 December 2025

KEY UNDERLYING STRENGTHS

Heathrow Airport has a strong position in the South East of England, one of the world's busiest air traffic markets

- As London's largest airport, and its only international hub, Heathrow Airport is a critical infrastructure asset not only for the UK but for global finance and commerce.
- In 2025, Heathrow Airport acted as the gateway to approximately 74 per cent. (measured by seat capacity) of all the UK's scheduled long-haul air traffic, up from 70 per cent. in 2019, reinforcing its role as the UK's primary hub for global connectivity (Source: IATA Airport IS/OAG schedules for 2019 and 2025).

Heathrow Airport has a unique scale, market position and resilience in passenger traffic

- Heathrow Airport is the UK's largest port by value for non-EU markets. 1.5 million tonnes of cargo passed through it in 2024 at a value of £215 billion (2023: 1.4 million tonnes, valued at £198 billion). (All data excludes EU trade unless stated otherwise. Source: HMRC / UK Trade Info).
- Over half of passengers travelling through Heathrow Airport are non-UK resident with well diversified traffic split across business, leisure and, visiting friends and family. Further, in September 2025, Heathrow was recognised as the OAG's Most Connected Airport for the third consecutive year. As a result, there is a greater diversity of economic and demographic factors affecting the Heathrow Airport's passenger demand compared to other UK and international airports.
- In the 12 months ending December 2025, Heathrow saw strong demand in traffic with 84.5 million passengers travelling through the airport (2024: 83.9 million).

Regulation provides cash flow visibility and mitigates market risk

- The price caps set by the CAA take into account forecast passenger traffic, operating costs and other revenues for Heathrow as well as allowing recovery of capital costs and a return on capital. In making its determination, the CAA takes into account the historic experience of Heathrow and it is limited to a pre-defined timeframe (generally five years) which materially mitigates the market risk faced by Heathrow. This price-reset mechanism provides income predictability and cash flow visibility within each regulatory period as well as protection against longer term cost and revenue risks. See further "*Airport Regulation*".

Heathrow has consistently demonstrated operational excellence

- In 2025, Heathrow continued to deliver strong levels of service to passengers across the end-to-end journey. In the independent ASQ survey conducted by ACI on passenger satisfaction, Heathrow achieved an ASQ score of 4.05 out of 5.00 for the year ended 31 December 2025 (2024: 3.98). In the same period, 77 per cent. of passengers surveyed rated their Overall Satisfaction with Heathrow as either "Excellent" or "Very good" (2024: 74 per cent.), with the proportion of "Poor" ratings remaining low at just 0.6 per cent. (2024: 1 per cent.). Compared to 2024, all satisfaction metrics were maintained or improved, with uplifts particularly evident in Security, attributed to the roll out of Next Generation Security Scanners. "Ease of Making Connections with Other Flights" also substantially outperformed its 2024 level. Other notable performance improvements were made in "Availability of Charging Stations", "Entertainment and Leisure Options" and "Walking Distance".
- For the year ended 31 December 2025, 97.3 per cent. of direct passengers queued for security in under 5 minutes, compared to 92.6 per cent. in 2024; the connection rate of baggage per 1,000 passengers improved to 98.8 per cent. compared to 98.3 per cent. in 2024; and 77.1 per cent. of departures were punctual (meaning within 15 minutes of the scheduled time) compared to 69.0 per cent. in 2024 and 78.5 per cent. of arrivals were punctual compared to 68.0 per cent. in 2024.

Heathrow benefits from diversified income sources

- Heathrow earns income from a variety of sources, including charges to airlines, concession fees from retail operators, income from car parks, advertising revenue, the rental of airport premises such as aircraft hangars, cargo storage facilities, maintenance facilities and offices, the provision of facilities and services such as baggage handling and passenger check-in and the Heathrow Express rail service.
- Heathrow Airport serves a diversified range of major airlines. It is home to British Airways and Virgin Atlantic and also sizeable operations for many non-UK airlines, particularly from Europe, North America, the Middle East and Asia. In 2025, Heathrow served 81 airlines (2024: 80 airlines).

People and Planet

- Connecting People and Planet is the airport's sustainability strategy and one of Heathrow's strategic beacons. Building on Heathrow's record of sustainability leadership, the strategy, which was initially launched in 2017 and refreshed in December 2024, is structured around two key pillars: (1) net zero aviation, and (2) being a great place to live and work. These pillars are supported by Heathrow's responsible business foundations, which show how Heathrow addresses a range of key issues, including safety, security, and governance through its strategies and policies, after meaningful engagement with a wide range of stakeholders. See further "*Environmental Regulation and Management*" below.
- In February 2022, Heathrow published its "Net Zero Plan" setting out how to achieve net zero carbon emissions by 2050 for its own operations and its contribution to decarbonising the wider UK and global aviation. Heathrow's plan is centred on two ambitious interim 2030 goals to cut absolute carbon emissions, whilst making 2019 the year of peak carbon emissions:
 - up to a 15 per cent. cut in carbon from flying (or carbon "in the air"), with the right Government policies to SAF; and
 - at least a 45 per cent. cut in carbon from surface access, supply chain, vehicles, buildings and infrastructure (or carbon "on the ground").
- Heathrow plans to establish a refreshed iteration of its 'Net Zero Plan' in line with its five-year regulatory planning cycle. In addition, Heathrow is working on a refresh of its "Connecting People and Planet" strategy.
- Heathrow Airport maintains an accredited ISO 14001 environmental management system which provides a comprehensive framework for driving improvements in environmental performance and ensuring environmental compliance requirements are met.

Heathrow Expansion

As noted below (see "*Expansion of Heathrow Airport*"), in July 2025, Heathrow submitted its proposal for expansion to the UK Government. This followed the Chancellor's announcement in January 2025, backing expansion at Heathrow. As part of the UK Government's announcement on 25 November 2025 that Heathrow's proposal had been selected as the basis of the ANPS review. On 15 January 2026, Heathrow confirmed investment to begin work on a planning application for a third runway. On 18 June 2026, the UK Government announced that it had completed its review of the ANPS and published a draft revision to the ANPS, renaming the policy statement to the "Heathrow Expansion National Policy Statement" ("**HENPS**"). Consultation on the HENPS has begun and will continue until 1 September 2026. Until the time that any revised national policy statement is approved by the House of Commons and designated by the Secretary of State, the ANPS will remain in place.

Robust debt financing platform and liquidity

- The Group's debt financing documents provide creditors with a strong set of protections. This includes security over all of the Group's assets including freehold land, runways, terminals and other fixed assets, alongside trigger events, financial and operational covenants, restrictions on business activities, acquisitions and disposals and substantial public disclosures in addition to documented information covenants. See "*Financing of the Group*".

- The Group maintains a responsible liquidity policy, targeting a liquidity horizon of 18 to 24 months factoring in its obligations with respect to forecast operational costs, capital investment, debt service costs, debt maturities, repayments and dividends.

FINANCIAL PERFORMANCE

In the year ended 31 December 2025, the Group generated revenue of £3,623 million (2024: £3,559 million), a 1.8 per cent. increase compared to the year ended 31 December 2024, which was made up of:

- (i) aeronautical income (£2,258 million or 62 per cent. of total income in the year ended 31 December 2025 (2024: £2,229 million)), which is generated from fees charged to airlines for use of Heathrow Airport's facilities for flight and passenger activities and is subject to the CAA's price caps; and
- (ii) non-aeronautical income (£1,365 million or 38 per cent. of total income in the year ended 31 December 2025 (2024: £1,330 million)), which is generated from retail and other sources, including concession fees from retail operators, direct income from car parks, property rental income, rail income and other regulated charges for services supplied by Heathrow, and is taken into account by the CAA in setting its price caps.

Growth in 2025 aeronautical revenue was supported by the traffic uplift and more long-haul travel offset by lower charges linked to emissions due to cleaner aircraft flying through Heathrow.

Higher traffic numbers boosted retail revenues with notable improvements in Food and Beverage sales on account of extended opening hours. Car parking income increased with the higher passenger volume and Premium services also benefitted from the increase in long-haul travel. These increases were offset by a decline in advertising income due to reduced screen-availability, weaker performance in some shop categories and a global downward trend in Bureau de Change demand that saw these revenues decline.

Growth in other revenue came from increased rental income from rent reviews and new lets alongside higher revenues.

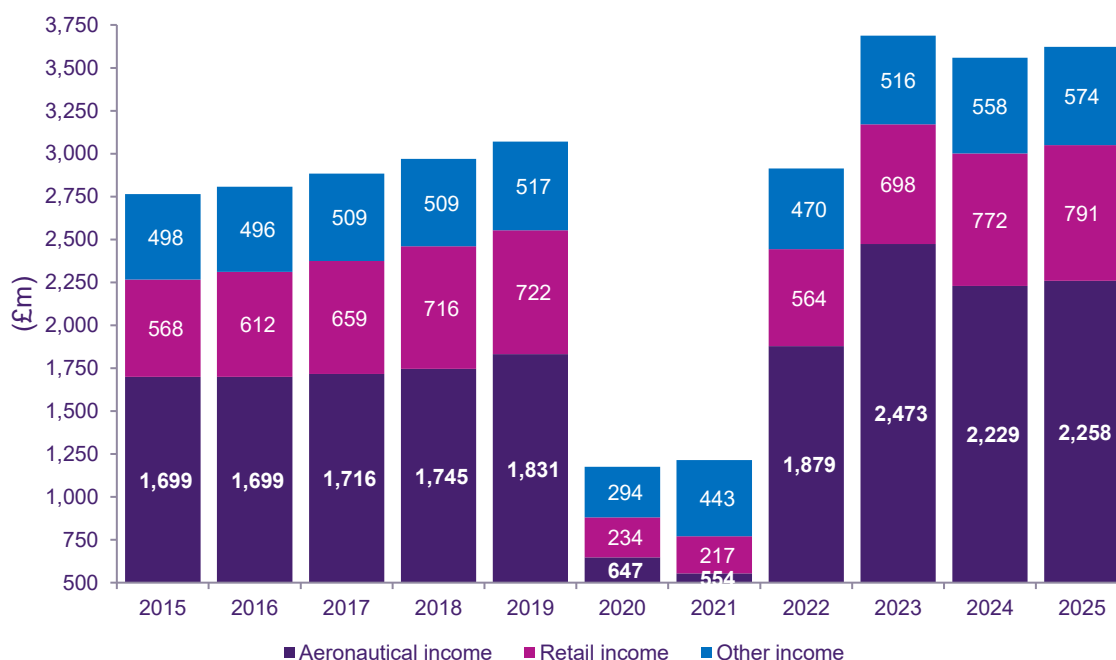


Figure 4: Revenue of the Group for the years ended 31 December 2015-2025

In the year ended 31 December 2025, the Group's Adjusted EBITDA was stable at £2,034 million (2024: £2,035 million) due to higher aeronautical revenue from traffic uplift and travel mix offset by greater relative amount of costs linked to additional resource requirements to support operations and a greater spend on asset maintenance. The chart below demonstrates the consistent growth in the Group's annual Adjusted EBITDA over the period from 2015 to 2019 before the start of the impact of the COVID-19 pandemic and incremental growth since 2022. The decline in 2024 was driven by a 20 per cent. decline in aeronautical charges in real terms set by the CAA and

increased adjusted operation costs from rising demand and the inflationary pressures. Adjusted EBITDA for 2025 was flat as the higher aeronautical revenue from traffic uplift and travel mix was offset by greater relative amount of costs linked to additional resource requirements to support operations and a greater spend on asset maintenance.

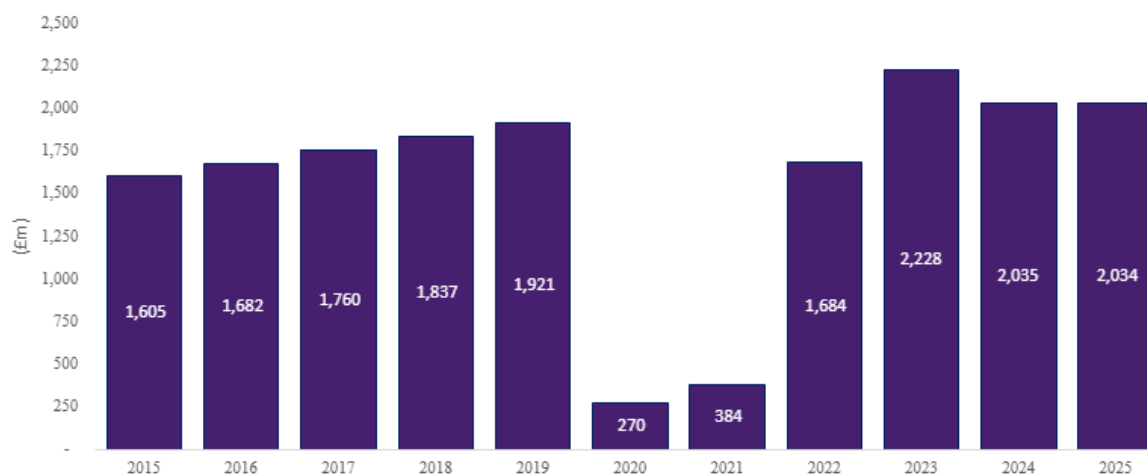


Figure 5: Adjusted EBITDA for the years ended 31 December 2015-2025 for the Group

Financial results for the year ended 31 December 2015 to the year ended 31 December 2025 (inclusive) are reported in accordance with IFRS.

Credit rating developments in respect of the Issuer’s Existing Notes

Since revising its outlook in April 2023, Moody’s has maintained and affirmed its B1 rating of the Issuer’s debt with stable outlook, as confirmed most recently in December 2025.

Since revising its outlook in April 2023, Fitch has maintained and affirmed its BB+ rating of the Issuer’s debt with stable outlook, as confirmed most recently in December 2025.

OWNERSHIP AND OPERATING STRUCTURE OF THE GROUP

Heathrow Airport is owned and operated by Heathrow, an indirect subsidiary of the Issuer (the Issuer, together with Heathrow (SP) Limited, Heathrow (AH) Limited, Heathrow Funding Limited, Heathrow (as defined above) and Heathrow Express Operating Company Limited (“**Heathrow Express**”) being the “**Group**”).

The Group companies are indirect subsidiaries of Heathrow Airport Holdings Limited (“**Heathrow Airport Holdings**”) and, together with its subsidiaries, the “**Heathrow Airport Holdings Group**”).

Heathrow Airport Holdings, through FGP Topco Limited (“**FGP Topco**”) (the ultimate parent company of the Group) is indirectly owned by investment vehicles controlled or managed by Ardian (32.61 per cent.), Qatar Investment Authority (20.00 per cent.), The Public Investment Fund (15.01 per cent.), GIC (11.20 per cent.), Australian Retirement Trust (11.18 per cent.) and China Investment Corporation (10.00 per cent.).

Financing of the Group

Overview

Heathrow Airport is the largest wholly-privately financed airport in the world. The Group maintains a diversified multi-product, multi-currency funding platform which currently incorporates bond issuance in Sterling, Euros, Swiss francs, Canadian dollars, Norwegian krone, Australian dollars and Japanese Yen, together with various other forms of term debt as well as revolving credit facilities. As at 31 December 2025, the Group had consolidated nominal net debt of £17,622 million of which £15,706 million was within the Issuer’s subsidiaries and £1,916 million was at the Issuer level.

As at 31 December 2025, debt within the Issuer’s subsidiaries comprised £13,410 million in Class A net debt (Class A bonds are rated BBB+ by S&P and A- by Fitch) and an additional £2,296 million in Class B debt (Class B bonds are rated BBB- by S&P and BBB by Fitch) which ranks behind the Class A debt. As at 31 December 2025, the Issuer itself had £1,916 million in net debt which is serviced from its subsidiaries’ cashflows but is structurally subordinated to the Class A and B debt within its subsidiaries.

Please see “*Debt, gearing and interest cover statistics*” on page 61.

Financing at the Issuer

As of the date of this Prospectus, the Issuer has a combination of loan, bond and privately placed financing in place which comprises:

- Issuer Facilities:
 - £125 million facility dated 22 November 2018 with various maturities up to 2028 (the “**2018 Issuer Facilities 1**”);
 - £151.8 million facility dated 23 November 2018 with various maturities up to 2034 (the “**2018 Issuer Facilities 2**”)
 - £250 million facility dated 1 February 2019 with a final maturity of 2031 (“**2019 Issuer Facilities 1**”);
 - £150 million facility dated 8 May 2019 with maturities of March and September 2035 (the “**2019 Issuer Facilities 2**”);
 - £100 million facility dated 16 August 2019 with a final maturity of 2035 (the “**2019 Issuer Facilities 3**”); and
 - £200 million facility dated 2 December 2019 with a final maturity of 2029 (the “**2019 Issuer Facilities 4**”, together with the 2018 Issuer Facilities 1, the 2018 Issuer Facilities 2, the 2019 Issuer Facilities 1, the 2019 Issuer Facilities 2 and the 2019 Issuer Facilities 3, the “**Issuer Facilities**”);

- Notes:
 - £275 million notes due 2027 (the “**2027 Notes**”);
 - £300 million notes due 2029 (the “**2029 Notes**”); and
 - £400 million notes due 2031 (the “**2031 Notes**” and, together with the 2027 Notes and 2029 Notes, the “**Existing Notes**”); and
- £52.5 million of private-placed debt with a final maturity in 2030 (the “**2030 PP**”).

The issuance of Notes described in this Prospectus will rank *pari passu* with the Issuer Facilities, the Existing Notes and the 2030 PP, and will benefit from the same security package.

Financing at the Senior Borrower Group

The Senior Borrower Group (as defined below) finances its activities through a mix of senior (Class A) and junior (Class B) term debt (including bonds) and revolving credit facilities in a variety of tenors, formats and currencies. It hedges a significant portion of its interest rate and inflation exposure as well as all foreign currency debt back to GBP under an agreed Hedging Policy.

Bonds are issued by Heathrow Funding Limited under its bond issuance programme, which was established in 2008.

The Senior Borrower Group also has access to various other forms of term debt and revolving credit and liquidity facilities which have significant undrawn balances.

The Senior Borrower Group uses proceeds of bond issuances, term debt and revolving credit facilities drawings for its general corporate purposes, including to fund operating and capital expenditure, to pay interest and principal on its bonds, term debt and revolving loans and, subject to the terms of its financing agreements, to make distributions to enable the servicing of other parts of the Heathrow Airport Holdings Group’s capital structure, including payments of interest and principal related to the Issuer’s debt and to enable the payment of dividends to the Heathrow Airport Holdings Group’s ultimate shareholders.

As at 31 December 2025, the Issuer’s subsidiaries had outstanding £14.2 billion in nominal debt (excluding index-linked derivative accretion) under 54 separate bond issues with scheduled maturities between 2026 and 2058 inclusive, and also had in place:

- £1,286 million revolving credit facility with a final maturity of September 2027 (fully undrawn);
- £100 million working capital facility with a final maturity of September 2027 (fully undrawn);
- £400 million term loans with maturities between 2029 and 2036 (£150 million undrawn);
- £1,804 million in term notes with maturities between 2026 and 2054 (fully drawn); and
- £85 million additional lease liabilities post transition to IFRS16.

The Group’s debt maturity profile (determined on a nominal basis and excluding £501 million in index-linked derivative accretion but including £1,536 million in undrawn term debt), as at 31 December 2025, is as shown in the table below.

	<i>Less than 1 year</i>	<i>1 – 2 Years</i>	<i>2 – 5 Years</i>	<i>5 – 10 Years</i>	<i>Over 10 Years</i>	<i>Total</i>
	<i>(£ millions) (unaudited)</i>					
Heathrow Funding Limited Class A Bonds..	861	594	2,295	3,603	4,948	12,301
Heathrow Funding Limited Class B Bonds..	155	-	350	707	670	1,882
Revolving credit facility and Working capital facility.....	-	-	1,386	-	-	1,386
Term notes.....	100	-	80	430	1,194	1,804
Class A term loan.....	-	-	200	-	150	350
Class B term loan.....	-	-	-	50	-	50
2027 Notes, 2029 Notes and 2031 Notes Issuer Facilities and term notes	-	275	300	400	-	975
.....	135	-	377	652	-	1,164
Total.....	<u>1,251</u>	<u>869</u>	<u>4,989</u>	<u>5,842</u>	<u>6,961</u>	<u>19,913</u>

Liquidity

As at 31 December 2025, the Group had £1,340 million (2024: £2,014 million) of cash and cash equivalents and term deposits, of which cash and cash equivalents were £524 million (2024: £1,489 million).

The Group is cash positive with £1,921 million cash generated from operations in 2025 (2024: £2,011 million). The Group's liquidity amounted to £2,875 million in 2025 (2024: £3,450 million) including cash, drawn and undrawn facilities, sufficient to meet its forecast liquidity needs for at least the next 12 months. This includes operating cashflows under the base case business plan and capital investment, debt service costs, debt maturities and repayments. The liquidity forecast takes into account the undrawn loan facilities and term debt as well as cash resources at 31 December 2025 referred to above together with expected operating cash flow for the period. Under the Senior Borrower Group Indebtedness common terms agreement (the "CTA" or "**Common Terms Agreement**"), it is required that projected cashflow from operations after deducting finance charges together with cash at hand and any undrawn balances under committed facilities exceeds 12 months' projected capital expenditure.

Recent Developments since 31 December 2025

On 5 February 2026, Heathrow Funding Limited issued £400 million Class B Bonds due 2034.

On 2 March 2026, the Issuer repaid £135 million under the 2018 Issuer Facilities 1. As of the date of this Prospectus, £125 million remains outstanding under the 2018 Issuer Facilities 1.

On 14 April 2026, Heathrow Funding Limited issued CAD 600 million Class A Bonds due 2037.

On 7 May 2026, Heathrow Funding Limited issued CHF 205 million Class A Bonds due 2036.

On 11 June 2026, Heathrow Funding Limited issued EUR 500 million Class A Bonds due 2039.

Ring-fencing of the Group

Heathrow Airport Holdings has put in place a ring-fenced long-term debt financing platform for the Group in addition to the financing of the Senior Borrower Group as described above. This financing platform of the Group has been designed to support senior, junior and holding company bond and other term debt, revolving credit facilities and associated hedging.

The Noteholders will benefit from a range of structural enhancements, including the following:

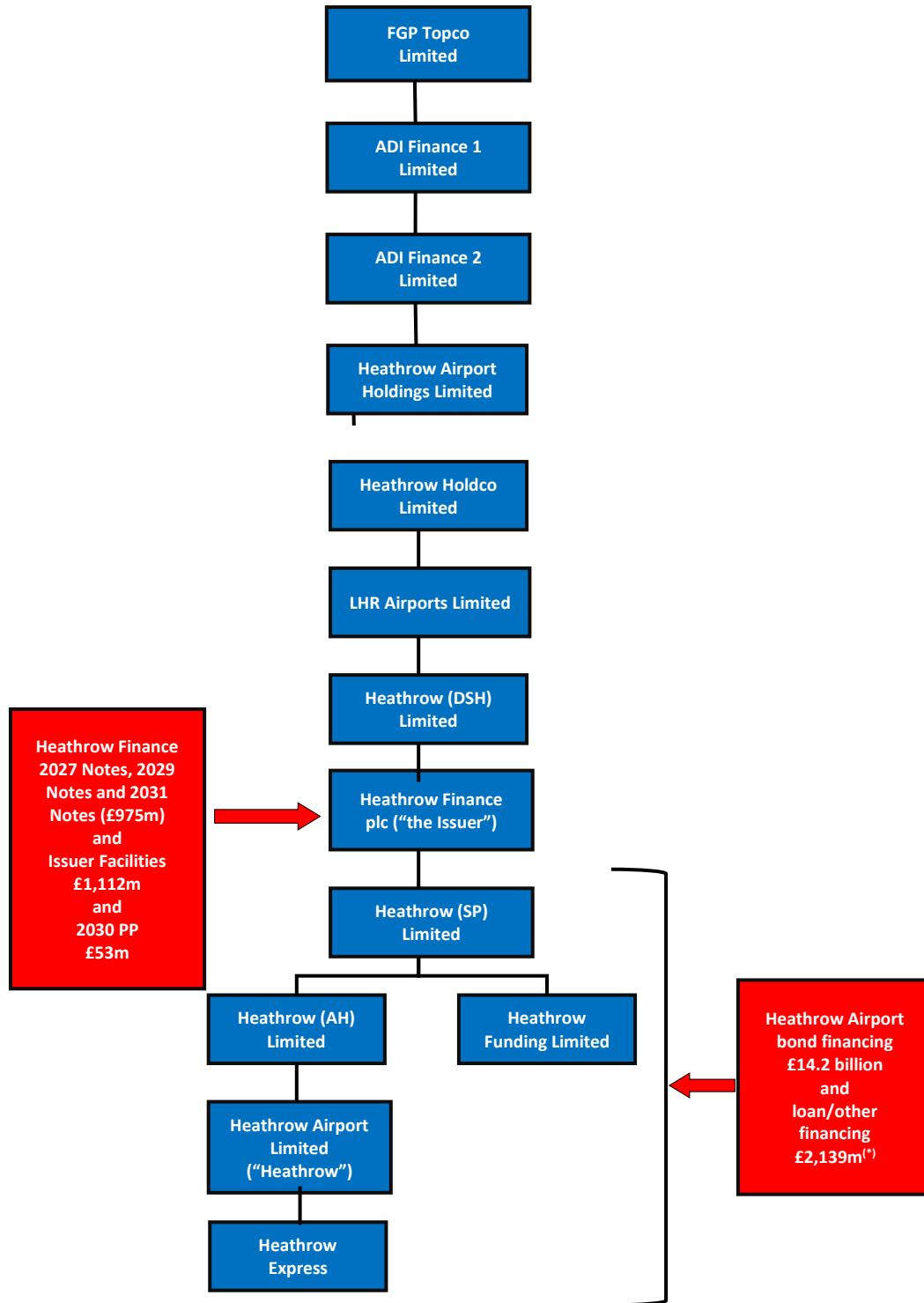
- the Group is insulated from Heathrow Airport Holdings insolvency:

- creditors have full security over substantially all tangible and intangible assets and undertaking of the Issuer and its parent Heathrow (DSH) Limited comprising principally of first priority security interests in the share capital of the Issuer and Heathrow (SP) Limited (the “**Security Parent**”);
- subject to the Intercreditor Agreement, Noteholders have the power to appoint an administrative receiver to Heathrow (DSH) Limited and so mitigate the risk of insolvency of the Issuer;
- there are no legal, economic or cash flow dependencies between the Issuer and Heathrow Airport Holdings Group companies higher up the corporate structure:
 - the Issuer is required to act solely as a holding company of the Security Parent, and its parent, Heathrow (DSH) Limited, is required to act solely as a holding company for the Issuer;
 - the Issuer has no other assets and no recourse or liability to other parts of the Heathrow Airport Holdings Group; and
 - restrictions are in place on transactions with the wider Heathrow Airport Holdings Group to avoid value transfer;
- an operational covenant package, and a financial covenant package, including:
 - restrictions on the Issuer’s ability to distribute cash outside the Group, including restrictions on distributions where:
 - *pro forma* RAR is greater than 82 per cent. for Class A and Class B debt at the Security Parent (compared with 85 per cent. under the CTA). This is designed to provide headroom within the Class B debt trigger levels at the Security Parent and so provide a liquidity buffer at the Issuer; and
 - *pro forma* RAR is greater 92.5 per cent. for debt at the Issuer.
 - Noteholders benefit indirectly from the covenants (e.g. hedging policy, restrictions on Heathrow’s activities and sale of key assets) which bind the Senior Borrower Group under the CTA; and
 - a covenant that prevents the Senior Borrower Group agreeing to any tighter restrictions on distributions than are currently in the CTA, so protecting the distributions which the Issuer requires to service its indebtedness, including the Notes.

For more details on the financing arrangements described above, see “*Description of Other Indebtedness*” and “*Terms and Conditions of the Notes*” in this Prospectus.

CORPORATE AND FINANCING STRUCTURE

The following chart summarises the Group’s corporate and financing structure as at the date of this Prospectus. All of the entities are wholly owned. Debt amounts show drawn amounts (and where applicable, converted into GBP sterling) as at 31 December 2025.



**Note – Includes additional lease liabilities but does not include index-linked derivative accretion.*

THE NOTES

The overview below describes the principal terms of the Notes and is qualified in its entirety by the detailed information appearing elsewhere in this Prospectus and, in particular, the “Terms and Conditions of the Notes”. Potential purchasers of the Notes are urged to read this Prospectus in its entirety. Terms used in this overview and not otherwise defined shall have the meanings given to them in the Terms and Conditions of the Notes.

Issuer	Heathrow Finance plc.
Notes to be Issued	£350 million aggregate principal amount of 6.500 per cent. Senior Secured Notes due 2030 (the “Notes”).
Issue Date	The Notes will be issued on 8 July 2026.
Maturity Date	The Notes will mature on 1 September 2030.
Interest Rate	The Notes will bear interest at a rate of 6.500 per cent. per annum.
Interest Payment Dates	1 September and 1 March of each year, commencing on 1 September 2026.
Denominations	The Notes will have a minimum denomination of £100,000 and any integral multiple of £1,000 in excess thereof up to £199,000. Notes in denominations of less than £100,000 will not be available.
Ranking	The Notes will be general obligations of the Issuer and will be senior obligations of the Issuer, rank <i>pari passu</i> with the Issuer Facilities, the Existing Notes and the 2030 PP, and will be structurally subordinated to all existing and future indebtedness of the Senior Borrower Group, including the borrower loan agreements between Heathrow Airport Limited and Heathrow Funding Limited in respect of the outstanding bonds of Heathrow Funding Limited.
Security	The obligations of the Issuer under the Notes and the Trust Deed will be secured by fixed and floating security interests over substantially all tangible and intangible assets and undertaking of the Issuer and Heathrow (DSH) Limited, comprising principally of first priority security interests in the share capital of Heathrow Finance plc and Heathrow (SP) Limited (the “Transaction Security”).
Redemption Upon Changes in Withholding Taxes	The Issuer may, at its option, redeem all, but not some only, of the Notes at any time at par plus accrued interest in the event of certain tax changes, as described under Condition 7.2(b) (<i>Redemption Upon Changes in Withholding Taxes</i>).
Optional Redemption	The Issuer may, at its option, redeem all, or some only, of the Notes at any time after the Issue Date at the relevant redemption amount described under Condition 7.2(a) (<i>Optional Redemption</i>).
Additional Amounts	The Issuer will pay such additional amounts as may be necessary in order that the net amounts received by each Noteholder in respect of the Notes, after withholding for any taxes imposed by tax authorities in the United Kingdom upon payments in respect of the Notes made by or on behalf of the Issuer will equal the respective amounts which would have been received in the absence of any such withholding taxes, subject to customary exceptions, as described in Condition 10 (<i>Taxation</i>).

Change of Control

If the Issuer experiences a Change of Control, it will be required to offer to repurchase the Notes at 101 per cent. of their principal amount plus accrued interest. See Condition 7.3 (*Purchase of Notes Upon a Change of Control*).

Events of Default

Events of Default under the Notes include: non-payment of principal, premium or interest under the Notes; breach of the covenants and other terms contained in the Conditions; insolvency events relating to the Issuer or its Subsidiary Group Companies; suspension of payments by the Issuer or its Subsidiary Group Companies; certain insolvency events; impairment of the Transaction Security; enforcement of execution proceedings; and cross-default, in each case, subject to the provisions described in Condition 11 (*Events of Default*).

Certain Covenants

Subject to certain cure rights, the Notes will require Group RAR not to exceed 92.5 per cent., at the relevant testing date and Group ICR not to be less than 1.0 in respect of any relevant testing period.

The Notes also contain covenants that will limit, among other things, the ability of the Issuer and, in certain cases, its Subsidiary Group Companies to:

- incur, guarantee or provide indemnities for additional indebtedness;
- pay dividends, redeem capital shares, pay management, advisory or other fees to shareholders of the Issuer, make payments in respect of certain subordinated debt or make certain other restricted payments;
- issue and sell capital shares or indebtedness of Heathrow (SP) Limited;
- enter into certain transactions with affiliates;
- create or permit to exist certain security;
- transfer, lease or sell certain assets;
- restrict subsidiaries of the Issuer to pay dividends or make other payments to the Issuer; and
- merge or consolidate with other entities.

Each of these covenants is subject to significant exceptions and qualifications. See Condition 4 (*Covenants*) and the related definitions.

Intercreditor Arrangements

The Issuer and the Subsidiary Group Companies have entered into an intercreditor agreement (the “**Intercreditor Agreement**”) with, among others, the security agent, the agents under the Issuer Facilities, the Trustee for the 2027 Notes, the Trustee for the 2029 Notes, the purchasers of the 2030 PP, the Trustee for the 2031 Notes, and any hedging creditors. The Trustee will accede as an additional bond creditor to the Intercreditor Agreement on or around the Issue Date. The Intercreditor Agreement provides that the debt held by the secured creditors that are secured by the Transaction Security, including the holders of the Notes, will rank pari passu without any preference between any class of such secured debt. The Intercreditor Agreement also sets out, among other things, the circumstances under which the security documents may be enforced by the security agent on behalf of secured creditors, the application of enforcement proceeds and the circumstances under which the Transaction Security may be shared on a pari passu basis with additional third party

	creditors. See “ <i>Description of Other Indebtedness—Intercreditor Agreement</i> ”.
<i>Modification, Waiver and Substitution</i>	The Trustee may, without the consent of holders of the Notes, agree to (i) any modification of (subject to certain exceptions), or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, the Trust Deed or the Agency Agreement or (ii) the substitution in place of the Issuer as principal debtor under the Notes, in each case in the circumstances and subject to the conditions described in Conditions 16 (<i>Meetings of Noteholders, Modification, Waiver and Authorisation</i>) and 14 (<i>Substitution</i>).
<i>Use of Proceeds</i>	The net proceeds of the issue of the Notes are expected to be used for general corporate purposes.
<i>Principal Paying Agent</i>	Deutsche Bank AG, London Branch
<i>Trustee</i>	Deutsche Trustee Company Limited
<i>Joint Global Coordinators and Joint Bookrunners</i>	BNP PARIBAS, ING Bank N.V., London Branch, J.P. Morgan Securities plc and Merrill Lynch International
<i>Passive Bookrunners</i>	Barclays Bank PLC, Goldman Sachs International and National Australia Bank Limited (ABN 12 004 044 937)
<i>Listing and Trading</i>	Application has been made to the Financial Conduct Authority for the Notes to be admitted to listing on the Official List and to trading on the Market. There are no assurances that the Notes will be admitted to the Market.
<i>Green, social, sustainable or sustainability-linked securities</i>	None of the Notes are intended to be marketed as green, social, sustainable or sustainability-linked securities.
<i>Governing Law</i>	The Notes and the Trust Deed will be governed by the laws of England and Wales.
<i>Form</i>	The Notes will be in bearer form.
<i>Credit Ratings</i>	The Notes are expected to be rated on issue B1 by Moody’s and BB+ by Fitch. A credit rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency. Moody’s and Fitch are established in the UK and are registered under the UK CRA Regulation.
<i>Selling Restrictions</i>	The Notes have not been and will not be registered under the Securities Act and, subject to certain exceptions, may not be offered or sold within the United States. The Notes may be sold in other jurisdictions (including the United Kingdom) only in compliance with applicable laws and regulations. See “Subscription and Sale” below.
<i>ISIN Code:</i>	XS3307310444
<i>Common Code:</i>	330731044

RISK FACTORS

The following sets out certain aspects of the Group's financing documentation and the activities of the Group about which prospective Noteholders should be aware. The occurrence of any of the events described below could have a material adverse effect on the business, financial condition or results of operations of the Issuer or the Group and could lead to, among other things, non-payment of amounts under the Notes.

This section of the Prospectus describes all material risks that are known to the Group as at the date of this Prospectus. This section of the Prospectus is not intended to be exhaustive and prospective holders of the Notes should read the detailed information set out elsewhere in this document, including the documents incorporated by reference, prior to making any investment decision. Further, prospective holders of the Notes should seek their own legal, financial, accounting, tax and other relevant advice as to the structure and viability of an investment in the Notes.

In addition, while the various structural elements described in this document are intended to lessen some of the risks discussed below for holders of the Notes, there can be no assurance that these measures will ensure that the holders of the Notes receive payment of interest or repayment of principal from the Issuer in respect of such Notes on a timely basis or at all.

COMMERCIAL RISKS

Volatility in global demand and revenues is characterised by various political, economic, and regulatory factors outside of the Group's control.

There is a range of factors outside of the Group's control which expose it to significant uncertainty and volatility and could affect growth despite the Group's best efforts, including growing economic headwinds and uncertainty in financial markets and institutions, US tariffs, economic inflation, government policy, energy prices, regulatory decisions, the Russia Ukraine war and Middle East instability and conflict. The timing, volatility, unpredictability and interaction of these macroeconomic, geopolitical and natural factors alone and in combination create significant uncertainty and could lead to short or long term operational and financial cost pressures affecting the Group's ability to raise finance, or its business, financial condition or results of operations.

The most significant of these factors include the following:

- passenger confidence in, and demand for travelling, which could be impacted by cost of living pressures and wider changes in the market (e.g. business travel or growing consumer environmental impact concerns linked to climate change), as elaborated on below;
- a limited capacity for growth dependent on slot trading combined with the highest aviation taxes in Europe (Air Passenger Duty);
- the Group's ability to increase non-aeronautical revenue, in particular through government policy on VAT free shopping, and the trend of consumers' shopping habits moving further in favour of online shopping;
- future regulatory decisions including, in due course, the next price control review (H8), which could lead to financing challenges, including a risk of credit rating downgrades if the Group cannot implement sufficient mitigating actions to the satisfaction of the relevant rating agencies;
- cost of living pressures affecting both the Group's workforce and the travelling public, driven by persistently high inflation, elevated interest rates, and energy costs. Although inflation has moderated, it remains above the Bank of England's target, and interest rates, while recently reduced, continue to impact household budgets and business costs. These pressures heighten risks to employee relations, including potential industrial action, and may suppress passenger demand as discretionary spending is constrained;
- changes in the UK's interest rate environment which, while moderated in August 2025 following a period of sustained elevation, remains historically high and continues to impact borrowing costs for both businesses and consumers. The Bank of England has signalled its cautious approach, with the potential for further increases to interest rates if inflationary pressures persist. This environment could adversely affect the Group's business, financial condition, cost of capital and access to debt markets;
- continuing airspace restrictions impacting airline operations and increased geo-political uncertainty as a result of increased tensions between members of the North Atlantic Treaty Organisation (NATO) and Russia over Ukraine and the various US, EU and UK sanctions which have been imposed on Russia (and vice versa), as well as the ongoing Middle East conflict, may continue to restrict flights over the affected regions. Any escalation in these conflicts may lead to renewed volatility in oil prices, which spiked earlier in 2025. These developments could continue to have significant adverse economic effects in the UK and globally, particularly with regards to energy costs and all of which could adversely affect the Group's business, financial condition or results of operations; and
- possibilities of extreme weather adversely affecting operations at Heathrow, as described below.

The Group's aeronautical income could decline as a result of a reduction in flights, passengers, exposure to airlines' actions or financial situations or other factors outside the Group's control which adversely impact the operating resilience of the Group.

The Group generates aeronautical income from the charges that Heathrow levies on its airline customers. These charges are regulated and principally levied on the basis of passenger numbers, maximum total aircraft weight,

aircraft noise and emission characteristics and the length of time for which an aircraft is parked at the airport. The charges are also linked to the rate of inflation, which is liable to change (both as a result of the performance of the UK economy and also as a result of changes to the basis on which RPI and / or CPI are calculated). There are no specific operating contracts with the airlines operating at Heathrow Airport. There can therefore be no assurance as to the level of the Group's future aeronautical income from any one or more airline operators. Levels of retail income at Heathrow and passenger spend may also be affected by such factors. Decisions by, legal disputes with, financial difficulties at, or the failure of, a significant airline customer, or the withdrawal of their landing rights, or the closure of geographical markets in which they operate routes, could lead to a reduction in flights and passenger numbers and/or failure or delay in recovering airport fees or landing charges. The effect of decisions by airlines or events at airlines that have a major presence at Heathrow Airport, or any loss of airline customers or failure to pay by such airline customers, and more generally, any major negative impact on the aviation sector, could have a material adverse effect on the Group, in particular if vacated slots are not taken up by other airline customers.

The number of passengers using Heathrow Airport may be affected by a number of other factors, including:

- international health scares or outbreaks of infectious diseases, including epidemics or pandemics, and the resulting actions tabled by the World Health Organisation (“WHO”) (including travel advisories) the UK government, and other governments across the world, have had a significant adverse effect on passenger demand for air travel to and from the UK. The COVID-19 pandemic led to an unprecedented decline in passenger demand virtually overnight due to governments closing borders and for prolonged periods, as well as passenger concerns over safety, which also affected future passenger confidence to fly. An outbreak of another epidemic disease such as COVID-19 (whether domestic or international) or any WHO or governmental travel advisories (whether relating to UK cities or regions or other cities, regions or countries) could have a material adverse effect on passenger demand for air travel. Any resulting reduction in traffic could have a material adverse effect on Heathrow;
- operational disruptions to the airport such as the power outage on 21 March 2025, which resulted from a fire at a nearby electrical substation and led to a temporary closure of the airport on that day;
- shocks to the macroeconomic and geopolitical environment as described above (including any ongoing impacts of wars in Europe and the Middle East, changes in fuel and energy prices, changes in interest rates and currency exchange rates, rising inflation, employment and spending) whether affecting the global economy, the UK economy or the Greater London economy in which Heathrow Airport is based;
- disruptions caused by natural disasters or events, for example, the closure of airspace due to the volcanic eruption in Iceland in 2010;
- extreme adverse weather conditions at Heathrow Airport or other airports (for example, flash floods seen in Dubai in April 2024) which risks causing prolonged closure of airspace, such as the severe winter weather experienced in the northern hemisphere in December 2010 which caused over 4,000 flights to be cancelled at Heathrow Airport and significant impact to airline schedules globally;
- decisions by the UK Government and governments of key traffic routes that increase the cost of air travel or limit airport capacity in order to decarbonise aviation as part of meeting the UK Government's and other governments' climate change targets;
- an increase or decrease in competition from UK and non-UK airports;
- decisions by airlines regarding the number, type and capacity of aircraft (including the mix of premium and economy seats), as well as the routes on which particular aircraft are utilised;
- wars, riots or political action;
- unauthorised use of drones;
- protest activity;
- industrial action that affects critical services at Heathrow Airport, including airlines and other third parties with whom Heathrow works;

- acts of terrorism or cybersecurity threats and attacks, either directly or via third parties;
- changes in domestic or international regulation, including international trade liberalisation developments such as Open Skies (as defined below);
- the quality of services and facilities, including the impact of construction projects;
- the development of efficient and viable alternatives to air travel, including the improvement or expansion of existing surface transport systems, the introduction of new transport links or technology and the increased use of communications technology; and
- the potential re-introduction of the Electronic Travel Authorisation for all airside transit passengers in the UK could impact transfer passenger performance.

The Group, where possible, seeks to anticipate the effects of the events noted above in its operations and also maintains contingency plans to minimise disruption and passenger inconvenience, including contingency plans aiming to mitigate the impacts of potential industrial action. In addition, the Group has a range of formal national and local consultative bodies to discuss pay, employment conditions and business issues with trade unions. Collective bargaining takes place with the unions Unite, PCS and Prospect for those employee groups for which these unions are recognised as the Group is committed to managing people through change fairly.

There can be no guarantee that the Group's contingency plans would be effective in anticipating the effects of the factors noted above. Any of these factors could negatively impact the Group's reputation, affect Heathrow Airport's day-to-day operations and result in a decrease in the number of passengers using Heathrow Airport which could in turn have a material adverse effect on the Group's business, financial condition and results of operations.

A decrease in passenger numbers or other factors outside the Group's control could reduce non-aeronautical income.

The Group's principal sources of non-aeronautical income include retail concession fees, car parking income, property rental income, rail income and income from the provision of operational facilities and utilities.

Retail concession fees are driven by passenger numbers and propensity of passengers to spend in the shops at Heathrow Airport. As noted above, there are a variety of factors which could adversely affect the number of passengers using Heathrow Airport. Levels of retail income may also be affected by changes in the mix of long- and short-haul and transfer and origin and destination passengers; economic factors, including exchange rates and changes to VAT and duties regimes applicable to airside shopping; retail tenant failures; lower retail yields on concession re-negotiations; redevelopments or reconfigurations of retail facilities at Heathrow Airport, which can lead to a temporary or permanent decline in retail concession fees; changes in tax laws affecting retail concessions which may result in lower revenues for the retailers and, consequently, lower retail concession fee income for the Group; reduced competitiveness of the airport retail offering; stricter hand luggage and other carry-on restrictions; and reduced shopping time as a result of more rigorous and time consuming security procedures. Car parking income could be reduced as a result of increased competition from other modes of transport to Heathrow Airport, such as buses and trains, as well as increased competition from off-site car parks. Other non-aeronautical income could be reduced as a result of a decrease in demand from airport users, such as car rental operators and airlines leasing check-in counters or other facilities. Any of these factors could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group faces a number of operational risks outside its control, in particular as a result of climate change.

Operating an airport is a complex undertaking influenced by numerous factors, some of which are outside the Group's control. Climate change has the potential to impact Heathrow's operations and broader business - both on the ground and in the air. For instance, climate change could disrupt operations by reducing airport and handling capacity, or by limiting access to Heathrow for passengers, employees, and ground transport, including facilities essential to the airport's operation and management.

Example risks include:

- An increase in flood risk and extreme hot temperatures are assessed as significant risks to airport infrastructure and operations. Changes to precipitation patterns, including high intensity events, could result in exceedance of drainage infrastructure capacity associated with surface flooding and groundwater flooding, leading to disruption to flight schedules and damage to buildings, mobile assets, and airfield infrastructure. High temperatures, both heatwaves and maximum temperature days, could affect the structural integrity of airport structures and infrastructure, the thermal comfort of staff and passengers in terminal buildings, aircraft on stands and outdoor workers, and lead to delays in construction or maintenance works and operational activity.
- Adverse weather conditions such as rainstorms and high winds could become more frequent, unpredictable, and more extreme. This may lead to higher levels of damage and disruption at destinations, longer recovery times and more flight delays and cancellations which would impact Heathrow's flight schedule. Where unfavourable flying conditions are experienced regularly, this may increase fuel burn and affect the attractiveness or practicality of some flight paths. Any increase in delayed or cancelled flights would increase disruption costs and reduce revenue, as well as having an adverse effect on Heathrow's reputation. Passenger attitudes to environmental and climate issues may also change and this may lead to a reduced demand for air travel or reputational consequences, which may have an adverse effect on the Group's revenues.

Furthermore, any impact of such factors on global or regional aviation infrastructure or operations generally could also cause disruption to Heathrow.

Existing and future government regulations to combat climate change may also result in reduced capacity at Heathrow or additional financial penalties for the aviation industry, which may have a material adverse effect on the ability of the Group to operate profitably. Government policies on "net zero" carbon emissions may continue to be accelerated, which has the potential to render the fixed assets of Heathrow and parties in its value chain (e.g. airlines) redundant if Heathrow and such parties cannot adapt quickly enough to the changes mandated. Adaptation of existing fixed assets may also be costly and the effectiveness and reliability of new technologies is uncertain and may lead to further costs for Heathrow.

Given the nature of these factors, it is not possible to accurately predict their future impact on airport operations from past performance, and any impact from such factors could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group's revenue could decline as a result of changes in the Group's operating environment.

Changes in the Group's operating environment, such as long-term changes in passenger demand for air travel, could lead to a misaligned operational capacity within the Group. While the Group carries out evaluations through a series of scenario planning exercises, there can be no assurance that the Group can identify the timing or period of any such changes or that once identified, the Group will be able to realign the operational capacity of the Group and implement change management successfully which could lead to a shortfall in the Group's revenue.

The Group's fixed operating cost base could reduce Heathrow's ability to respond quickly to counter sudden decreases in revenue.

The Group's operating costs are classified in the following categories: employment, operational, maintenance, rates, utilities and other.

Of these, a large majority are either fixed (for example, employment, rates, maintenance) or subject to factors outside of the Group's control (for example, utilities pricing). Heathrow also has a highly unionised workforce where a significant element of employment costs are based on agreed pay deals. As noted under the risk relating to potential revenue reduction (see "*Risk Factors – Commercial Risks - The Group's aeronautical income could decline as a result of a reduction in flights, passengers or other factors outside the Group's control which adversely impact the operating resilience of the Group*"), Heathrow has collective bargaining relationships with recognised Trade Unions and is committed to managing people through change fairly. Heathrow is also one of the highest rates payers in the UK.

The fixed nature of Heathrow's cost base reduces management's ability to counter sudden decreases in revenues, this may expose the Group to any economic downturn in its business or to adverse industry conditions.

Operations and passenger experience at Heathrow Airport depends upon third parties, whose performance the Group is unable to control.

The Group depends on the co-operation of a large number of third parties, including government agencies and business partners, to provide essential functions, such as air traffic control, border control, utilities infrastructure, the management of fuel storage and distribution assets, baggage system operation and maintenance, passenger check-in, re-fuelling, rescue and firefighting services, utilities provision, catering and information technology. The Group works to manage its relationship with such third parties. For example, the Group's management of contracts with third party suppliers is underpinned by robust and responsible procurement practices which involve the consideration of the resilience and sustainability of third party suppliers before contracts are entered into with such third parties, and the frequent monitoring of the operational performance of such third parties once contracts are commenced. There can be no guarantee that the Group's management of third parties will be effective, and the Group's business operations and the experience of passengers at Heathrow Airport may be affected if these third parties do not adequately perform the services they are required to provide. In particular, a failure by these third parties to appropriately respond to passenger volumes, accidents, fire, technical defects or failures in IT or data processing may cause flight delays, damage to facilities, and the cancellation of airport services. Any of these events or a combination of events related to the performance of third parties, including potential financial failure / insolvency, could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group could be subject to terrorism and/or increased security requirements.

The UK Government currently assesses the international terrorism threat to mainland Britain as "severe", the third highest threat level on the UK Government's risk assessment scale. Heathrow Airport operates within a stringent and complex security regime as required by the UK Government, which has imposed additional security measures from time to time, for example following the discovery of terrorist plots in August 2006 and December 2009. An incident in 2010 involving cargo aircraft led to additional measures for the cargo industry only. The consequences of any future terrorist action or threat may include cancellation or delay of flights, impact on the ability of passengers and employees to access Heathrow Airport and any facilities associated with or required in connection with the operation and management of Heathrow Airport, fewer airlines and passengers using Heathrow Airport, liability for damage or loss and, the costs of repairing damage and impact on day-to-day operations including the ability to operate and manage Heathrow Airport.

The implementation of additional security measures at Heathrow Airport in the future (whether or not as a result of regulatory requirements) could lead to limitations on airport capacity or retail space, congestion, increases in operating costs, potential sanctions and delays to passengers moving through the airport, and the Secretary of State for Transport has powers under Section 30 of the Airports Act 1986 to give directions to airport operators in the interests of national security, including closure of airports (see "*Section 30 of the Airports Act 1986*"). Any of these factors could have a material adverse effect on the Group's business, financial condition and results of operations.

Incidents and business interruption could occur at Heathrow.

Airports are exposed to the risk of incidents, including accidents, as a result of a number of factors, including extreme weather conditions, equipment failure, power failure, unauthorised use of drones, political protest, human error, terrorist activities and cyber attacks. These incidents could result in injury or loss of human life, damage to airport infrastructure and short- or long-term closure of Heathrow's facilities and may have an impact on the operation of Heathrow and passenger traffic levels, which in turn could have a material adverse effect on the Group's business, financial condition and results of operations.

In addition, Heathrow may suffer business interruption or disruption from a number of other events out of its control such as wars, riots, pandemics, political action, blockades, fire or technical problems. Any interruptions or disruptions in the services that Heathrow provides or the efficient operation of Heathrow could have a material adverse impact on the Group. In particular, damage resulting from any of the above events may take considerable time to repair, and the direct effect of such events and a prolonged period before rectification could have a material adverse impact on the Group.

The Group could face operational disruption, inconvenience to passengers and long-term reputational damage as a result of compromises to the security of those affected by the activities of the Group.

The Group is responsible for ensuring that its assets, infrastructure, human and electronic systems and processes meet the minimum statutory requirements to protect aviation security, deliver high security standards and build confidence with regulators, airlines and passengers. It also needs to ensure that its assets, infrastructure, human and electronic systems are protected from theft, damage or intrusion.

The Group has a responsibility to ensure aviation security and safeguard the welfare and safety of staff, business partners and the public who may be affected by the activities of the Group.

Security risks are mitigated by adopting and enforcing rigorous policies and procedures supported by professional training and by investment in leading edge security technology. The Group works closely with airlines and government agencies, including the police, in building a framework to establish joint accountabilities for airport security and shared ownership of risk, thus ensuring security measures remain both flexible and proportionate to the prevailing threat environment.

While the Group is taking steps to discharge its responsibilities effectively and to avoid compromises to the security of those affected by the activities of the Group, there can be no guarantee that steps taken by the Group will be effective or implemented in a timely fashion in accordance with applicable regulatory requirements. A failure to comply with and exercise these responsibilities effectively could result in operational disruption, congestion, increases in operating costs, limits on airport capacity, inconvenience to passengers, potential sanctions and long-term damage to the Group's reputation, which could in turn have a material adverse effect on the Group's business, financial condition and results of operations.

The Group could face disruption from cybersecurity threats to its data and systems and/or non-compliance with the Security of Network & Information Systems Regulations could result in regulatory action which could have a significant impact on the Group.

Heathrow faces external cyber threats to its data and systems, including from its third-party suppliers. Heathrow's data and systems may be vulnerable to theft, loss, damage and interruption due to unauthorised access, security breaches, cyber-attacks, computer viruses, power loss, or other disruptive events. Airlines use on-line check in platforms that are not owned or operated by Heathrow directly. Therefore, if there is a cyber-related incident (for example, as was the case for Collins Aerospace System in September 2025), Heathrow cannot resolve such issues directly and can only provide support for its affected airline partners and passengers. In addition, the CAA has determined that Heathrow is an "operator of essential services" (an "OES") for the purposes of the Security of Network & Information Systems Regulations (the "NIS Regulations"). As an OES, Heathrow has to take appropriate and proportionate security measures to manage risks to its network and information systems, and it will be required to notify serious incidents to the Department for Transport. A security breach could have a negative impact on customer confidence in Heathrow's systems and negatively impact Heathrow's reputation. In addition, a failure to comply with the requirements of the NIS Regulations could result in enforcement action being taken against Heathrow, including levying substantial fines. Should a security breach and/or non-compliance with the NIS Regulations occur, this could result in operational disruption, inconvenience to passengers and long-term damage to the Group's reputation, which could in turn have a material adverse effect on the Group's business, financial condition and results of operations.

The Group may be subject to potential climate, environmental and other sustainability-related litigation, enforcement proceedings, investigations and conduct risk.

Due to increasing new climate and sustainability-related jurisprudence, laws and regulations in the UK and other jurisdictions, growing demand for environmentally sustainable products and services, and regulatory and shareholder scrutiny, the Group may, through its business activities of operating an airport, face increasing litigation, conduct, regulatory enforcement and contractual risks related to climate change, environmental degradation and other social, governance and sustainability-related issues. These risks may arise, for example, from claims pertaining to: (i) failures to meet and/or have a credible transition plan to meet obligations, targets or commitments relating to or to disclose accurately or provide updates on material climate and/or sustainability related risks or otherwise provide appropriate disclosure to investors, customers, counterparties and other stakeholders; (ii) conduct and other customer protection type claims; (iii) marketing that portrays products, securities, activities or policies as producing positive climate, environmental or sustainable outcomes to an extent that may not be the case; (iv) damages claims under various tort theories, including common law public nuisance

claims, or negligent mismanagement of physical and/or transition risks; (v) alleged violations of officers', directors' and other fiduciaries' fiduciary duties; (vi) changes in understanding of what constitutes positive climate, environmental or sustainable outcomes as a result of developing climate science, leading to discrepancy between current business practices and public and/or market and/or broader stakeholder expectations; (vii) any weaknesses or failures in specific systems or processes associated particularly with climate, environmental or sustainability-linked activities, including any failure in timely implementation, onboarding and/or updating of such activities, systems or processes; or (viii) counterparties, collaborators and third parties in the Group's value chain who act, or fail to act or undertake due diligence or apply appropriate risk management and governance in a manner that impacts the Group's reputation or social, governance and/or sustainability credentials.

Furthermore, there is a risk that campaign groups, consumers and special interest groups could seek to take legal action against the Group for contributing to climate change and environmental degradation. There is a risk that as climate and the wider environmental science develops and societal understanding of climate and the wider environmental science increases and deepens, courts, regulators and enforcement authorities may apply the then current understandings of climate related matters retrospectively when assessing claims about historic conduct or dealings of businesses, including the Group. These potential litigation, conduct, regulatory enforcement and contract liability risks may have a material adverse effect on the Group's ability to achieve its strategy, including its climate ambition, and could have an adverse effect on the Group's reputation, business, financial condition or results of operations.

The Group companies enter into contracts with third parties which require them to give representations, covenants and indemnities, which could expose the Group to litigation.

The Group companies enter into contracts with third parties under which they have given or will give representations, covenants and indemnities as part of the transactions to which the contracts relate. Heathrow sources goods and services required for the operation of Heathrow Airport from third party suppliers, including air traffic control services, border control, maintenance, and utilities. In certain cases, Heathrow may only be able to access goods and services from a limited number of suppliers and the transition to new suppliers of such goods and services may take significant amounts of time and require significant resources. A failure, refusal or inability (whether due to insolvency or otherwise) of a supplier to provide goods or services, which is beyond Heathrow's control, could have a material adverse effect on the Group.

Airlines source goods and services required for their operation at Heathrow from third party suppliers, including ground handlers. A failure, refusal or inability (whether due to insolvency or otherwise) of a supplier to provide goods or services to airlines, which is beyond Heathrow's control, and/or the transition by airlines to new suppliers of such goods and services could lead to a temporary reduction or cessation of certain flights from Heathrow and could result in a temporary reduction in aeronautical revenues of the Group.

Furthermore, Heathrow's entry into such contracts gives rise to a risk of litigation relating to the representations, covenants and indemnities contained in those contracts which, if significant, could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group's insurance coverage might not be adequate or available in all circumstances.

The Group benefits from insurance cover to protect against key insurable risks including terrorism and business interruption. Cover may not be adequate to cover lost income, reinstatement costs, increased expenses or other liabilities. Moreover, there can be no assurance that if insurance cover is cancelled or not renewed, replacement cover will be available at commercially reasonable rates or at all.

The Group may not have, or may cease to have, insurance cover if the loss is not covered under, or is excluded from, an insurance policy including by virtue of a deductible applying, exhaustion of applicable cover limits or a policy operating as an excess policy or if the relevant insurer successfully avails itself of defences available to it, such as breach of disclosure duties, breach of policy condition or misrepresentation.

Insurance cover for the Group is currently, and may in the future be, provided by a combination of insurance market entities and captive insurance companies owned by Heathrow Airport Holdings. Any of these insurers could cease to offer current insurance cover, become insolvent or lose their licences or authorisations. Any failure to obtain insurance or to collect under relevant insurance policies could have a material adverse effect on the Group's business, financial condition and results of operations.

Heathrow could be subject to periodic increase in pension cash contributions in the future.

Under the Shared Services Agreement, LHR Airports is entitled to pass its pension costs on to the Operating Companies (as defined below). The costs of the pension schemes, primarily in relation to the defined benefit pension scheme (the “**Pension Scheme**”), may vary from time to time (for instance as a result of fluctuation in investment values or as a result of changes to actuarial assumptions). The Group expects pension costs, including the costs of reducing any deficit, to be treated by the CAA as operating costs in setting price caps, but there is no guarantee that the CAA will do so.

The Pension Scheme concluded its most recent formal triennial actuarial valuation (as at 30 September 2024) during 2025, with the resulting change in funding arrangements effective from 1 January 2026. The valuation indicated a scheme surplus of £6.6 million calculated using the Pension Trustee’s actuarial assumptions. As part of the valuation process, LHR Airports and the Pension Trustee agreed that the annual deficit recovery payment into the Pension Scheme would remain at nil. The future service contribution was agreed at the valuation at a rate of 18.3 per cent. The next formal actuarial valuation is as at 30 September 2027, which is expected to be completed by the end of 2028.

The Pension Scheme is administered by a corporate trustee, BAA Pension Trust Company Limited (the “**Pension Trustee**”). The Pension Trustee is a Borrower Secured Creditor pursuant to the STID and ranks equally in an amount up to £284 million with senior (Class A) debt. The extent of any deficit or surplus to the Pension Scheme, which may vary significantly from one accounting period to another, results from factors outside the control of the Group.

The Group’s cash contribution rate to the Pension Scheme is agreed every three years through the completion of a triennial valuation. At the same time, the level of deficit repair contributions is agreed with the consideration of the overall net surplus or deficit on Pension Scheme at the valuation date. The September 2024 valuation has been agreed in line with the new legislative regime for funding defined benefit pension schemes. See “*Risk Factors—Regulatory Risks—There is a new legislative regime for funding defined benefit pension schemes which could have an impact on the obligations of the Group to provide funding to the Pension Scheme*”.

Increases in the Group’s pension cash contributions could, if they were not fully taken into account by the CAA in setting price caps, have a material adverse effect on the Group’s business, financial condition and results of operations. See “*Business – Pensions*”.

The successful implementation of the Group’s capital investment programme could be affected by unanticipated issues.

The Group’s capital investment programme includes major construction projects at Heathrow and is subject to a number of risks. For example, the CAA’s H7 price control decision requires Heathrow to obtain airline agreement for “Delivery Obligations” for each capital project, including as to specific outputs, quality requirements, and completion deadlines (as well as weightings for each parameter). If Heathrow is not able to achieve a consensus amongst its airline customers in support of capital investment projects, this could delay the development of certain capital projects during the price control period. The CAA’s H7 price control decision sets out that if Heathrow does not meet its Delivery Obligations, this may result in adjustments being made to the Regulatory Asset Base (the “**RAB**”).

Difficulties in obtaining or discharging the requirements of any requisite permits, consents, including environmental consents, licences, planning permissions, compulsory purchase orders or airspace change consents (and related legal challenges) or easements could adversely affect the design or increase the cost of the capital expenditure projects or delay or prevent the completion of a project or the commencement of its commercial operation. Although contractors typically share in cost and schedule risks, the Group may face higher than expected construction costs and delays, not all of which may be permitted by the CAA to be included in Heathrow Airport’s RAB, and possible shortages of equipment, materials and labour due to the number of major construction projects in the London area.

The Group’s planned capital expenditure programme has a large number of interdependent programmes of work and a reliance on suitably qualified and experienced personnel for the delivery of projects.

The commencement of commercial operation of a newly constructed facility may also give rise to start-up problems, such as the breakdown or failure of equipment or processes, or lack of readiness of airline operators,

closure of facilities and disruptions of operations. The Group's construction contracts may contain restricted remedies or limitations on liability such that any such sums claimed or amounts paid may be insufficient to cover the financial impact of breach of contract. The ability of contractors to meet their financial or other liabilities cannot be assured.

The failure of the Group to recognise, plan for and manage the extent of the impact of construction projects could result in projects overrunning budgets, operational disruptions, capital expenditure trigger rebates to airlines, unsatisfactory facilities at Heathrow Airport, safety and security performance deficiencies, additional security measures or potential sanctions imposed by regulators and/or higher than expected operating costs. Any of these could affect Heathrow Airport's day-to-day operations and impact the Group's reputation and, consequently, have a material adverse effect on the Group's business, financial condition and results of operations.

The potential expansion of Heathrow Airport could be prevented or delayed due to factors outside the Group's control.

On 25 November 2025, the UK Government announced that Heathrow's proposal had been selected as the basis of the ANPS review. On 15 January 2026, Heathrow confirmed that it had approved financial resources to begin work with a planning application for a third runway. On 18 June 2026, the UK Government announced that it is consulting on a proposed draft revision to the ANPS, renamed the HENPS to reflect that the policy statement only applies to the expansion of Heathrow. Consultation on the HENPS will continue until 1 September 2026 and the ANPS will remain in place until any revised policy statement is approved by the House of Commons and designated by the Secretary of State. Key regulatory and policy decisions made in connection with the HENPS will determine whether expansion can proceed to the next phase.

Expansion therefore remains subject to certain approvals, steps, factors and processes outside the control of the Group, including but not limited to:

- review of Government policy relating to the provision of additional airport capacity as set out in the ANPS and, if it comes into force, the HENPS;
- clarity from the CAA on (i) how early costs will be recovered and (ii) the long-term regulatory regime that enables the necessary private investment for the project;
- engagement and formal consultation with Heathrow Airport's airline community, local communities and the wider public;
- engagement and formal consultation with neighbouring and regional local authorities and other statutory bodies (including Transport for London, the Environment Agency, Natural England and others);
- the grant of a DCO by the Secretary of State for Transport following submission of a detailed application by Heathrow and an examination process conducted by the Planning Inspectorate on behalf of the Secretary of State;
- any delay to the DCO application/decision process caused by political instability and/or by rival scheme promoters;
- the grant of any other planning consents (including, for example, for early works required to facilitate development relating to expansion) and/or environmental licences and permits required for expansion;
- airspace change consent from the CAA or the Secretary of State to make changes to the airspace around Heathrow Airport to support Heathrow's proposed expansion scheme;
- successfully defending legal or other challenges to the expansion of Heathrow Airport;
- accessing debt markets to fund the expansion of Heathrow Airport;
- competing large infrastructure projects in the UK resulting in human resources and supply chain constraints;
- competing schemes relating to the development at or around Heathrow Airport; and

- the construction, delivery and operation of an expanded Heathrow Airport (including in accordance with the requirements of any/all consents and permits obtained).

While the Group has undertaken significant activity to secure the proposed expansion of Heathrow Airport (see “*Business—Expansion of Heathrow Airport*”), any delay or failure to secure or deliver any of the necessary steps or any of the processes required in connection with the expansion of Heathrow Airport as expected could prevent or delay the potential expansion of Heathrow Airport, and any such delays could in turn lead to cost overruns and a lack of available resources relating to the construction, delivery and operation of an expanded Heathrow Airport, which may have a material adverse effect on the Group’s reputation, business, financial condition and results of operations.

The potential expansion of Heathrow Airport could be affected by a third-party securing planning permission.

The UK Government invited interested third parties to submit proposals to it in respect of the expansion of Heathrow Airport, including the development of a third runway. Notwithstanding the UK Government’s announcement on 25 November 2025 that Heathrow’s proposal had been selected as the basis of the ANPS review, any promoter will in theory be able to submit a planning application to deliver the third runway once the consultation on the HENPS has been completed.

If a third party were to secure planning permission, it could result in changes to the scope, timeline and/or delivery model of the project. A change in promoter may also introduce uncertainty regarding the integration of new infrastructure with existing airport operations, and could affect the regulatory, financial, and operational frameworks currently in place at the airport. Such a scenario could impact stakeholder relationships, including those with airlines, investors and local communities, and influence the strategic direction of Heathrow’s development.

Any delays or changes to the implementation of expansion-related infrastructure caused by the appointment of a third party as promoter could have implications for the airport’s capacity, service levels, and long-term planning, and ultimately could have an adverse effect on the Group’s reputation, business, financial condition and results of operations.

The Group is dependent on LHR Airports as the Shared Services Provider to operate its businesses.

LHR Airports employs staff assigned to Heathrow. Pursuant to the Shared Services Agreement, LHR Airports also provides various central support services (including senior management and strategic direction), administration, cash management and operational services, including the provision of staff, to the Operating Companies as described in more detail in “*Business – Shared Services*”. Heathrow, as a subcontractor for LHR Airports, provides certain central support services to Heathrow Express. Whilst the Shared Services Agreement contains provisions that are designed to assist with the transfer of employees and services to the Operating Companies or a replacement services provider, if the Shared Services Agreement were terminated, there can be no assurance that transfers will be effected in a manner that does not have a material adverse effect on the Group’s business, financial condition and results of operations.

REGULATORY RISKS

Heathrow is subject to economic regulation by the Civil Aviation Authority (“CAA”), which is subject to change and affects pricing.

Heathrow faces the risk of adverse change to its economic regulation by the CAA. See “*Expansion of Heathrow Airport*”, and “*Airport Regulation – Airport Regulation Generally*” and “*Airport Regulation – Heathrow Price Regulation – H7*”.

Heathrow is subject to economic regulation by the CAA. As well as its service quality requirements, the CAA sets the maximum level of airport charges that Heathrow can levy on airlines for using Heathrow Airport’s facilities. These price caps are set for a ‘price control period’, the duration of which is defined by the CAA (normally five years). The CAA published its final decision in relation to the current ‘price control period’ for Heathrow, H7, on 8 March 2023 (“**Final Decision**”), which retained the RAB-based single till approach as the basis of the regulatory framework. H7 will run until the end of 2026.

Later, in March 2024, the CAA issued a consultation on ‘H7 final issues’, which dealt with both the matters that were remitted to the CAA by the CMA following the H7 appeal process, as well as matters which the CAA had not been able to resolve prior to making the Final Decision. The CAA’s decision on the ‘final issues’ published in July 2024 led to nominal decreases in Heathrow’s charges of £1.516 in 2025 and £1.573 in 2026 compared to the charges for H7 set out in the Final Decision. On the basis of the nominal price caps set out in the Final Decision, these adjustments would reduce charges from £25.24 to £23.73 in 2025 and from £25.28 to £23.71 in 2026.

The Final Decision established performance-linked requirements which can impact income. For example, under the Measures, Targets, Incentives scheme for the current regulatory period, failure to meet specified targets relating to, among other things, airport cleanliness, security queuing times, flight information displays and stand and jetty availability can result in rebates to airline customers of up to 7 per cent. of airport charges. See “*Airport Regulation—Heathrow Price Regulation*”.

The Final Decision also introduced a forward-looking capital incentives framework with a symmetrical 25 per cent sharing rate for cost performance on Heathrow projects. It also added Delivery Obligations, requiring airline agreement on project outputs, quality and timing.

Projects started before this framework remain under the previous ex-post review. Any potential capital inefficiencies will be investigated by the CAA and, if identified as such, the relevant amounts will be disallowed and deducted from the H8 opening RAB.

H8 Price Review

The CAA has commenced the process for the next price control period for Heathrow, known as H8. This will apply from 2027 to 2031 and succeed the current H7 settlement.

In March 2025, the CAA published its ‘H8 method statement and business planning guidance’ (CAP3083), setting out expectations for Heathrow’s business plan submission. The CAA confirmed its intention to retain the current RAB-based framework using the ‘building block model’ to set an ex-ante price cap for Heathrow.

The methodology sets out a new incentive mechanism to assess the quality of the information presented by Heathrow in the H8 business plan. Based on this, the CAA may apply a penalty or bonus to Heathrow’s business plan, the maximum amount of which being 10 basis points on Heathrow’s return on regulatory equity (“**RORE**”), which would be approximately £8 million per year or £0.10p per passenger.

The H8 price review process is moving at pace and following tight timelines. The CAA’s methodology document communicated that overall H8 timelines were delayed, with the H8 final decision to be published in April 2027, after the actual start of the H8 period (in January 2027).

On 31 March 2026, the CAA published its Initial Proposals for the H8 period (CAP3232), which was followed by a fourth and final round of constructive engagement with airlines. Heathrow provided its response to the Initial Proposals on 29 May 2026.

In June 2026, the CAA launched a consultation on the 2027 holding cap which they propose to be £28.398 (2027p). The holding cap is based on their Initial Proposals profiled charge for 2027 with certain adjustments. Responses are due by 28 July 2026.

General

The Group has a dedicated project team to engage with and maintain a sound relationship with the CAA as well as advise the Group on regulatory matters in order to ensure full compliance with existing regulatory requirements and to liaise with the CAA on its proposed changes to the economic regulation of Heathrow. The regulatory framework also requires formal engagement with airline customers, and the Group invites airlines to send representatives to engagement forums such as joint steering groups to mitigate the risk of adverse airline relations. Key stakeholders are engaged on a joint planning basis which provides airlines with the opportunity to articulate their views and on-going requirements. However, there can be no assurance that the Group's strategy for constructively contributing to, and effectively navigating, the economic regulation of Heathrow set out above will be successful, nor that the current or future price caps set by the CAA will be sufficient to allow Heathrow to operate profitably; nor that the present price caps will be increased or at least maintained at current levels; nor that the methodology of the review process at subsequent reviews will be consistent with previous practice, any of which could result in a material adverse effect on the Group's business, financial condition and results of operations.

Heathrow could face amendment or withdrawal of licence from, or enforcement action by, the CAA.

The legislative framework prescribes that Heathrow operates under a licence granted by the CAA, which has no expiry date. However, in certain limited circumstances, such as a continued failure by Heathrow to comply with the conditions of the licence, the licence may be revoked by the CAA. The Civil Aviation Act provides for CAA enforcement of licence conditions, meaning that the CAA has the power to serve contravention notices, enforcement orders and urgent enforcement orders on Heathrow.

Where the CAA serves an enforcement or urgent enforcement order on an operator, that operator will be under a duty to comply with the terms of that order. The CAA may take action, including seeking injunctive relief, in order to ensure that an operator does not breach its duty to comply with an enforcement order.

In addition, failure to comply with licence conditions, information notices or enforcement orders or competition law could result in penalties for offending operators of up to 10 per cent of revenue at the relevant airport. Penalties may be imposed on a daily basis or as a fixed amount. Heathrow would have a right of appeal to the Competition Appeal Tribunal against any enforcement orders or penalties that the CAA might seek to impose under these provisions.

The Civil Aviation Act also provides the CAA with certain competition powers, held concurrently with the CMA. This allows the CAA to enforce competition law, conduct market studies, and make market investigation references to the CMA.

For more information on the economic licensing regime, see "*Airport Regulation—Principles of Economic Regulation—Heathrow Price Regulation*". Any revocation of the licence could have a material adverse effect on the Group's business, financial condition and results of operations.

Additionally, the licence may be amended by the CAA in the future through a prescribed licence modification process. Although this will be subject to a right of appeal to the CMA by Heathrow, the licence could be amended in a way that adversely affects the ability of the Group to finance its business effectively, which could have a material adverse effect on the Group's business, financial condition and results of operations.

Legal challenges to determinations by the CAA and judicial review.

Certain of the CAA's decisions are subject to specific rights of appeal. The Civil Aviation Act introduced a system of appeals relating to licence decisions of the CAA. In relation to the operator and market power determinations, the Competition Appeal Tribunal (the "CAT") will have the power to hear appeals. Appeals may be brought by the relevant operator, and any other person whose interests are materially affected by the determination. For new licence conditions (and licence modifications), the CMA has authority to hear appeals.

Appeals on licence conditions may be brought by the relevant operator, or airlines whose interests are materially affected by the decision.

In the event an appeal was successful, the CAA could be required to remake its decision or, in certain circumstances, the CAT or the CMA could substitute their decision for that of the CAA.

Where no specific rights of appeal exist, the CAA's decisions are subject to judicial review. The role of the court in judicial review proceedings is not to remake the decision being challenged, or to assess the merits of that decision. The court will review a decision only on grounds of illegality, irrationality, procedural unfairness or breach of legitimate expectations. The remedies available under judicial review include the quashing of a decision, the making of a declaration, a prohibiting or a mandatory order and the recovery of damages.

This means, for example, that successful judicial review proceedings by an airline against a CAA decision could result in a quashing of the decision and a requirement for the CAA to remake the decision.

The Group could face costs related to environmental, health and safety and planning considerations.

Existing Group operations are subject to a wide variety of EU and UK environmental, health and safety legal requirements, including those related to aircraft movements; carbon emissions; air quality and local air pollution; noise; energy use and efficiency; water discharges, surface drainage and surface water pollution; land and groundwater contamination; flooding; asbestos in premises and exposure to asbestos; climate change; and waste handling, management and disposal. Planning permission for new development often brings with it environmental conditions that continue to apply into operations.

The Group operates environmental, energy and asset management systems that are certified to the respective International Standards Organisation standards and, as such, they are subject to regular internal and external auditing. These management systems cover all of the Group infrastructure assets that are subject to environmental permits and related regulatory reporting requirements, i.e. those assets which pose the greatest environmental regulatory risk.

The Group recognises that a failure to exercise its responsibility to ensure that it safeguards the welfare and safety of its people, business partners and the public who may be affected by the Group's activities effectively risks operational disruption, inconvenience to passengers and long-term damage to the Group's reputation which could in turn have a material adverse effect on the Group's business, financial condition and results of operations. The Group's safety management system includes risk assessment processes for all activities entailing significant risk and proportionate control measures employed to safeguard everyone impacted by the Group's business. The Group also operates robust asset management processes to ensure property and equipment remains safe. Governance, led by the Group's senior management teams, and assurance processes are used to ensure that controls around health and safety risks remain effective and continuous improvement is encouraged.

Regulatory compliance is considered a minimum standard of performance and non-compliance could lead to prosecution and potential operational disruption. The CAA has to date taken environmental costs incurred by the Group into account when determining the RAB and in setting price caps. The CAA has not indicated that it intends to change its policy in this regard in the future, but, if it were to do so, this could have a material adverse effect on the Group's business, financial condition and results of operations.

Section 30 of the Airports Act 1986.

Section 30 of the Airports Act 1986 gives the Secretary of State the power to give directions to airport operators in the interests of national security. The directions can require airport operators to take, or refrain from taking, particular action specified in the direction. This provision allows the Secretary of State to give directions for airport closure in times of extreme international tension or in the interests of national security. This presents a risk for Heathrow due to the potential loss of control over the operational functions at Heathrow. It also presents the risk of a loss of revenue without compensation. There is no predictability or certainty as to the occurrence of events which may trigger a direction under Section 30 of the Airports Act 1986. Section 30 is unaffected by the provisions of the Civil Aviation Act.

The Group could face other strategic, regulatory and public policy constraints.

Income and/or operations at Heathrow Airport could be adversely affected by changes in public policy regarding route licensing, the “use it or lose it” rule under which airlines are required to fly 80 per cent. of their slots or sacrifice them to other airlines, changes to the conditions for the maintenance of the Heathrow Airport aerodrome licence, security and safety, immigration and border controls, airport development, environmental policy, tax, air passenger duty or the provision of airport capacity. In the event that unforeseen strategic, regulatory and/or public policy constraints or potential sanctions are imposed, this could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group could face fines for non-compliance with competition laws and regulations.

Competition authorities exercise considerable discretion in setting levels of fines for non-compliance with competition laws and regulations. Given the position of Heathrow Airport in certain markets, any failure to comply with applicable competition laws and regulations may result in the Group incurring substantial fines or settlement costs, as well as suffering significant reputational damage, which could in turn have a material adverse effect on the Group's business, financial condition and results of operations.

The UK Pensions Regulator has power in certain circumstances to issue contribution notices or financial support directions which, if issued, could result in changes in the Group's pensions liabilities and obligations in the future. There are also potential criminal offences in relation to pensions.

If certain statutory requirements are met, the UK Pensions Regulator has the power to issue contribution notices or financial support directions to the Group and/or any connected or associated company. These are commonly referred to as “moral hazard” powers and enable the UK Pensions Regulator to take action if it considers it is reasonable to do so, including where corporate activity has had a materially detrimental effect on the security of members' benefits in a pension plan. Broadly, a financial support direction requires the target to put in place arrangements for the financial support of the scheme. No element of fault is required but there is a reasonableness test and certain other statutory tests have to be satisfied. A contribution notice requires the target to pay a sum of money into the scheme where there has been an act or omission, one of the main purposes of which is to avoid any “employer debt” becoming due or to compromise or otherwise reduce the amount of that debt or which otherwise has a materially detrimental impact on the likelihood of accrued scheme benefits being received.

On 1 October 2021, certain provisions of the Pension Schemes Act 2021 came into force in the United Kingdom and changed the UK regulatory framework governing defined benefit pension schemes. The Pension Schemes Act 2021 extended the UK Pension Regulator's powers in relation to its “moral hazard powers” by allowing the UK Pensions Regulator to issue a contribution notice where an act or failure to act: (i) materially reduced the debt likely to be recovered from the employer in the event of an immediate insolvency (the “employer insolvency” test) or (ii) reduced the resources of the employer in a manner that was material when compared to the buyout deficit of the pension scheme (the “employer resources” test).

In addition, the Pension Schemes Act 2021 introduced new criminal offences for “risking accrued scheme benefits” (where a person engages in an act that they knew or ought to have known would have a materially detrimental impact on a defined benefit pension scheme) and for “avoidance of employer debt” (where a person acts in a way that prevents the recovery of any employer debt which is due to a defined benefit pension scheme or otherwise compromises or settles such a debt), in each case, without “reasonable excuse”. The UK Pensions Regulator also has power to issue civil penalties up to £1 million in the same circumstances.

As the criminal offences and civil penalties apply to any “person” involved with the activity in question, the Issuer, the Trustee and/or any Noteholders (and their directors, employees and advisers) could be caught by the new offences or civil penalties if they were involved in any relevant action which constituted an offence.

If the UK Pensions Regulator takes any action against the Issuer or a member of the Group this could adversely affect the interests of the Noteholders.

There is a new legislative regime for funding defined benefit pension schemes which could have an impact on the obligations of the Group to provide funding to the Pension Scheme.

There is a revised funding regime for UK defined benefit pension schemes, which was introduced by the Pensions Schemes Act 2021 and came into force for triennial valuations with an effective date after 22 September 2024.

As such, the new regime applied to the valuation of the Pension Scheme as at 30 September 2024 and will apply to all subsequent valuations.

The revised funding regime requires the Pension Trustee to agree a funding and investment strategy (“FIS”) with the Group. The FIS must set a funding level that the scheme is targeting to reach by no later than the date the Pension Scheme reaches “significant maturity”. The target funding level must calculate the Pension Scheme’s liabilities on a low dependency funding basis. This means calculating the liabilities:

- on the assumption that further employer contributions would not be expected to be required for the Pension Scheme to meet its obligations; and
- on the presumption that the Pension Scheme’s assets are also invested in accordance with a low dependency investment allocation: in other words, a strategy under which the value of the assets relative to the value of the scheme’s liabilities would be highly resilient to short-term adverse changes in market conditions, so that further employer contributions are not expected to be required.

There is no overarching requirement to adhere to the FIS, but the Pension Scheme’s “technical provisions” for the purposes of its triennial valuation must be calculated consistently with the FIS, which may result in higher liabilities.

The revised funding regime, including the new defined benefit funding code issued by the UK Pensions Regulator, also includes provisions as to how the employer covenant should be assessed and provides that any “technical provisions” deficit arising must be remedied “as soon as the employer can reasonably afford”. The UK Pensions Regulator has significant powers to intervene in scheme funding in certain circumstances.

The revised funding regime could therefore impact the level and timing of employer contributions required to the Pension Scheme.

Non-compliance with data protection legislation (Data Protection Act 2018 and the assimilated General Data Protection Regulation 2016/679/EU (“GDPR”)) could result in regulatory action or civil claims which could have a significant impact on the Group.

Heathrow is subject to significant obligations in respect of data protection legislation. In the event Heathrow is unable to meet such obligations, it may be subject to regulatory action or civil claims. The assimilated GDPR, which applies to all UK companies including Heathrow from May 2018, permits national supervisory authorities to levy administrative penalties of up to 4 per cent. of companies’ global annual turnover in cases of significant non-compliance. Additionally, Heathrow may be subject to claims for material and non-material damage from groups of affected customers and employees. The cost of regulatory or legal action, and any reputational damage suffered as a result of such action, could have a material adverse effect on the Group’s business, financial condition and results of operations.

Non-compliance with the Group’s internal corporate governance requirements could have a significant impact on the Group’s reputation and brand.

The Group has in place internal corporate governance requirements based on applicable laws, rules and requirements such as the Bribery Act 2010. To ensure that the Group’s operations are executed in accordance with these requirements, the Group’s management processes include a Professional Conduct Policy and other Group policies as well as a Group approvals procedure which governs the Group’s processes and operations. The Group regularly performs communication and training in these areas, and monitors and audits internal compliance with these requirements. There is however no guarantee that violations of the Group’s internal corporate governance requirements will not occur, which could have material adverse effects on the Group’s reputation and brand, and result in fines which could in turn have a material adverse effect on the Group’s business, financial condition and results of operations.

FINANCING RISKS

The Group will need to raise further debt from time to time.

The Group will need to raise further debt from time to time in order, among other things, to:

- (a) finance future capital expenditure; and
- (b) enable it to refinance and/or repay indebtedness, including the Notes, as such indebtedness becomes due.

There can be no assurance that the Group will be able to raise future finance on terms that are economically viable or at all. For instance, events in the credit markets in 2007 and 2008, regulatory uncertainty in 2009 and events in the credit markets in 2022 and 2023, significantly restricted the Group's ability to raise finance. Furthermore, under the terms of the Senior Borrower Group Indebtedness, if any rating assigned by S&P or Fitch to the Class A bonds or Class B bonds is lowered or withdrawn, the Group's ability to raise finance may be impaired (see "*Risks relating to the Issuer and the Notes – Rating of the Notes*").

In response to global inflationary pressures, central banks and other monetary authorities have been raising interest rates and as a result, borrowing costs are generally high for borrowers. Although inflation rates have moderated, these remain above the Bank of England's target and the pace of interest rates cuts is unknown and interest rates may continue to find a terminal rate above historic norms. As new debt is required to be incurred or existing debt is required to be refinanced, the Group and the Issuer will be required to borrow money at the prevailing market (and therefore heightened relative to recent times) interest rates, leading to associated cost pressures or the possible inability to raise finance.

A significant portion of the Group's cash flow from operations is dedicated to debt payments.

Because of the secured nature of its borrowings and the structure that applies to them, the Group has been able to raise more debt than would typically be the case for an unsecured borrower. As a result, a greater portion of the Group's cash flow from operations is dedicated to payments on its debt obligations, thus reducing its flexibility to deal with significant financial underperformance. This may increase the Group's vulnerability to any economic downturn in its business or to adverse industry conditions, which in turn could have a material adverse effect on the Group's business, financial condition and results of operations.

Unavailability of liquidity facilities in the future could restrict the Group's ability to incur further indebtedness.

Heathrow Funding Limited has a liquidity facility available to cover certain shortfalls in interest and other payments in respect of certain of its financial indebtedness. If it is unable to extend or replace its liquidity facility before it expires, Heathrow Funding Limited would not be permitted to incur any further indebtedness, including issuing bonds under its multicurrency programme, and no dividends may be paid from members of the Senior Borrower Group to the Issuer, which in turn could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group is subject to exposure on its hedging arrangements.

Whilst the Group operates a hedging programme in accordance with the Hedging Policy under the terms of the Common Terms Agreement, it is not required to fully or perfectly hedge its present or future interest rate or inflation exposure and may not in practice do so. The Hedging Policy appears as Schedule 5 to the CTA, which is incorporated by reference in this Prospectus. The Group is subject to the creditworthiness of, and in certain circumstances early termination of the hedging arrangements by, hedge counterparties.

Changes in interest and inflation rates, and exposure to hedge counterparty risk, could have a material adverse effect on the Group's business, financial condition and results of operations.

Enforcement of security granted to subordinated creditors could indirectly lead to a termination of the Shared Services Agreement.

The Issuer, as the immediate parent company of Heathrow (SP), has granted a first ranking charge over all the issued share capital of Heathrow (SP) to secure its obligations under the Issuer Facilities, the Notes, the Existing Notes and the 2030 PP.

Following the occurrence of an acceleration event under the Issuer Facilities, the Notes, the Existing Notes and/or the 2030 PP, the security agent appointed in connection therewith may be instructed to enforce the security granted over the shares in Heathrow (SP) which may lead to a change of control of the Group. Any such change of control may lead to a termination event under the Shared Services Agreement, which in turn could have a material adverse effect on the Group's business, financial condition and results of operations. See "*Risk Factors - Commercial Risks - The Group is dependent on LHR Airports as the Shared Services Provider to operate its businesses*".

Ability to incur more debt.

The Group may be able to incur additional indebtedness in the future, subject to the satisfaction of certain conditions. No terms of the Notes, the Existing Notes, the Issuer Facilities or the 2030 PP prohibit the Group from incurring more indebtedness (subject to satisfaction of certain conditions). If new debt is added to the Group's current debt levels, the related risks that the Group now faces could intensify. Such risks include the Group's vulnerability to any economic downturn or adverse industry conditions, and the risk that the Group may not be able to refinance and/or repay its increased indebtedness. See further the risk factors titled "*A significant portion of the Group's cash flow from operations is dedicated to debt payments*" and "*The Group will need to raise further debt from time to time*".

LEGAL RISKS

UK insolvency law may impact the rights of creditors including the Noteholders in certain circumstances.

The description is only a summary and does not purport to be complete or to discuss all of the limitations or considerations that may affect the validity or enforceability of the Notes and/or the Transaction Security. Prospective Noteholders should consult their own legal advisors with respect to all such limitations and considerations, and note that enforcement of security may be affected by general legal and equitable principles regarding the legality, validity and enforceability of contractual provisions and contractual obligations and liabilities.

The Issuer is incorporated under the laws of England and Wales. The Issuer's registered office is also located in England and Wales. Therefore, any insolvency proceedings in respect of the Issuer would likely be commenced in England and conducted in accordance with the requirements of English insolvency laws in force at the time of commencement of the relevant proceedings. Formal insolvency proceedings under the laws of England may be initiated in a number of ways and by different parties depending on the process (see below for further summary detail on each process).

Administration: The English insolvency statutes empower English courts to make an administration order in respect of an English company. An administration order can be made if the court is satisfied that the relevant company is or is likely to become "unable to pay its debts" and that the administration order is reasonably likely to achieve the purpose of administration. In addition, the holder of a "qualifying floating charge" over the assets of an English company may appoint an administrator out of court, provided such floating charge has become enforceable. In this case the prospective administrator must be satisfied that the purpose of administration is reasonably likely to be achieved. An English company or the directors of such company may also appoint an administrator out of court. In this case the prospective administrator must be satisfied that the purpose of administration is reasonably likely to be achieved. The purpose of an administration comprises three parts which must be looked at successively: rescuing the company as a going concern or, if that is not reasonably practicable, achieving a better result for the company's creditors as a whole or, if neither of those objectives are reasonably practicable, and the interests of the creditors as a whole are not unnecessarily harmed thereby, realising property to make a distribution to secured or preferred creditors.

The rights of creditors, including secured creditors, are particularly curtailed in an administration. Upon the appointment of an administrator, no step may be taken to enforce security over the company's property, except with the consent of the administrator or leave of the court. There can be no assurance that the security agent would obtain this leave of the court or consent of the administrator. The same requirements for consent or leave apply to the commencement or institution of legal process (including legal proceedings, execution, distress or diligence) against the company or property of the company. In either case, a court will consider discretionary factors in determining any application for leave, in light of the hierarchy of statutory objectives of administration described above.

In addition, an administrator is given wide powers to conduct the business and, subject to certain requirements under the Insolvency Act 1986, dispose of the property of a company in administration, except in respect of assets which are subject to fixed charge security. However, the general prohibition against enforcement by secured creditors without consent of the administrator or leave of the Court, and the administrator's powers with respect to floating and other security, do not apply to any security interest created or arising under a financial collateral arrangement within the meaning of the Financial Collateral Agreements (No. 2) Regulations 2003 (UK). A financial collateral arrangement includes (subject to certain other conditions) a pledge over shares in a company, where both the collateral provider and collateral taker are non-natural persons.

An administrator's powers further extend to investigating why the company failed and, where appropriate, bringing actions against the directors or former directors or seeking to set aside certain transactions (see "*Antecedent Transaction Laws*" below in respect of the latter). An administration does not itself terminate any contracts and an administrator does not have the power to disclaim contracts (although he or she can choose to breach a contract if he or she considers it to be in the best interests of the creditors as a whole, in which case the resulting damages will rank as an unsecured debt).

Liquidation/Winding-up: Liquidation is a terminal insolvency process pursuant to which the assets of a company are realised by the liquidator and the proceeds distributed to creditors in accordance with a statutory order of

priority (see “*Statutory order of priorities*” paragraph below), with any surplus paid to the shareholders. Once the liquidator has completed this task, the company will be dissolved and removed from the register of companies.

A liquidator owes his or her duties to the company and its creditors as a whole and has wide powers to do whatever is necessary for the conduct of the liquidation. This includes the power to: (i) agree, compromise and pay creditor claims; (ii) sell any of the company’s property; (iii) bring or defend any legal proceedings on behalf of the company; (iv) disclaim onerous property or contracts in accordance with section 178 of the Insolvency Act 1986; (v) bring actions against the directors or former directors; and (vi) bring actions to set aside certain transactions (see “*Antecedent Transaction Laws*” below in respect of the latter).

In compulsory liquidation, a moratorium prohibits creditor action, although secured creditors can still enforce their security. There is no automatic moratorium in a voluntary liquidation. However, the court is generally willing to grant a stay of creditor action from the date of the shareholders’ resolution, which is when the voluntary liquidation is deemed to commence. This is important because it means secured creditors can go ahead and enforce their security.

Interest: Any interest accruing under or in respect of the Notes for any period from the date of commencement of administration or liquidation proceedings, to the extent not fully covered by the assets securing the Notes, could be recovered by holders of the Notes only from any surplus remaining after payment of all other debts provided in the proceeding and interest accrued but unpaid up to the date of the commencement of the proceeding, provided that such interest may, if there are sufficient realisations from the secured assets, be discharged out of such security recoveries.

Antecedent Transaction Laws: Under English insolvency law, the liquidator or administrator of a company may, among other things, apply to the court to unwind a transaction entered into by such company, if such company was unable to pay its debts (as defined in section 123 of the Insolvency Act 1986) at the time of, or as a result of, the transaction and enters into liquidation or administration proceedings within two years of the completion of the transaction. A transaction might be subject to a challenge if it was entered into by a company “at an undervalue”, that is, it involved a gift by the company or the company received consideration of less value than the benefit given by such company. However, a court generally will not intervene if a company entered into the transaction in good faith for the purpose of carrying on its business and at the time it did so there were reasonable grounds for believing the transaction would benefit such company. The Issuer believes that the Notes will not be issued on terms which would amount to a transaction at an undervalue, that the offering is in good faith for the purposes of carrying on the Group’s business and that there are reasonable grounds for believing that the transaction will benefit the Group. However, there can be no assurance that the issuance of the Notes will not be challenged by a liquidator or administrator or that a court would support this analysis.

In addition, if it can be shown that a transaction entered into by an English company was made for less than fair value and was made to shield assets from creditors, then the transaction may be set aside as a transaction defrauding creditors. Any person who is a “victim” of the transaction, and not just liquidators or administrators, may assert such a claim. There is no statutory time limit within which a claim must be made and the company need not be insolvent at the time of the transaction.

Restructuring procedures: As well as formal insolvency proceedings, there are various restructuring tools under the laws of England which an English-incorporated company may be subject to and which may adversely affect Noteholders and their ability to enforce their rights relating to the Notes. Some of these processes are under the Companies Act 2006 (e.g. a scheme of arrangement and a restructuring plan) and some under the Insolvency Act 1986 (e.g. a company voluntary arrangement).

Each of these processes allows the company to reach a compromise or arrangement with its creditors (or certain classes of creditor) which, provided the relevant statutory requirements are met (which differ as between the different processes), will be binding on all affected creditors regardless of whether or not they voted in favour of the compromise (and in respect of a restructuring plan with the possibility for a whole class of creditors to be crammed down provided certain conditions are met), and regardless of the terms and approval thresholds contained in the Debt Documents. Note, a company voluntary arrangement cannot affect the right of a secured creditor to enforce its security, except with its consent.

Administrative Receiver: The holder of a qualifying floating charge that has been created since 15 September 2003 over all or substantially all of the assets of an English company can generally no longer appoint an administrative receiver of that company. There is, however, an exception to this rule that applies to certain capital

markets transactions. There are three limbs that have to be satisfied in order to qualify for this exception: (i) the appointment is in pursuance of an agreement which is or forms part of a capital market arrangement; (ii) a party incurs, or when the agreement was entered into was expected to incur, a debt of at least £50 million under the arrangement; and (iii) the arrangement involves the issue of a capital market investment.

Statutory order of priorities: Under English insolvency law, (i) certain preferential claims, including unpaid contributions to occupational pension schemes in respect of the twelve-month period prior to insolvency, unpaid employees' remuneration in respect of the four-month period prior to insolvency and claims by HMRC in respect of certain taxes including VAT and PAYE income tax (among others), and (ii) expenses of the liquidation or the administration, will, while ranking behind the claims of holders of fixed security, rank ahead of floating charges. In addition, a prescribed part of floating charge realisations (being 50 per cent. of the first £10,000 of net realisations and 20 per cent. of the net realisations thereafter, up to a maximum of £800,000 (except where the floating charge was created before 6 April 2020, in which case the maximum is £600,000)) is required to be set aside for the benefit of unsecured creditors and, as such, ranks ahead of the relevant floating charge.

The Group companies face potential secondary liabilities as members of the Heathrow Airport Holdings Group.

The Group is part of the larger Heathrow Airport Holdings Group. The Group could, in certain circumstances, face secondary liabilities in respect of obligations of other Heathrow Airport Holdings Group entities which could have a material adverse effect on the Group's business, financial condition and results of operations.

The Group faces potential secondary (and joint and several) tax liabilities.

Where a company fails to discharge certain tax liabilities within a specified time period, UK tax law imposes, in certain circumstances, secondary liability for those overdue taxes on other companies that are or have been members of the same group of companies, or are or have been under common control, for tax purposes with the company that has not discharged its tax liabilities. With respect to VAT groupings, in certain circumstances members of the Group may also face joint and several liability.

If any secondary (or joint and several) tax liabilities arise in the Issuer or other members of the Group, which are not discharged by the other members of the wider Heathrow Airport Holdings Group, and are of significant amounts, the Issuer or other members of the Group could be adversely affected.

The NSIA could restrict creditors' ability to enforce security.

The NSIA came into force on 4 January 2022 and allows the UK Government broad powers to scrutinise and intervene in qualifying acquisitions that could harm the UK's national security. In addition to the UK Government's broad powers to scrutinise qualifying acquisitions in any area of the UK economy, certain transactions involving the acquisition of a qualifying entity in one of 17 defined sensitive areas of the UK economy will have to be notified to the UK Government for approval before they are completed. Guidance published by the UK Government states that "transport", one of the 17 defined sensitive sectors currently identified as being within scope of the mandatory notification regime, for these purposes includes ports and harbours, airports and air traffic control, which would include the business of the Group.

Since the business of the Group falls within scope of the mandatory regime, then the enforcement of security by the security agent under the security documents may constitute a "trigger event" under the NSIA requiring a mandatory notification to the UK Government, such that the enforcement of security could be impeded or take more time due to the prohibition on completing a notifiable acquisition without UK Government approval. It cannot be guaranteed that the regime under the NSIA will not have an impact on any enforcement of security by the security agent.

General risk of change of law.

It is possible that changes in law, rules or regulations (including changes in tax regimes) applicable to the Group, or their interpretation or application, either generally or following a change of UK Government or the UK's exit from the EU, could result in the Group's debt financing arrangements as originally structured no longer having the anticipated effect, could increase the cost of the Group's financing arrangements, could increase the Group's tax liabilities, could result in expropriation of some or all of Heathrow's assets and/or could adversely affect the rights, priorities of payments and/or treatment of holdings in the Notes for Noteholders and could have a material

adverse effect on the Group's business, financial condition and results of operations. Examples of tax factors which could impact the Group's tax burden include changes to existing regimes for tax relief for capital expenditure, tax relief for interest expense or changes to increase payroll taxes borne by employers.

RISKS RELATING TO THE ISSUER AND THE NOTES

The Issuer depends on subsidiaries for payments.

The Issuer is a holding company, and its main asset is its shareholding in its subsidiary, Heathrow (SP) Limited. Accordingly, the Issuer's cash flow is generated from upstream payments by its subsidiary companies and interest on cash deposits. Therefore, the Issuer's ability to make payments on its indebtedness and to fund its other obligations is dependent not only on the ability of its subsidiaries to generate cash, but also on the ability of its subsidiaries to distribute cash to it in the form of dividends, fees, interest, loans or otherwise.

However, the Issuer's subsidiaries face various restrictions in their ability to distribute cash to the Issuer. The Senior Borrower Group must satisfy certain restricted payment covenants and other conditions before it may make distributions to the Issuer. Business performance and local accounting and tax rules may limit the amount of retained earnings, which could potentially impact the level of permissible dividend payments.

The Notes are subordinated to liabilities of the Issuer's subsidiaries.

The Issuer's subsidiaries are separate and distinct legal entities and have no obligation, contingent or otherwise, to pay any amounts due pursuant to any debt incurred by the Issuer or to make any funds available whether by dividends, fees, loans or other payments. Any right of the Issuer to receive any assets of any of its subsidiaries upon liquidation, dissolution, winding up, receivership, reorganisation, assignment for the benefit of creditors, marshalling of assets and liabilities or any bankruptcy, insolvency or similar proceedings (and the consequent right of the holders of the Issuer's indebtedness to participate in the distribution of, or to realise proceeds from, those assets) will be subordinated to the claims of any such subsidiary's creditors (including trade creditors and holders of debt issued by such subsidiary). Accordingly, the Notes will be subordinated to all liabilities of the Issuer's subsidiaries. As at 31 December 2025, the Issuer's subsidiaries had £22,339 million of outstanding liabilities, including outstanding indebtedness. The terms and conditions of the Notes do not prohibit the Issuer's subsidiaries from incurring additional indebtedness.

The Issuer may not be able to repurchase Notes on change of control.

Upon a Change of Control (as defined under "*Terms and Conditions of the Notes—Definitions*"), the Issuer will be required to offer to repurchase all outstanding Notes at 101 per cent. of their principal amount plus accrued and unpaid interest. The source of funds for any such purchase of the Notes will be the Issuer's available cash or cash generated from the Operating Companies' operations or other sources, including borrowings, sales of assets or sales of equity. The Issuer may not be able to satisfy its obligations to repurchase the Notes upon a change of control because it may not have sufficient financial resources to purchase all of the Notes that are tendered upon a change of control.

Liquidity of the Notes could be limited and there could be an absence of a secondary market for the Notes.

There can be no assurance that a secondary market for the Notes will develop or, if a secondary market does develop for any of the Notes issued after the date of this Prospectus, that it will provide any holder of Notes with liquidity or that any such liquidity will continue for the life of the Notes. Consequently, any purchaser of the Notes must be prepared to hold such Notes for an indefinite period of time or until final redemption or maturity of the Notes.

The liquidity and market value at any time of the Notes are affected by, among other things, the market view of the credit risk of such Notes and will generally fluctuate with general interest rate fluctuations, general economic conditions, the condition of certain financial markets, international political events and the performance and financial condition of the Group.

Rating of the Notes.

The ratings assigned by the Rating Agencies to the Notes reflect only the views of the Rating Agencies and in assigning the ratings the Rating Agencies take into consideration the credit quality of the Group and structural features and other aspects of the transaction, including counterparty risk. There is no assurance that any such ratings will continue for any period of time or that they will not be reviewed, revised, suspended or withdrawn entirely by the Rating Agencies as a result of changes in, or unavailability of, information or if, in the Rating Agencies' judgment, circumstances so warrant. If any rating assigned to the Notes is lowered or withdrawn, the

market value of the Notes may be reduced. Future events, including events affecting the Group and/or circumstances relating to the airport industry generally, could have an adverse impact on the ratings of the Notes.

Compliance with covenants may be affected by events beyond the Issuer's control.

The terms and conditions of the Notes, the Existing Notes, the 2030 PP and the Issuer Facilities limit the Group's ability to, among other things, incur additional indebtedness; pay dividends or make other distributions; make investments; sell assets; enter into agreements restricting the ability of the Issuer's subsidiaries to pay dividends; consolidate, merge, sell or otherwise dispose of all or substantially all of the Group's assets; enter into sale and leaseback transactions; and provide security. In addition, the terms and conditions of the Notes require that, subject to certain cure rights, Group RAR may not be greater than 92.5 per cent. as at any Relevant Testing Date (as defined in "*Terms and Conditions of the Notes*"). The terms and conditions of the Notes, the Existing Notes, the 2030 PP and the Issuer Facilities also require that Group ICR may not be less than 1.0 in respect of any Relevant Testing Period (as defined in "*Terms and Conditions of the Notes*").

The ability of the Issuer to comply with these covenants and restrictions may be affected by events beyond the Issuer's control. If the Issuer breaches any of these covenants or restrictions, it could be in default under the Notes, the Existing Notes, the 2030 PP and the Issuer Facilities. This would permit the lenders under the Issuer Facilities and the 2030 PP to take certain actions, including declaring all amounts that the Issuer has borrowed under the Issuer Facilities or the 2030 PP, as the case may be and other indebtedness to be due and payable, together with accrued and unpaid interest. This would also result in an event of default under the Notes and the Existing Notes. The lenders could also refuse to extend further credit under the Issuer Facilities. If the debt under the Issuer Facilities, the Notes, the Existing Notes, the 2030 PP or any other material financing arrangement that the Issuer enters into were to be accelerated, the Issuer's assets may be insufficient to repay in full the Notes and the Issuer's other indebtedness.

Security may be insufficient to repay the Notes.

If there is an event of default under the Notes, the holders of the Notes will be secured only by the property and assets of Heathrow (DSH) Limited and the Issuer, which primarily consist of the share capital of the Issuer held by Heathrow (DSH) Limited and of the share capital of Heathrow (SP) Limited held by the Issuer. To the extent that the claims of the holders of the Notes and the Existing Notes, the claims of lenders under the Issuer Facilities, the claims of the lenders under the 2030 PP and the claims of any other third party creditor that shares in the Transaction Security in accordance with the terms of the Intercreditor Agreement exceed the value of the Transaction Security securing the Notes and other obligations, those claims will rank equally with the claims of the holders of all other existing and future senior unsecured indebtedness ranking *pari passu* with the Notes.

To the extent that other first-priority security interests, pre-existing liens, liens permitted under the terms and conditions of the Notes and other rights encumber the Transaction Security securing the Notes, those parties may have or may exercise rights and remedies with respect to the Transaction Security that could adversely affect the value of the security and the ability of the security agent to realise or foreclose on the security.

Payments in relation to the Notes are subject to the Intercreditor Agreement.

The Trustee of the Notes will accede to an intercreditor agreement with, among others, the agents and representatives of the other indebtedness secured by the Transaction Security, including the Issuer Facilities, the Existing Notes, the 2030 PP and counterparties to certain hedging obligations. Other creditors may become parties to the Intercreditor Agreement in the future and share in the Transaction Security. Among other things, the Intercreditor Agreement governs the enforcement of the security documents, the sharing in any recoveries from such enforcement and the release of the Transaction Security by the security agent.

The Intercreditor Agreement provides that the security agent shall act upon the instructions of the secured creditors representing more than 50 per cent. of the aggregate principal amount outstanding under the Existing Notes, the Issuer Facilities, the 2030 PP, any additional notes (including the Notes, when issued), any new credit facilities and certain hedging creditors. As the Notes, when issued, will represent less than 50 per cent. of such amount (including the aggregate principal amount of the Notes themselves), the holders of the Notes may be bound by instructions given by other secured creditors. The Intercreditor Agreement further provides that, if the Trustee or holders of the Notes do not respond to a Request (as defined in the Intercreditor Agreement) within 20 business days, the votes of holders of the Notes will not be counted for, amongst other things, the purposes of instructing the security agent. These arrangements could be disadvantageous to the holders of the Notes in a number of

respects. For example, other creditors not subject to the Intercreditor Agreement could commence enforcement action against the Issuer or its subsidiaries during such consultation period, the Issuer or one or more of its subsidiaries could seek protection under applicable bankruptcy laws, or the value of certain collateral could otherwise be impaired or reduced.

The Intercreditor Agreement provides that the security agent may release certain collateral in connection with sales of assets pursuant to a permitted disposal or enforcement sale and in other circumstances permitted by the Trust Deed and the Issuer Facilities. Therefore, such collateral available to secure the Notes could be reduced in connection with the sales of assets or otherwise, subject to the requirements of the financing documents and the Trust Deed.

The Trust Deed, the terms of the Notes, the 2027 Notes, the 2029 Notes, the 2030 PP, the 2031 Notes, and the Issuer Facilities permit the Issuer, in compliance with the covenants in those agreements, to incur additional indebtedness secured by liens on the Transaction Security. The Issuer's ability to incur additional debt in the future secured on the collateral may have the effect of diluting the ratio of the value of such Transaction Security to the aggregate amount of the obligations secured by the Transaction Security.

The interests of the Group's ultimate shareholders may be inconsistent with interests of Noteholders.

Aradian, Qatar Investment Authority, The Public Investment Fund, GIC, Australian Retirement Trust and China Investment Corporation, or investment vehicles controlled or managed on their behalf, indirectly own all of the shares of the Issuer. As a result, these shareholders have, directly or indirectly, the power, among other things, to affect the Group's legal and capital structure and its day-to-day operations, as well as the ability to elect and change management and to approve other changes to the Group's operations. The interests of the Group's ultimate shareholders could conflict with the interests of investors in the Notes, particularly if the Group encounters financial difficulties or is unable to pay its debts when due. Some of the Group's ultimate shareholders own entities that do business with the Group and the Group's ultimate shareholders may, in the future, own further entities that do so. In addition, the Group's ultimate shareholders may, in the future, own businesses that directly compete with the Group in certain respects.

Book-entry form of Notes.

The Notes will initially only be issued in global form and deposited with a common depositary for Euroclear and Clearstream, Luxembourg. Interests in the Notes will trade in book-entry form only. The common depositary, or its nominee for Euroclear and Clearstream, Luxembourg will be the sole holder of the Global Notes representing the Notes. Accordingly, owners of book-entry interests must rely on the procedures of Euroclear and Clearstream, Luxembourg, and non-participants in Euroclear or Clearstream, Luxembourg must rely on the procedures of the participant through which they own their interests, to exercise any rights and obligations of a holder of Notes.

Unlike the holders of the Notes themselves, owners of book-entry interests will not have the direct right to act upon the Issuer's solicitations for consents, requests for waivers or other actions from holders of the Notes. The procedures to be implemented through Euroclear and Clearstream, Luxembourg may not be adequate to ensure the timely exercise of rights under the Notes.

Modification, waivers and substitution.

The terms and conditions of the Notes contain provisions for calling meetings of holders of the Notes to consider matters affecting their interests generally. These provisions permit defined majorities to bind all holders of the Notes including holders of the Notes who did not attend and vote at the relevant meeting and holders of the Notes who voted in a manner contrary to the majority.

The terms and condition of the Notes also provide that the Trustee may, without the consent of holders of the Notes, agree to (i) any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes or the Trust Deed, (ii) determine without the consent of the holders of the Notes that any event of default or potential event of default shall not be treated as such or (iii) the substitution in place of the Issuer in respect of the Notes of a new group holding company, in each case in the circumstances and subject to the conditions described in "*Terms and Conditions of the Notes*".

GLOSSARY OF KEY DEFINED TERMS

Certain key terms which are used in this Prospectus are defined below.

For a description of how certain industry terminology is used in this Prospectus, please see “*Industry Sources and Terminology*”.

<i>ACL</i>	means Airport Coordination Limited, an organisation owned and managed by several major UK airlines, which allocates take-off and landing slots at various airports, including Heathrow Airport;
<i>CAA or Civil Aviation Authority</i>	means the UK Civil Aviation Authority established under section 2 of the Civil Aviation Act 1982 and/or any other replacement governmental authority;
<i>Civil Aviation Act</i>	means the Civil Aviation Act 2012;
<i>CPI</i>	means the UK Consumer Price Index, published by the UK Office for National Statistics;
<i>Crossrail or The Elizabeth Line</i>	refers to the high frequency, high capacity railway for London and the South East of England, which enabled direct trains to run between central London and Heathrow from 6 November 2022;
<i>Group</i>	has the meaning given to it in “ <i>Overview – Ownership and operating structure of the Group</i> ”;
<i>H7</i>	means Quinquennium 7, the current regulatory period for Heathrow, which commenced on 1 January 2022 and is due to end at the end of 2026;
<i>H8</i>	means Quinquennium 8, the next regulatory period for Heathrow, which is due to commence on 1 January 2027;
<i>Heathrow</i>	means Heathrow Airport Limited, the owner and operator of Heathrow Airport, see “ <i>Description of the Issuer and the Group</i> ”;
<i>Heathrow (AH)</i>	means Heathrow (AH) Limited, see “ <i>Description of the Issuer and the Group</i> ”;
<i>Heathrow (SP)</i>	means Heathrow (SP) Limited, see “ <i>Description of the Issuer and the Group</i> ”;
<i>Heathrow Airport Holdings</i>	means Heathrow Airport Holdings Limited, a company incorporated and registered in England and Wales with company number 05757208;
<i>Heathrow Airport Holdings Group</i>	means Heathrow Airport Holdings and its subsidiaries from time to time;
<i>Heathrow Express</i>	means Heathrow Express Operating Company Limited, see “ <i>Description of the Issuer and the Group</i> ”;
<i>Heathrow Finance</i>	means Heathrow Finance plc, see “ <i>Description of the Issuer and the Group</i> ”;
<i>Intercreditor Agreement</i>	means the Intercreditor Agreement dated 26 October 2010 between, amongst others, the Issuer and Deutsche Trustee Company Limited, in its capacity as note trustee for the Existing Notes and acceded to by the Trustee on or around the issue date of the Notes;
<i>Investor Report</i>	means the investor report required to be issued semi-annually and produced by LHR Airports as Security Group Agent on behalf of the Group;
<i>Issuer</i>	means Heathrow Finance plc, see “ <i>Description of the Issuer and the Group</i> ”;

<i>LHR Airports</i>	means LHR Airports Limited, a company incorporated and registered in England and Wales with company number 01970855;
<i>MPT</i>	means the market power test, see “ <i>Airport Regulation – Principles of Economic Regulation</i> ”;
<i>NATS</i>	means National Air Traffic Services Holdings Limited and its subsidiaries;
<i>NSIA</i>	means the National Security and Investment Act 2021, as amended from time to time;
<i>Open Skies</i>	means liberalisation of air services, rules and regulations of the international aviation industry;
<i>Operating Companies</i>	means Heathrow and Heathrow Express and <i>Operating Company</i> means either one of them, as applicable;
<i>pounds, sterling, GBP or £</i>	means the lawful currency of the UK;
<i>Q6</i>	means Quinquennium 6, the regulatory period for Heathrow from 1 April 2014 until 2018, the approach to which was successively extended to cover 2019 and 2020 to 2021;
<i>Quinquennium</i>	means a five year period for which the CAA sets the maximum level of airport charges at Heathrow Airport;
<i>RAB</i>	means Regulatory Asset Base. For a description of the RAB, see “ <i>Airport Regulation—Principles of Economic Regulation—Regulatory Asset Base</i> ”;
<i>RAR</i>	means regulatory asset ratio;
<i>Restricted Payments</i>	means any payment of subordinated debt, dividend or other distribution or similar to any affiliate of a Subsidiary Group Company (who is not a Subsidiary Group Company itself). Payments by the Issuer in respect of interest on, or principal of, the Notes are not Restricted Payments;
<i>RPI</i>	means the UK Retail Price Index, published by the UK Office for National Statistics;
<i>Security Agreement</i>	means the security agreement dated 9 November 2010 between Heathrow (DSH) Limited and the Issuer as Chargors and Deutsche Trustee Company Limited as Security Agent;
<i>Security Parent</i>	means Heathrow (SP) Limited;
<i>Senior Borrower Group</i>	means the Security Parent and its subsidiaries other than Heathrow Funding Limited;
<i>Senior Borrowers</i>	means Heathrow Airport Limited in its capacity as borrower under the Senior Borrower Group Indebtedness, as defined in “ <i>Description of Other Indebtedness—Senior Borrower Group Indebtedness</i> ”;
<i>Shared Services Agreement</i>	means the shared services agreement entered into by, amongst others, Heathrow, Heathrow Express and LHR Airports under which LHR Airports provides services to Heathrow and Heathrow Express;
<i>Shared Services Provider</i>	means LHR Airports;

- STID*** means the Security Trust and Intercreditor Deed, which is incorporated by reference in this Prospectus and which is described at “*Security Trust and Intercreditor Deed (“STID”)*”;
- TDOC*** means the Terminal Drop Off Charge; and
- Trust Deed*** means the trust deed in respect of the Notes which will be entered into by the Issuer and the Trustee on 8 July 2026.

INDUSTRY SOURCES AND TERMINOLOGY

This Prospectus contains certain statistical and other information regarding Heathrow Airport and the markets it serves.

Unless otherwise indicated, the information contained in this Prospectus relating to Heathrow Airport's market share and the size of the relevant market sector is based on Heathrow's own internal estimates based on regulatory and analyst reports, special surveys and information published or provided by airlines and other companies, as well as Heathrow's own knowledge of the market.

Where reference is made to CAA publications or data, efforts have been made to ensure data is reproduced and presented in a similar style to aid comparison and cross-reference but may not be identical as a result of modifications made for presentational purposes.

ATM or Air Transport Movement means a flight carried out for commercial purposes and includes scheduled flights operating according to a published timetable, charter flights and all-cargo flights, but it does not include empty positioning flights and private non-commercial flights;

Heathrow Express rail service refers to the Heathrow Express (non-stop) service which runs between Paddington station and Heathrow Airport;

hub airport refers to an airport where a significant proportion of passengers transfer between flights in being transported to their final destination;

IATA refers to the International Air Transport Association, a trade association of the world's airlines which supports the aviation sector with global standards for airline safety, security, efficiency and sustainability;

maximum allowable yield refers to the maximum amount of aeronautical income per passenger that Heathrow may charge in each regulatory year for services subject to price regulation by the CAA;

passengers refers to the sum of all arriving and departing passengers at Heathrow Airport, other than In-transit passengers;

All information in this Prospectus relating to Heathrow Airport's percentage of:

- (i) **"international"** passengers is based on the number of its passengers arriving from or departing to destinations that are not in the UK relative to the total number of passengers served by Heathrow Airport;
- (ii) **"domestic"** passengers is based on the number of its passengers arriving from or departing to destinations that are in the UK relative to the total number of passengers served by Heathrow Airport,

accordingly, the information reflects the place of origin or destination of passengers as opposed to their residence.

All information in this Prospectus relating to Heathrow Airport's percentage of:

- (i) **"business"** passengers is based on the number of passengers who are travelling through Heathrow Airport for reasons related to such passengers' employment, based on surveyed information, relative to the total number of passengers served by Heathrow Airport;
- (ii) **"leisure"** passengers is based on the number of passengers who are not business passengers, based on surveyed information, relative to the total number of passengers served by Heathrow Airport;

<i>Pier</i>	refers to an airport passenger building which is connected to a terminal and which houses gate rooms where passengers board and disembark from their aircraft;
<i>Satellite</i>	refers to an airport passenger building which is connected to a terminal and which houses not only gate rooms but also other passenger handling facilities (for example, retail facilities) and serves as an extension to the departure lounge;
<i>Stand</i>	means an aircraft parking stand, which can be either: <ul style="list-style-type: none"> (i) “pier-served”, which means they are adjacent to the terminal, enabling passengers to walk directly on and off aircraft parked on the stand via an airbridge; or (ii) “remote,” which requires passengers to either be transported by coach or walk between the stand and the terminal;
<i>Transfer traffic</i>	relates to passengers who use an airport for the sole purpose of connecting from one aircraft to another. They are counted as both arriving and departing passengers; and
<i>Transit or In-transit</i>	refers to passengers who arrive and depart on the same aircraft within 24 hours.

DOCUMENTS INCORPORATED BY REFERENCE

This Prospectus should be read and construed in conjunction with the documents specified in the cross-reference list below, which documents shall be incorporated in, and form part of, this Prospectus; provided, however, that any statement contained herein or in a document which is incorporated by reference herein shall be deemed to be modified or superseded for the purpose of this Prospectus to the extent that a statement contained in any such subsequent document which is deemed to be incorporated by reference herein modifies or supersedes such earlier statement (whether expressly, by implication or otherwise). Any statement so modified or superseded shall not be deemed, except as so modified or superseded, to constitute a part of this Prospectus. Any further information or documents incorporated by reference in the documents incorporated by reference below does not form part of this Prospectus. Information contained in the documents incorporated by reference into this Prospectus, which is not itself incorporated by reference herein, is either not relevant for the investor or covered elsewhere in this Prospectus.

The Issuer will provide, without charge, to each person to whom a copy of this Prospectus has been delivered, upon the request of such person, a copy of any or all of the documents deemed to be incorporated herein by reference. Requests for such documents should be directed to the registered office of the Issuer, and such documents will be available upon request for the life of the Prospectus.

Copies of the documents incorporated by reference in this Prospectus may be viewed electronically and free of charge on the website of the Regulatory News Service operated by the London Stock Exchange at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>. For convenience, copies of the documents incorporated by reference in this Prospectus are also available at https://www.heathrow.com/company/investor-centre/offering_related-documents/heathrow-finance-plc (the “**Special Purpose Website**”). The Special Purpose Website does not form part of the Heathrow Airport Holdings Group’s website, and the Heathrow Airport Holdings Group’s website does not form any part of this Prospectus. The Special Purpose Website is provided for convenience only and its content does not form any part of this Prospectus. The information incorporated by reference into this Prospectus is an important part of this Prospectus.

The list below sets out the details of each of the documents incorporated by reference in this Prospectus.

Cross Reference List

- Audited annual consolidated financial statements and alternative performance measures of the Issuer for the financial year ended 31 December 2025 (pages 111 - 188 inclusive).
- Audited annual consolidated financial statements and alternative performance measures of the Issuer for the financial year ended 31 December 2024 (pages 132 - 227 inclusive).
- Common Terms Agreement dated 18 August 2008 (as amended on 28 February 2019, 28 January 2020 and 5 January 2021, 15 December 2022 and 17 August 2023) between, among others, the Senior Borrower Group and Heathrow Funding Limited (all pages).
- Intercreditor Agreement dated 26 October 2010 between, amongst others, the Issuer and the Trustee (all pages).
- Master Definitions Agreement entered into in connection with the Common Terms Agreement and dated 18 August 2008, as amended on 13 January 2012 and 28 February 2019 and as in effect on the date of the Trust Deed (all pages).

SELECTED HISTORICAL FINANCIAL INFORMATION

The audited annual consolidated financial statements of the Issuer as at and for each of the financial years ended 31 December 2024 and 31 December 2025 have been prepared in accordance with IFRS.

The tables below present consolidated income statement, consolidated statement of financial position and consolidated cash flow data for the Issuer as at and for the period ended 31 December 2025. The information below should be read together with the consolidated financial statements and the notes to those statements.

Summary Consolidated Income Statement

	Period ended 31 December	
	2025	2024
	<i>(audited)</i> <i>(£ millions)</i>	
Revenue	3,623	3,559
Adjusted EBITDA	2,034	2,035
Operating profit ¹	1,339	1,370
Profit before tax	642	978
Taxation charge	(182)	(242)
Profit for the period	460	736
Interim dividends paid during the year	520	24

Summary Consolidated Statement of Financial Position

	Period ended 31 December	
	2025	2024
	<i>(audited)</i> <i>(£ millions)</i>	
Assets		
Non-current assets	16,413	15,914
Current assets	2,028	2,650
Of which term deposit and cash and cash equivalents	1,340	2,014
Total assets	18,441	18,564
Liabilities		
Non-current liabilities	(19,580)	(19,781)
Current liabilities	(2,280)	(2,159)
Total liabilities	(21,860)	(21,940)
Net liabilities	(3,419)	(3,376)

¹ Before certain re-measurements and exceptional items.

Summary Consolidated Statement of Cash Flow

	Period ended 31 December	
	2025	2024
	(audited) (£ millions)	
Cash generated from operations	1,921	2,011
Net cash generated from operating activities.....	1,852	1,977
Net cash (used in) / generated from investing activities	(1,411)	809
Net cash (used in) financing activities.....	(1,406)	(1,568)
Net (decrease)/increase in cash and cash equivalents.....	(965)	1,218
Cash and cash equivalents at beginning of period.....	1,489	271
Cash and cash equivalents at end of period	524	1,489

Debt, gearing and interest cover statistics

	Period ended 31 December	
	2025	2024
	(£ millions unless otherwise stated)	
Senior debt.....	14,527	14,186
Senior net debt.....	13,410	12,629
Senior and Junior net debt	15,706	14,698
Issuer debt.....	2,139	2,389
Issuer net debt.....	1,916	1,932
.....		
Group debt.....	18,962	18,644
Group net debt.....	17,622	16,630
.....		
Heathrow RAB	<u>21,263</u>	<u>20,422</u>
.....		
Senior RAR	63.1%	61.8%
Junior RAR.....	73.9%	72.0%
Group RAR.....	82.9%	81.4%
.....		
Senior ICR.....	3.40x	4.04x
Junior ICR	3.02x	3.41x
Group ICR.....	2.45x	2.78x

Notes

- (1) Debt figures are determined using nominal debt and include index-linked accretion.

Key operating statistics

	Period ended 31 December	
	2025	2024
Number of passengers	84,463,061	83,859,729
Aeronautical income per passenger*	£26.72	£26.57
Retail income per passenger*	£9.36	£9.20
Adjusted Operating Cost per passenger*	£18.80	£18.16

**Note – Aeronautical income per passenger has been calculated by taking the total aeronautical revenue divided by passenger numbers on a rounded basis. Retail income per passenger has been calculated by taking the total retail revenue divided by passenger numbers on a rounded basis.*

USE OF PROCEEDS

The estimated net proceeds of the issue of the Notes of £347,200,000 (after the deduction of commissions and fees payable by the Issuer) are expected to be used for general corporate purposes.

CAPITALISATION

The following table sets out the actual consolidated cash and cash equivalents and debt of the Issuer at 31 December 2025. The borrowings of the Security Parent and its subsidiaries exclude the debenture between the Issuer and the Security Parent and its associated interest accruals, which are eliminated on consolidation.

	<i>Accounting value</i>
	<i>(£ millions)</i>
Security Parent and subsidiaries – bonds	1,050
Security Parent and subsidiaries – other debt	100
Issuer – bonds	-
Issuer – facilities	135
Total current borrowings	1,285
Security Parent and subsidiaries – bonds	13,070
Security Parent and subsidiaries – other debt	1,950
Issuer – bonds	971
Issuer – term loans	1,027
Total non-current borrowings	17,018
Total borrowings (excluding interest payable)	18,303
Lease liabilities	411
Total financing liabilities	18,714
Cash and Cash equivalents and term deposits	(1,340)
Net Debt	17,374
Index-linked swap accretion	501
Impact of cross currency interest rate swaps	(23)
Bond issuance costs	96
IFRS 16 lease liability relating to pre-existing leases	(326)
Consolidated nominal net debt	17,622

DESCRIPTION OF THE ISSUER AND THE GROUP

Heathrow Airport

Heathrow Airport is served by two parallel runways which together have maximum permitted air transport movements (“ATM”) of 480,000 per year. In 2025, Heathrow reported ATM of 477,883, representing 99.6 per cent. of its maximum permitted ATM limit for the year.

Heathrow Airport provides a wide range of passenger services, including passenger-handling facilities, car parking, shops, bars and restaurants. Heathrow Airport is served by extensive bus services, London Underground services and the dedicated Heathrow Express rail service to and from London Paddington Station, which has been supplemented by the Elizabeth Line, part of the TfL network, to provide local access to Heathrow Airport as well as connections with train services on the main rail line between London and the west of England.

General Description of Heathrow Airport⁽¹⁾	
Opened in	1946
Location.....	15 miles west of Central London
Number of runways.....	2 (currently operated generally under segregated mode)
Runway length (metres)	Northern: 3,902; Southern: 3,658
Number of terminals ⁽²⁾	4
Total land area.....	1,430 hectares
RAB as at 31 December 2025 ⁽³⁾	£21,263 million

Passenger and Air Transport Movement statistics as at 31 December 2025	
International/domestic passengers	95 per cent. (long-haul: 53 per cent.; European: 41 per cent.) / 5 per cent.
Business/leisure passengers ⁽³⁾	23 per cent. / 77 per cent.
Airlines	81
Destinations	227 (all year round: 193; seasonal: 34)
Air transport movement allowed annual capacity	480,000
Air transport movements	477,883
Passengers	84.5 million

(1) Except as otherwise indicated, data as at 31 December 2025.

(2) Heathrow Terminal 2 opened in 2014 and the use of Terminal 1 was discontinued in June 2015.

(3) Source: Passenger Profiler (survey of departing passengers)

REVENUE GENERATION AND ECONOMIC REGULATION

Overview

Heathrow Airport is subject to economic regulation by the CAA. The regulatory framework is designed to allow airports to generate revenues which are sufficient to finance their operating and capital expenditure requirements and provide a regulated rate of return on their RAB. Among other things, the CAA sets the maximum level of airport charges that Heathrow can levy on airlines for using the facilities. These price caps take into account Heathrow's forecast revenues (both aeronautical and non-aeronautical) and costs as well as allowing recovery of capital costs and a return on capital. Details of the regulatory regime and how the CAA determines price caps are set out in "*Airport Regulation*".

Heathrow generates two primary types of income: aeronautical income, which is generated from fees charged to airlines for use of the airport's facilities, and non-aeronautical income from a variety of sources.

Aeronautical income

Aeronautical income reflects the charges Heathrow levy on its airline customers. These charges (tariffs) cannot exceed the regulated maximum allowable yield per passenger.

The tariff structure through which the aeronautical income is recovered from airlines includes three key elements:

Movement charges

- Movement charges are applied to each aircraft on both take-off and landing. These are calculated in accordance with the certified maximum take-off weight of the aircraft and are banded into categories for aircraft weighing less than and those weighing more than sixteen metric tonnes, which includes nearly all commercial aircraft. These charges are broken into further categories based on the noise chapter rating of each aircraft with the quietest aircraft within their category attracting a lower charge. The noise rating component of these charges also include a multiplier effect for any movements that are unscheduled during the night quota period which is the period between 23h30 and 6h00. Landing aircrafts are also subject to an emissions charge per kg of NOx and is calculated on the Aircraft's Ascertained NOx Emission, and a carbon charge, calculated on the aircraft's carbon emissions (in kilograms).

Departing passenger fees

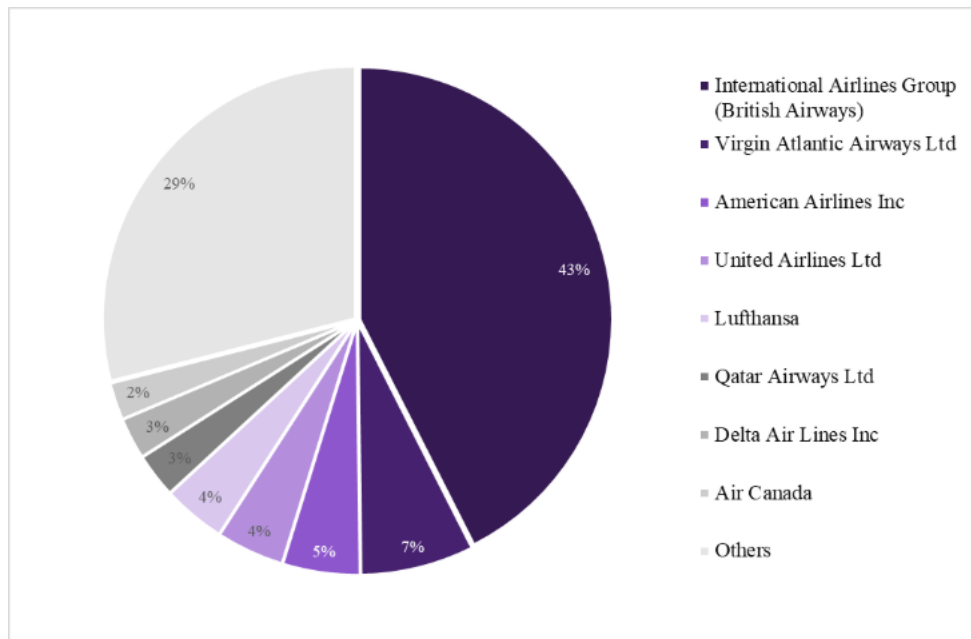
- Fees per passenger are based on the number of passengers on board an aircraft and are levied in respect of all departing passengers. There is no charge in respect of crew members working on flights.
- There are four levels of charge based on the geographical destination of the flight: Domestic, Common Travel Area, European Economic Area and Rest of World. Transfer and transit passengers are subject to a discounted charge.
- Airlines are entitled to receive remote stand rebates which apply per passenger for scheduled flights arriving or departing from a stand which has been designated by Heathrow as remote.
- Departing flights are subject to a minimum departure charge which applies when the total departing passenger charge for that flight falls below this minimum level.

The CAA stipulates that the airport must charge non-passenger flights at the same rates as passenger flights. These flights also incur the minimum departure charge.

Parking charges

- Aircraft parking charges are levied for each 15-minute slot after 30 minutes for narrow-bodied aircraft and 90 minutes for wide-bodied aircraft.

The chart below represents the total aeronautical income⁽¹⁾ for Heathrow Airport by airline for 2025:



(1) Rounded to the nearest per cent. and excludes other charges, related primarily to the provision of fixed electrical ground power and pre-conditioned air to aircraft.

Non-aeronautical income

Heathrow generates non-aeronautical income from a variety of sources. These include:

- concession fees from retail operators;
- direct income from car parks, advertising revenue and VIP products;
- the rental of airport premises such as aircraft hangars, warehouses, cargo storage facilities, maintenance facilities, offices and airline lounges;
- the provision of facilities such as baggage handling and services to passengers requiring support; and
- fare revenue from the operation of the Heathrow Express rail service and track access charge income from the use of Heathrow's rail infrastructure.

THE ROLE OF HEATHROW

Heathrow co-ordinates the activities of the numerous organisations involved in the provision of airport services to passengers, airlines and other airport users which include:

- providing passengers, airlines and other service providers with the infrastructure and facilities (such as check-in desks, concourses, gate rooms, baggage handling facilities and office facilities) needed to optimise operations and maximise passenger and flight traffic within existing capacity constraints;
- implementing, under government supervision, air transport security measures, including passenger and baggage inspections. The UK Government has the power to give any airport operator “such directions of a general character as appear to the Secretary of State to be necessary or expedient in the interests of national security or of relations with a country or territory outside the UK”;
- developing commercial areas (such as shops, restaurants and car parks) and determining the optimal mix and location of retail services;
- maintaining and developing airport infrastructure to meet evolving airline and passenger demands;
- ensuring that Heathrow Airport is served by appropriate and adequate ground transport services;
- maximising capacity at Heathrow Airport and setting airport capacity constraints in consultation with NATS, the airlines and ACL (which allocates take-off and landing slots); and
- assigning airlines to terminals in consultation with the airlines, ACL and NATS.

HEATHROW AIRPORT'S INFRASTRUCTURE, FACILITIES AND ACCESS

Overview

Heathrow Airport commenced operations as London's principal commercial airport in 1946. The airport's first permanent terminal opened in 1955 and the substantial growth in demand for air transport throughout the 1960s and 1970s saw much of the core infrastructure at Heathrow Airport's Central Terminal Area developed, including the opening of what is now Terminal 3 in 1961 and Terminal 1 in 1968 and the construction of car parks, public transport and other operational and administration facilities. Terminal 4 was added in 1986.

In 2008, Terminal 5 opened on the western side of the airport on time and in line with the £4.3 billion budget. The terminal has transformed passenger experience and operational performance. The main building and its Satellites are positioned perpendicular to the runways, to maximise the efficient use of land on the airport, delivering operationally efficient taxiway and runway hold processes for the benefit of the whole campus.

Terminal 5 also serves as the global hub for British Airways, supporting its extensive international and domestic network. As well as delivering passenger, airline and airport benefit, the additional terminal capacity created by Terminal 5 provided the space to allow Heathrow to begin renovating and rebuilding its other terminals.

The first key phase in transforming Heathrow's existing terminals was the construction of a new Terminal 2. The original Terminal 2 was closed in late 2009 with demolition of the old terminal infrastructure enabling construction of the new terminal to commence in 2010. In June 2014, the £2.5 billion investment was opened on time and on budget and attained a high safety record during the construction phase.

Terminal 2 is home to 23 Star Alliance member airlines operating at Heathrow Airport. For the Star Alliance airlines, it provides the opportunity to enhance efficiencies through use of common facilities, processes and personnel. It also enhances the scope for closer commercial co-operation between alliance members by, for example, capitalising on competitive minimum connection times to attract greater volumes of transfer passengers. Both these features will further strengthen Heathrow Airport's competitive position.

In parallel with the work on terminals, the Group's investment continues in the airport's baggage infrastructure. This has included the introduction of an underground automated baggage system between Terminal 3 and Terminal 5 and the Terminal 3 integrated baggage system, which have been fully operational since April 2016. Since then, hold baggage screening machines have been replaced across all areas to meet Department for Transport regulations. Current investment is focused on replacing the ageing Terminal 2 baggage system, which is still supported by the legacy infrastructure from the now-closed Terminal 1. An alliance of partners has been selected to design and install a state-of-the-art baggage handling system in Terminal 2. This project also enables the full demolition of Terminal 1 and unlocks future redevelopment opportunities within Heathrow's Central Terminal Area.

Runways

Heathrow Airport's two parallel runways generally operate in "segregated mode", with arriving aircraft allocated to one runway and departing aircraft to the other. To mitigate noise impact to residents living below the approach and departure routes, the allocation of runways to arriving and departing aircraft is normally swapped at around 3:00 p.m. each day or as weather conditions necessitate.

Retail Facilities

Heathrow Airport has a total of approximately 59,011 square metres (SQM) of retail and food and beverage (F&B) space served by 63 concessionaires operating 323 retail outlets. A significant proportion of that space is within Terminal 5, with approximately 18,033 square metres of retail and F&B space providing 86 outlets. Total space (SQM) currently occupied by operational retail and F&B outlets is at 97 per cent. of the available estate.

Heathrow Airport operates approximately 23,700 public car park spaces available to passengers and an additional 14,000 car park spaces available for colleagues. All terminals at Heathrow Airport are served by car rental operators. The terminals and their approaches provide advertising space, which yields further income.

Access to Heathrow Airport

Heathrow Airport's extensive ground transport links facilitate access to the airport for passengers, cargo transporters and airport personnel:

- Heathrow Airport is located just off the M4 motorway, linking London and the west of England, and London's orbital motorway, the M25.
- Heathrow Express offers a frequent non-stop rail service to and from London Paddington Station. Heathrow is also served by the Elizabeth line, which is part of the TfL network and provides local access to Heathrow Airport as well as connections with train services on the main rail line between London and the west of England. In total there are 10 trains per hour serving Heathrow Airport, with 6 trains per hour to Terminal 5 and 4 trains per hour to Terminal 4.
- The London Underground Piccadilly Line has stations serving each of the terminals at Heathrow Airport.
- Heathrow Airport has one of the busiest coach stations in the UK. Long distance coach services operated by numerous operators provide fast services from Heathrow Airport to various parts of the UK, including Victoria Coach Station in Central London. Many of the local bus services from locations all around the surrounding area also run to the airport.
- Construction of the new HS2 station at Old Oak Common has commenced and will allow passengers travelling from the north of England to connect to Heathrow with one interchange.
- Taxis and Private Hire Vehicles ("PHVs") together are an important mode of transport for passengers accessing the airport. Taxis are required to wait in the Taxi Feeder Park for a pick-up on the terminal forecourt; however PHVs are not allowed to pick up on the forecourt and must be pre-booked. Waiting facilities for PHVs are provided in the Authorised Vehicle Area.
- Heathrow is currently fully accessible by train, London Underground and all scheduled bus and coach services (meeting the conditions set out in the Transport Act, 2000). All stations on the Elizabeth line are step-free from street to platform. Blue badge holders are exempt from Heathrow's Terminal Drop Off Charge ("TDOC") to ensure all such passengers are able to travel to the airport easily and safely. Team Heathrow colleagues also recognise the sunflower lanyard for people with hidden disabilities.
- It is also possible to cycle directly to Heathrow Terminals 4 and 5, and there is a project in place to restore cycling to the Central Terminal Area through the main tunnel side bores. There are numerous other projects in place and facilities to and around the airport to further improve active travel connections.
- Since 29 August 2023, Heathrow has been incorporated within the boundary of TfL's Ultra Low Emission Zone, meaning that anyone driving to the airport in a non-compliant vehicle has to pay £12.50 to do so (subject to limited exceptions).

Capital investment at Heathrow Airport

Since 2006, Heathrow Airport's capital investment programme of over £15 billion has transformed its infrastructure and passenger experience, positioning it strongly to continue as one of the leading global hub airports for the benefit of the whole of the UK in the coming decades.

Capital expenditure for the H7 regulatory period from January 2022 to December 2025, was £3.4 billion including capital related to expansion of the airport.

During the twelve months ended 31 December 2025, Heathrow invested £1,274 million (2024: £1,122 million). Investment was focused on Heathrow's H7 capital investment plan, which is centred around six core programmes which will run throughout the regulatory period: asset management and compliance, replacing the Terminal 2 baggage system, next generation security, investing in its commercial proposition, investing in carbon and sustainability to deliver its net zero goals and investment to improve efficiency and service. The capital investment plan is subject to the approval of individual projects and the corresponding business cases.

TRAFFIC

Historic Trends in Heathrow Airport's Passenger Traffic

Historic trends in passenger traffic and ATM between 2009 and 2025 are set out below.

Number of Passengers and ATM, Heathrow Airport

	<i>Year ended 31 December</i>			
	<i>Number of Passengers (millions)</i>	<i>Number of Passengers Growth ⁽¹⁾ (per cent)</i>	<i>Number of ATMs (thousands)</i>	<i>ATM Growth ⁽¹⁾ (per cent)</i>
2009.....	65.9	(1.5)	460.0	(2.8)
2010.....	65.7	(0.2)	449.2	(2.3)
2011.....	69.4	5.5	476.2	6.0
2012.....	70.0	0.9	471.3	(1.0)
2013.....	72.3	3.4	469.6	(0.4)
2014.....	73.4	1.4	470.7	0.2
2015.....	75.0	2.2	472.1	0.3
2016.....	75.7	1.0	473.2	0.2
2017.....	78.0	3.1	474.0	0.2
2018.....	80.1	2.7	475.6	0.3
2019.....	80.9	1.0	475.9	0.1
Compound Annual Growth Rate, 2009-2019		2.1		0.3
2020.....	22.1	(72.7)	201.0	(62.7)
2021.....	19.4	(12.3)	190.0	(5.4)
2022.....	61.6	217.6	376.8	98.3
2023.....	79.2	28.5	454.1	20.5
2024.....	83.9	5.9	474.0	4.4
2025.....	84.5	0.7	479.0	0.8

(1) Percentage growth on previous year and compound annual growth rate is based on unrounded passenger and ATM numbers.

Heathrow Airport has operated close to its limit of 480,000 ATMs per annum for most of the last 15 years, peaking at 99.6 per cent. of its allowed ATM cap in 2025.

Traffic during the COVID-19 pandemic was greatly impacted, with passenger volumes and ATMs down by 72.7 per cent. and 57.8 per cent. respectively in 2020 compared to 2019, and down by 12.3 per cent. and 5.4 per cent. in 2021 compared to 2020.

CUSTOMERS

Overview

The following table provides traffic details of the main airline customers at Heathrow Airport and aeronautical income for the 12 months ended 31 December 2025:

Main Airline Customers for Heathrow

	Year ended 31 December 2025			
	<i>Passengers</i>	<i>Air Transport Movements</i>	<i>Aeronautical Income</i>	<i>Percentage of Aeronautical Income⁽¹⁾</i>
	<i>(millions)</i>	<i>(thousands)</i>	<i>(£ millions)</i>	<i>(per cent)</i>
International Airlines Group (British Airways) ⁽²⁾	42.1	263.2	990.3	42.5
Virgin Atlantic Airways Ltd	5.3	22.9	169.1	7.3
Lufthansa ⁽³⁾	4.6	37.4	95.4	4.1
American Airlines Inc	3.6	15.4	115.0	4.9
United Airlines Ltd	2.2	13.5	101.2	4.3
Qatar Airways Ltd	1.9	6.0	66.3	2.8

- (1) Excludes other charges, related primarily to the provision of fixed electrical ground power and pre-conditioned air to aircraft.
- (2) International Airlines Group (IAG) includes British Airways, Iberia, Vueling and Aer Lingus.
- (3) Includes Lufthansa, Lufthansa City Airlines, Austrian Airlines, Swiss Airlines, Brussels Airlines and Eurowings.

The largest airline customer by passenger volume at Heathrow Airport is British Airways, from where it operates its global hub. British Airways is a full-service airline operating a network of intercontinental, European and domestic services. British Airways operates to all regions including key global cities. International Airlines Group owns British Airways, Iberia, Vueling and Aer Lingus, which all operate at Heathrow Airport. Traffic from these airlines in 2025 totalled 42.1 million passengers (2024: 42.0 million). Heathrow has an agreed joint framework with British Airways for future cooperation.

The second largest airline customer at Heathrow Airport is Virgin Atlantic Airways, which operates multi-class flights to long-haul destinations from Heathrow Airport's Terminal 3.

Lufthansa Group is the third largest airline customer at Heathrow Airport and owns Lufthansa, Lufthansa City Airlines, Austrian Airlines, Swiss Airlines, Brussels Airlines and Eurowings which all operate at Heathrow Airport. Traffic from these airlines in 2025 totalled 4.6 million passengers (2024: 4.6 million).

Air Service Agreements and Open Skies

The rights of airlines to operate to and from Heathrow Airport are subject to Air Service Agreements ("ASAs") agreed between the UK and other countries. These fall under the umbrella of the 1944 Convention on International Civil Aviation and other multilateral agreements, such as the "Open Skies" agreement between the European Community, its member states and the USA, which permits any airline in the EU to fly to any point in the USA and vice-versa. As a result of these ASAs, a greater number of airlines have access to Heathrow Airport.

Following the UK's exit from the EU, certain ASAs and "open skies" agreements have been renegotiated and the UK has agreed an aviation chapter within the wider Comprehensive Future Trade and Cooperation Agreement

that ensures point-to-point flights between the UK and EU can continue. Heathrow has engaged with the UK Government to ensure that any approach taken is as liberal and open as possible.

OTHER OPERATIONS

Cargo and Mail Carriers

Heathrow Airport acts as a gateway for cargo and mail. The bulk of cargo and mail at the airport is carried in the cargo holds of passenger flights rather than by dedicated cargo flights. In 2025, 96 per cent. of cargo travelled in the belly-hold of passenger aircraft, with only 4 per cent. travelling in dedicated freighter aircraft. There were 2,287 all-cargo ATM in 2025 (2024: 2,667).

Cargo and mail carriers are responsible for handling merchandise and packages at Heathrow Airport, including delivery to cargo warehouses, customs procedures and clearance, aircraft loading and unloading, sorting and transport to the final destination.

ROLE OF GOVERNMENT SERVICES AND AGENCIES IN AIRPORT OPERATIONS

The UK Government is responsible for a number of essential services at Heathrow Airport, which it discharges through governmental and non-governmental agencies, notably:

- security operations: The UK Government is responsible for setting aviation security regulations, issues directions to airport operators, airlines and cargo operators and monitors compliance with these directions through a programme of regular inspections and audits;
- public order and policing services: Policing operations at Heathrow Airport are the responsibility of the Metropolitan Police Authority which is paid to provide these services. These public safety services should be distinguished from security operations, which are designed to prevent illicit acts that risk endangering the security of aircraft and passengers; and
- border controls: The UK Home Office's Border Force is responsible for the control of persons and goods.

Air traffic control, including aerodrome navigation services, are provided by NATS, a public private partnership which is responsible for the arrival and departure of aircraft to and from the aircraft parking areas at Heathrow Airport. NATS also works closely with Heathrow and airlines in determining the declaration of scheduling capacity.

SUPPLIERS

The Heathrow Airport Holdings Group works with numerous external suppliers for the delivery of services relating to the day-to-day operation of the airport, as well as for the construction of capital projects.

Utilities

The electrical power distribution infrastructure at Heathrow Airport is part owned, managed, maintained and developed by UK Power Networks Services Limited. Arrangements are in place with Engie for the supply of electricity and natural gas. The supply of potable water, foul water and trade effluent services is managed by Castle Water, with Thames Water supplying foul water and trade effluent services.

IT

The core IT services for Heathrow Airport are currently outsourced to Capgemini UK plc, Atkins, Fujitsu, SITA Information Networking Computing BV, Oracle, Bridewell Consulting Limited and Microsoft. These multi-year agreements underpin the most critical services Heathrow Technology (the internal function that leads, oversees and manages all of the IT systems, applications and services run by Heathrow Airport) provides to the Airport, partner organisations and passengers.

Baggage

Baggage system operation and maintenance services for Heathrow Airport are provided by Van der Lande Industries United Kingdom Limited under a Strategic Partnership Contract that commenced in 2020, with supporting logistical services provided by DHL. The IT for Heathrow Airport's baggage systems is provided by Van der Lande Industries United Kingdom Limited under the same Strategic Partnership Contract.

Other services

There are a large number of services required for the operation of Heathrow Airport which are arranged on a separate basis with external suppliers, including security screening, terminal cleaning and passenger transportation services.

COMPETITION

Heathrow Airport competes for Transfer traffic with the other major European hub airports such as Paris Charles de Gaulle, Amsterdam Schiphol, Frankfurt and Madrid Barajas. The airport also faces increasing competition for Transfer traffic from hub airports in the Middle East, such as Dubai, Istanbul and Doha and from other forms of travel (including the Eurostar high-speed train service connecting London with Paris, Brussels and a variety of other European cities).

Within the UK market, there are several airports serving the South East of England, including London Gatwick Airport, London Stansted Airport, London Luton Airport, London Southend Airport and London City Airport. However, Heathrow is the UK's only hub airport.

EXPANSION OF HEATHROW AIRPORT

Background

In June 2018, the UK Parliament approved the Airports National Policy Statement (“ANPS”), establishing the policy framework for expanding Heathrow Airport with a new north-west runway. Heathrow was making considerable progress towards developing its DCO application. However, progress was paused following the February 2020 Court of Appeal ruling that questioned the ANPS’ alignment with the Paris Climate Agreement. Following an appeal by Heathrow, the Supreme Court overturned this decision in December 2020, reinstating the ANPS and its legal validity. The UK Government has since reaffirmed its support for the ANPS in Flightpath to the Future (May 2022), Jet Zero Strategy (July 2022). In January 2025, the Government reaffirmed its support for expansion at Heathrow. On 18 June 2026, the UK Government announced that it had completed its review of the ANPS and is consulting on a revised draft policy statement.

Heathrow Expansion Submission

Following a period of recovery from the COVID-19 pandemic, Heathrow resumed work on its expansion plans, supported by strong passenger demand and renewed UK Government backing, and submitted refreshed plans to the UK Government in a formal proposal on 31 July 2025. The proposal outlines a £33 billion privately financed programme (in 2024 prices) comprising £21 billion for the construction of a 3,500-metre third runway and airfield infrastructure, and £12 billion for additional terminal capacity including expansion of airfield infrastructure connecting to Terminal 5. Modernising infrastructure including a major Terminal 2 upgrade, phased closure of Terminal 3 and redevelopment of existing infrastructure, requires a further £15 billion. The expansion scheme aims to increase capacity from 480,000 to 756,000 ATMs annually, support up to 150 million passengers per year and increase cargo capacity by 50 per cent.

The scheme includes major surface access improvements, such as the realignment of the M25 motorway. It also aligns with Heathrow’s environmental commitments to achieve net zero emissions by 2050, and incorporates measures to reduce noise, improve air quality, and promote biodiversity.

On 25 November 2025, the UK Government announced that Heathrow’s scheme had been selected as the basis of the ANPS review. On 18 June 2026, the UK Government announced that it had completed its review of the ANPS and published a draft revision to the ANPS, renaming the policy statement the HENPS. Consultation on HENPS has begun and will continue until 1 September 2026. Until the time that any revised policy statement is approved by the House of Commons and designated by the Secretary of State, the ANPS will remain in place.

In January 2026, Heathrow’s Board approved new investment to begin work on a planning application for a third runway. This decision aligns with the Government’s timeline for Heathrow to secure planning permission by 2029 and a third runway operational in a decade. This decision reflects Heathrow shareholders’ and Ministers’ renewed commitment to realise the benefits of expanding the UK’s hub airport as fast as possible.

Heathrow requires the right policy and regulatory framework to be in place in order to deliver the expansion of Heathrow Airport. In spring 2026, the CAA published its draft licence modification decision on how early costs relating to expansion incurred by Heathrow in 2025 and 2026 can be recovered, and during 2026 it will consult on the regulatory treatment of early costs incurred from 2027 onwards. The CAA’s final decision in relation to 2025 and 2026 early costs is expected in July 2026.

In 2026, UK Parliament is expected to be asked to decide on the HENPS, a decision which would set the planning framework for the project (see further “*Expansion of Heathrow Airport - Regulatory Developments*”), and the CAA is expected to provide an update on the long term regulatory model, which is expected to affect whether private investment will be forthcoming.

HEATHROW AIRPORT POWER OUTAGE

A fire at the National Grid North Hyde substation on 20 March 2025 resulted in a wide-scale power outage and the need for Heathrow Airport to temporarily close on 21 March 2025. Heathrow commissioned former Secretary of State for Transport Ruth Kelly to conduct a review, in order to provide a detailed account of the events surrounding Heathrow’s preparedness and response to the outage. Heathrow has accepted and has already or will implement all 28 recommendations, which are intended to strengthen the airport’s resilience and ability to respond effectively to future incidents. On 1 July 2025, National Energy Systems Operator published its final report from

the review into the North Hyde substation outage, commissioned by Ofgem and the Department for Energy Security and Net Zero. The report identified repeated issues which were unaddressed by National Grid Electricity Transmission and most likely caused a failure which resulted in the fire. Subsequently, Ofgem has opened an investigation into National Grid Electricity Transmission.

AIRSPACE CHANGE

The Department for Transport and the CAA are co-sponsors of a programme to modernise the UK's airspace, an initiative aimed at delivering quicker, quieter and more efficient flights through redesigned flight paths. COVID-19 caused most airports and NATS to pause their airspace modernisation proposals whilst they focussed on more immediate operational priorities. However, in March 2021, the UK Government announced funding to support progression of the UK's airspace modernisation programme and to ensure it remains on track.

Changes to airspace around Heathrow Airport, such as flight paths, must follow a separate approvals process to the physical expansion of Heathrow Airport. To obtain permission for changes to airspace, an Airspace Change Proposal ("ACP") is required to be submitted to and approved by the CAA following its airspace change process (CAP1616).

Heathrow had initially proposed to undertake airspace modernisation through its expansion ACP in 2021. Following delays due to the pandemic and legal challenges, Heathrow progressed airspace changes aligned with the broader UK programme via a new ACP based on its existing two-runway configuration. The Statement of Need for this ACP was submitted to the CAA in July 2021 and has since progressed to stage 3 of the seven stage CAP1616 airspace change process with deployment expected between 2027 and 2030. These airspace changes have been incorporated into the recent Heathrow expansion submission in addition to other regulatory developments. The airspace changes required to support expansion will be finalised through this ACP process, following approval of a DCO for physical construction.

Heathrow's "Slightly Steeper Approaches" ACP, which aims to reduce aircraft noise for communities living near the airport, was permanently implemented in December 2021. This ACP is independent of the expansion plans but future integration is expected. See "*Airport Regulation – Airport Regulation Generally*" and "*Airport Regulation – Heathrow Price Regulation – H7*".

ENVIRONMENTAL REGULATION AND MANAGEMENT

Heathrow is subject to or influenced by a range of environmental policies and regulation, with provisions related to carbon emissions, aircraft noise and air and water quality being particularly relevant.

Overview of environmental management

Heathrow is committed to managing Heathrow Airport in a responsible and sustainable manner seeking to balance the positive economic and social contribution of Heathrow Airport with its responsibility to minimise its environmental impact.

Under normal times, with approximately 400 companies employing in the region of 90,000 people at Heathrow Airport, and over 200,000 passengers travelling on approximately 1,300 flights every day, the challenges associated with operating Heathrow Airport responsibly are complex. Given this, Heathrow seeks not only to improve its own environmental performance but to influence the whole Heathrow community. To this end Heathrow has set up a number of partnerships to support collaborative working between businesses operating at the airport.

Heathrow's sustainability and environmental performance is monitored by the Sustainability and Operational Risk Committee, a sub-committee of the Board of Directors of Heathrow Airport Holdings, that has as one of its key responsibilities the regular review of Heathrow's performance and conduct in relation to sustainability and environmental matters.

Carbon Strategy

Carbon in the air

Heathrow's "carbon in the air" is mainly attributable to aircraft emissions which account for approximately 95 per cent of total emissions falling under Scope 3, including indirect emissions arising from flights and passenger travel. Only around 5 per cent. of emissions are within Heathrow's direct control, covering Scope 1 and Scope 2 sources such as airport vehicles and purchased electricity. This distinction is material in assessing the scope and focus of Heathrow's decarbonisation strategy.

The most significant step to accelerate carbon reduction over the next decade is to rapidly scale up production and use of SAF. SAF can be produced sustainably from waste materials, biomass, and emerging technologies such as power-to-liquid fuels. On average, SAF reduces lifecycle carbon emissions by around 70 per cent. Despite its environmental benefits, SAF is currently produced in limited quantities and at a significantly higher cost than conventional kerosene. To unlock its full potential, a comprehensive package of government regulation, incentives, and financial support is essential.

In 2025 Heathrow's "carbon in the air" Scope 3 emissions for 2025 were reported as being 7 per cent. below the 2019 baseline, despite record passenger numbers in 2025, supported by more efficient fleets. SAF uptake reached 3.1 per cent. of fuel uplifted, avoiding emissions of over 600,000 tonnes of CO₂e. The UK Government's 3.6 per cent. SAF mandate commenced from January 2025, and the "SAF Bill" continues to progress through Parliament. The SAF Bill underpins the introduction of a revenue certainty mechanism designed to give producers long-term price certainty and unlock investment in UK SAF production.

Carbon on the ground

Heathrow has continued to cut carbon emissions from its infrastructure and operations on the ground. Heathrow became carbon neutral in line with the Airport Carbon Accreditation Scheme ("ACA") in January 2020 – achieving ACA Level 4+ out of 5 and successfully maintaining this accreditation in the scheme in September 2024. The transition to net zero will reshape the energy mix of the airport. In 2023, Heathrow developed a long-term energy strategy which sets out an energy transition roadmap for the airport and is guiding Heathrow's planning and investment, including the development of a new zero carbon heating and cooling solution to switch off gas for heating the airport. Heathrow is also installing pre-conditioned air systems at aircraft stands and rolling out ultra-rapid charging hubs to enable the transition of operational airport vehicles to zero emissions. Heathrow operates a biomass-fuelled Combined Heat and Power Plant that forms part of Heathrow's Energy Centre and provides power and heat to Terminal 2. Terminal 2 also includes some solar power generation. Heathrow has maintained the purchase of electricity using a supplier contract that is backed by Renewable Electricity Guarantee

of Origin Certificates. Heathrow is subject to regulation of energy-related carbon dioxide and air quality emissions due to the size of the combustion plant on site.

For many years Heathrow has actively encouraged use of more sustainable transport by passengers and colleagues. For instance, Heathrow developed a new Sustainable Travel Zone to support sustainable colleague travel to work, introduced colleague car share schemes and continues to invest in installing electric charging facilities. An “Airside Clean Vehicle” policy was introduced in 2026, and the airport operates a Terminal Drop Off charge to contribute to a modal shift from private vehicles to public transport. Heathrow has extensive public transport connections to surrounding communities, to London and to the whole of the UK. See further the section “*Access to Heathrow Airport*” above.

In 2025, “on the ground” Scope 1, 2 and 3 emissions remained 18 per cent. below the 2019 baseline. However, supply chain emissions (comprising “on the ground” Scope 3 emissions) continued to rise year-on-year at 15 per cent. above the 2019 baseline, driven by increased capital expenditure. Heathrow strengthened its Carbon Management Standard, to embed low-carbon principles into future projects. Surface access emissions (comprising “on the ground” Scope 3 emissions) decreased by 5 per cent. year-on-year through continued investment in Heathrow’s Sustainable Travel Zone, including improved long distance coach services. However, improvements in data quality and methodology are expected to result in an increase in reported surface access emissions in future. These updates are expected to be considered as part of a planned refresh of Heathrow’s Net Zero Plan.

Climate-Related Financial Disclosures (“CFD”)

Heathrow includes climate change in its approach to risk management and uses this to inform its carbon strategy and the actions it takes. On 6 April 2022, the Companies (Strategic Report) (Climate-related Financial Disclosure) Regulations 2022 amended the Companies Act 2006 to mandate that large UK companies include Climate-related Financial Disclosures as a part of their strategic reporting. These CFD requirements closely align with the recommendations of the Taskforce on Climate-related Financial Disclosures. Heathrow continues to align its climate risk analysis and disclosures to comply with these requirements.

Aircraft noise regulation

Aircraft noise in and around UK airports is subject to international, UK and local regulation. The UK Government has a key role in setting and developing the policy framework for aircraft noise control, particularly at UK airports which are “designated” for noise management, which includes Heathrow. A range of noise controls relating to aircraft operations are set out in statutory notices and published in the UK Aeronautical Publication and elsewhere. These operational controls cover measures such as noise abatement procedures and night flight restrictions.

Additional noise-related controls are a feature of the local planning system. At Heathrow Airport there are a number of noise-related conditions to the planning permissions for Terminals 4 and 5 that restrict the location and time of day of certain aircraft operations.

For airports with more than 50,000 movements per annum, strategic noise maps are produced every 5 years and based on these noise assessments noise action plans must be drafted, consulted on and ultimately approved by the Department for Environment, Food and Rural Affairs (“DEFRA”). Heathrow’s current approach to aircraft noise management is set out in its Environmental Noise Directive Noise Action Plan 2024-2028. This focuses on implementing various measures to reduce noise impacts through reduction at source (quieter aircraft), land-use planning and management, noise abatement operational procedures and operating restrictions (including voluntary measures) as well as supporting research and working with the community and other key stakeholders in delivery of noise reduction initiatives. The next round of strategic noise maps will be published in 2027 and the consultation and drafting process for the Round 5 Noise Action Plan will take place during 2028. Submission of a new action plan will be made in the autumn of 2028 ahead of DEFRA approval and adoption. The Noise and Airspace Community Forum (“NACF”), established following the pandemic and replacing the Heathrow Community Noise Forum, aims to keep residents and local stakeholders informed on areas such as airspace planning, future trials and consultations, and to develop the understanding of airspace and operational issues. The NACF operates with an independent chair with access through a limited budget to seek independent technical advice.

Heathrow is implementing a Noise Action Plan to reduce impacts on its neighbours by incentivising the use of quieter planes, developing quieter operating procedures, reducing the impact of night flights and providing noise

insulation to eligible homes. In 2025, Heathrow recorded 207 nights without flights between 23:30 and 04:30, an improvement from 189 in 2024.

Air quality

Air quality is subject to regulations governing emissions to air from specified activities and operations. Heating installations are periodically monitored in accordance with permit requirements. Heathrow is also located in the Air Quality Management Area which was declared by Hillingdon Council due to national air quality objectives for nitrogen dioxide (NO₂).

The latest available and fully ratified data for 2024 from air quality monitoring stations in and around Heathrow typically show that air quality in the vicinity of the airport is compliant with air quality limits. Average concentrations at the Heathrow sites were generally comparable to those measured at urban background air pollution monitoring sites in London, and the diurnal patterns of concentrations of all pollutants were mostly typical of urban monitoring sites.

Given the significance of road traffic as a contributor to poor air quality around Heathrow, surface access strategy is important to mitigation. Heathrow Airport has continued to enhance surface access modes, and has set a goal for a public transport mode share of 45 per cent. by 2026. In addition to Heathrow's monitoring programme, its approach to air quality management is very closely related to its Net Zero Plan. This focuses on implementing various measures to reduce emissions from sources across the airport, primarily from fuel combustion. As well as direct management, Heathrow also works collaboratively with local stakeholders through the Heathrow Air Quality Working Group, engaging Local Authorities on air quality performance and future planning.

Biodiversity and the Natural Environment

Heathrow's Nature Positive Plan, launched in December 2024, drives Heathrow's efforts to understand and address its impacts on nature and biodiversity through practical goals and associated actions. It aims to understand and address Heathrow's operational and value chain impacts, integrate a nature positive approach into its business decisions, and engage its colleagues and communities.

Heathrow believes it has a strong track record in this area, encompassing:

- *Biodiversity sites:* Around 10 per cent. of airport land at Heathrow is made up of 13 biodiversity sites that provide protected habitats for a rich array of wildlife across 170 hectares between the Colne and Crane rivers. Heathrow monitors biodiversity in these areas of woods, grassland, lakes and reedbeds. In 2025, biodiversity sites at Heathrow met The Wildlife Trusts' requirements to maintain the Biodiversity Benchmark Award (the leading UK standard for biodiversity land management) for the 18th consecutive year.
- *Strategic partnerships:* Partnerships drive Heathrow's commitments to reduce its impacts on nature and support a nature network around Heathrow. Heathrow works with local councils, community groups, environmental NGOs and Team Heathrow partners to monitor wildlife, enhance habitats and engage local people in nature conservation. Since 2023, Heathrow has worked with British Airways and the London Wildlife Trust to protect biodiversity across five nature reserves and two country parks in Hillingdon. Enhancements are delivered through volunteer activities coordinated by a dedicated ranger.
- *Leadership on disclosure:* Heathrow was the first airport in the UK to commit to reporting in line with the TNFD. Heathrow published its first TNFD disclosure in early 2026, covering the 2025 reporting year, and expects to do so annually going forwards.

Heathrow is expected to meet or exceed the statutory Biodiversity Net Gain requirements for development at the airport. Investment in habitat restoration and ecological enhancement aim to support measurable improvements in biodiversity across both the airport estate and surrounding areas.

Additionally, Heathrow is actively addressing new and emerging risks, including PFAS ("forever chemicals"), through monitoring, investigation and ad hoc remediation, and through its compliance obligations working together with regulators.

Waste Reduction

Airports are resource-intensive and Heathrow's operations, airlines, retailers, colleagues and passengers generate a wide variety of waste, from single use plastics and packaging to redundant equipment and construction materials. Heathrow recognises that waste is becoming a growing concern for stakeholders, including consumers and airlines, and aims to achieve zero avoidable waste.

Heathrow's Resources and Waste Strategy, published in 2025, aims to drive waste reduction even as passenger numbers continue to grow, through goals and measures to avoid and reduce material use and maximise reuse, recycling and recovery. It also responds to new and emerging UK Government guidance and regulations on topics such as food waste segregation and recycling, aircraft cabin waste recycling and emissions related to energy recovered from waste. The new strategy includes quantitative waste reduction and recycling targets for 2035 that build on Heathrow's existing People and Planet goal and targets for 2030. It sets out a roadmap of 10 goals to tackle operational, aircraft and construction waste.

Giving Back

Heathrow strives to have a positive impact on people living near Heathrow through projects, partnerships and colleague volunteering to support schools, nature and communities. Heathrow's goal is to give back to more than 1 million local people by 2030. Heathrow's Giving Back programme benefitted over 172,000 people in 2025, bringing the total to more than 391,000 since 2022.

Environmental permits

Heathrow holds several environmental permits covering activities such as the discharge of surface water runoff to the environment, trade effluent discharge, water abstraction, waste management, combustion for heating and hot water (boilers) and carbon emissions trading. The permits are regulated by the Environment Agency and Thames Water. To facilitate and monitor compliance, Heathrow operates an ISO 14001 management system to maintain compliance.

RELATED PARTY TRANSACTIONS

Heathrow has entered and may from time to time in the future enter into transactions with certain affiliates of Heathrow Airport Holdings and its shareholders. All such contracts are and will be negotiated on an arm's-length basis.

SHARED SERVICES

Pursuant to a Shared Services Agreement, LHR Airports provides or procures third parties to provide certain central support services to the Group to assist with the running and management of Heathrow Airport and Heathrow Express.

Services provided by LHR Airports, or Heathrow as a sub-contractor for LHR Airports

The services provided by LHR Airports include management services (such as senior management and strategic direction), IT, health and safety, security, research, airport planning and marketing, finance, human resources, property management, regulatory services, corporate and public affairs and legal support. From 1 January 2013, following the divestment of Gatwick Airport and in light of the (at that time) expected divestment of Stansted Airport and to reflect more accurately the current organisation and economic reality, LHR Airports sub-contracted the majority of these services to Heathrow. Heathrow, as a sub-contractor for LHR Airports, provides certain central support services for Heathrow Express. Additionally, pursuant to a separate agreement, LHR Airports has sub-contracted certain of the cash management and accounting services to LHR Business Support Centre Limited.

All of the staff working for Heathrow are employed and provided by LHR Airports. Heathrow Express employs some of its own staff directly with other staff being provided through a services agreement with First Greater Western Limited.

The terms on which services and staff are provided to the Group are set out in the Shared Services Agreement. Central support services are provided by Heathrow to Heathrow Express pursuant to a separate agreement between Heathrow and Heathrow Express.

Fees payable to LHR Airports

Heathrow pays a fee to LHR Airports which comprises:

- (a) the cost to LHR Airports of providing the services; and
- (b) costs in respect of centralised airport services, administrative and business support services and corporate services, with a margin of 7.5 per cent allocated on the costs incurred in connection with the provision of board and senior corporate management services.

The majority of costs for employees provided under the Shared Services Agreement are included in the charges for airport services and capital project services, to which the margin does not apply. The margin payable to LHR Airports in relation to services to the Group was £0.9 million in the 12 months ended 31 December 2025 (2024: £0.5 million).

Termination of Shared Services Agreement

Subject to the prior written consent of the Borrower Security Trustee, the Operating Companies have the right to terminate the Shared Services Agreement in the case of a breach by LHR Airports with a material adverse effect not remedied within 30 days, certain insolvency related events in relation to LHR Airports or if it becomes illegal for either LHR Airports or the Subsidiary Group Companies to perform their obligations under the Shared Services Agreement.

LHR Airports may terminate the Shared Services Agreement only where:

- (a) another suitable and properly resourced member of the Heathrow Airport Holdings Group (excluding any members of the Group) is appointed to act as replacement Shared Services Provider on substantially the same terms;
- (b) a replacement Shared Services Provider is appointed with the consent of and approved by the Borrower Security Trustee and, unless otherwise agreed as an Extraordinary Voting Matter, a Ratings Confirmation is provided; or

- (c) the Operating Companies fail to pay any amounts of £50,000 or more to LHR Airports under the Shared Services Agreement, subject to a 30 business day grace period.

The Shared Services Agreement will terminate in respect of an Operating Company which ceases to be controlled by LHR Airports. Unless otherwise agreed, termination will take effect 6 months from the date that the Operating Company ceases to be controlled by LHR Airports.

LHR Airports is entitled to pass pensions costs on to the Group. These relate principally to LHR Airports' obligation to fund the Heathrow Airport Holdings Group defined benefit pension scheme and are calculated on a basis linked to pensionable payroll in respect of those employees that LHR Airports makes available to the Operating Companies under the Shared Services Agreement. In certain circumstances, the obligation of the Operating Companies to meet pension costs will survive termination of the agreement.

In the event of termination of the Shared Services Agreement, LHR Airports is required to use its reasonable endeavours to facilitate the transfer of the terminated services to the Operating Companies (or to any replacement servicer appointed by the Operating Companies) with a view to ensuring an orderly and efficient transfer with minimal disruption to the ongoing business of the Operating Companies. The employment of relevant airport level staff is expected to pass to the relevant Operating Company or to a replacement service provider.

Potential Conflicts of Interest

As a result of the fact that Heathrow and Heathrow Express have entered into the Shared Services Agreement, there may be potential conflicts of interest for Joanne Butler, Ross Baker, Helen Elsby, Javier Echave, Nigel Milton, Yuanyuan (Sally) Ding and Thomas Woldbye (or any of their successors) who are directors of LHR Airports (which is the provider of the shared services) and Heathrow (which receives the shared services) and, in the case of Ross Baker, Heathrow Express. Potential conflicts of interest may arise where the same individuals are directors of both the entity providing the shared services and the entities receiving the shared services because they have, among other obligations, a duty to promote the success of the companies of which they are directors. A potential conflict may arise for the individuals listed above (or any of their successors) if what is in the best interest of one company is not necessarily in the best interest of the other. Save as disclosed in this paragraph, as at the date of this Prospectus, there are no potential conflicts of interest between any duties owed to each Subsidiary Group Company and the private interests or any other duties of any of their directors.

For a description of certain risks associated with the Shared Services Agreement, see "*Risk Factors – Commercial Risks – The Group is dependent on LHR Airports as the Shared Services Provider to operate its businesses*".

INSURANCE

LHR Airports provides insurance and claims handling services to the Operating Companies. LHR Airports arranges both annual and multi-year insurance programmes on a group-wide basis for the Heathrow Airport Holdings Group. Heathrow Rail operations have separate public liability insurance cover and Heathrow, through LHR Airports, has separate policies to protect against specific risks.

The Heathrow Airport Holdings Group insurance programmes, which are required under the CTA, include the following insurance cover:

- *property damage and business interruption insurance and construction all-risks insurance*, which covers all risks (including terrorism) of sudden accidental direct physical loss or destruction of, or damage to, insured property and resultant loss of revenue and/or increased costs of maintaining normal business activities. There is also a separate policy covering specified tenanted properties, which provides cover on the basis of individual property sums insured;
- *general liability insurance*, including aviation liability, aviation war/terrorism, public/product liability; public liability with respect to the Heathrow rail activities; and construction third-party liability;
- third-party financial loss, cyber and professional indemnity insurance; and
- employers' liability insurance.

The financing agreements (within the CTA) require the Subsidiary Group Companies to effect and maintain insurance policies in relation to liabilities, undertakings and assets in accordance with good industry insurance practice. Details of these insurance policies are provided annually to an insurance adviser acting on behalf of certain secured creditors.

Insurance cover for the Group is provided by a combination of insurance market entities and a Heathrow Airport Holdings' own captive insurance company, LHR Insurance Services Ltd (the "**Captive**"). The Captive enables the Heathrow Airport Holdings Group to access reinsurance markets (including Pool Re for property terrorism risks), to leverage the Heathrow Airport Holdings Group's combined position on the conventional insurance market and to offer funding options for the Group's self-insured retention. The Captive underwrites some group-wide risks and also funds some of the Heathrow Airport Holdings Group's self-insured retention.

For more information on insurance, see "*Risk Factors – Commercial Risks – The Group's insurance coverage might not be adequate or available in all circumstances*".

PENSIONS

The Heathrow Airport Holdings Group operates a number of pension schemes for its employees. The main schemes, which are sponsored by LHR Airports, the employing company within the Heathrow Airport Holdings Group, comprise a defined benefit pension scheme that closed to employees joining LHR Airports after 15 June 2008 (the “**Pension Scheme**”) and a defined contribution pension plan (the “**Plan**”) that employees who opt to leave the Pension Scheme and those joining LHR Airports since 16 June 2008 are eligible to join. There are also separate defined contribution pension schemes for employees of Heathrow Express and LHR Business Support Centre Limited (the “**BSC**”).

Under the terms of the Shared Services Agreement, Heathrow makes monthly cash payments into the Pension Scheme determined by the latest agreement made with the Pension Trustee of the Pension Scheme. Employer contributions into the Plan are currently determined as a percentage of the aggregate basic salary, for all relevant Plan members. Under the terms of the Shared Services Agreement, Heathrow is also liable to fund any deficit in the Pension Scheme. The Pension Scheme also has a right to receive up to £284 million of the proceeds of an enforcement of the security granted by the Subsidiary Group Companies, which right ranks *pari passu* with senior (Class A) debt.

The Pension Scheme is administered by a corporate trustee, the BAA Pension Trust Company Limited (the “**Pension Trustee**”). The directors of the corporate trustee comprise three elected employee representatives, one pensioner representative and four LHR Airports nominated directors. In addition, the Scheme rules require the appointment of an Independent Trustee (currently fulfilled by Law Debenture Trust Company). As at 31 December 2025, the Pension Scheme had 1,128 current ‘active’ members, 9,535 pensioners (including pensions paid to surviving partners and dependents) and 4,273 deferred pensioners.

In 2025, the Pension Trustee of the Pension Scheme concluded a formal actuarial valuation of the scheme as at 30 September 2024. That valuation process identified a scheme surplus of £6.6 million calculated using the Pension Trustee’s actuarial assumptions. As part of the valuation process, LHR Airports and the Pension Trustee agreed that the annual deficit recovery payment into the Pension Scheme would remain at nil. In addition, in respect of future accrual of benefits, LHR Airports would contribute 18.3 per cent. of basic salary and shift pay, which for the financial year ending 31 December 2025 was £11 million. The next formal actuarial valuation of the scheme will be as at 30 September 2027. As at 31 December 2025, the Pension Scheme as measured under IAS19, was funded at 100.6 per cent. (2024: 96.2 per cent.). This translated into a surplus of £16 million (2024: £99 million deficit). This surplus is driven by actuarial gains of £99 million (attributable to a 0.05 per cent. increase in the discount rate); past service cost of £15 million and contributions paid in the year of £15 million (2024: £14 million) into the Pension Scheme offset by service costs of £5 million; admin expenses of £4 million; and, a finance charge of £5 million.

In the 12 months ended 31 December 2025, Heathrow contributed £15 million (2024: £14 million) into the defined benefit pension scheme. No deficit repair contributions were paid in the first six months of 2025, or 2024. The investment strategy of the Pension Scheme, adopted by the Pension Trustee, particularly the high levels of hedging for both inflation and interest rates, proved to be robust against market fluctuations and changing government policies. As of 31 December 2025, the asset value was £2,490 million (surplus: £16 million, funding level: 100.6 per cent). As of 31 December 2024, the asset value was £2,497 million (deficit: £99 million, funding level: 96.2 per cent). For additional information, see “*Risk Factors – Commercial Risks – Heathrow could be subject to periodic increase in pension cash contributions in the future*”.

AIRPORT REGULATION

AIRPORT REGULATION GENERALLY

The CAA is the independent aviation regulator in the UK, responsible for economic regulation, airspace policy, safety and consumer protection.

In its role as the economic regulator for UK airports, the CAA assesses the market power of airports and if an airport passes the market power test(s) set out in the Civil Aviation Act 2012 (the “**Civil Aviation Act**”), the airport is regulated by means of a licence. Heathrow has been determined to hold market power and operates under a licence granted by the CAA in 2014, updated regularly to reflect positions determined in each price review process or specific adjustments (last updated in January 2026).

Among other things, the CAA sets the maximum level of airport charges that Heathrow can levy on airlines for the use of Heathrow’s airport facilities. This is set for the length of the regulatory period as defined by the CAA, known as a “price control period”, the duration of which is usually five years. This price-setting mechanism provides significant income and cash flow predictability within each “price control period”. In March 2023, following an interim price cap during 2022 and 2023, the CAA published its Final Decision (as defined above) (CAP2524) for the H7 period which runs from 1 January 2022 to 31 December 2026. For details relating to the H7 settlement, see “*Heathrow Price Regulation – H7*” below. This retained the £31.57 price cap for 2023 and put in place a flat price path of £21.03 (in 2020 prices) for the rest of H7 as well as updating licence conditions on consultation and service quality in line with the Final Decision. The Final Decision is not described in full in this document and reference should be made to the Final Decision itself for complete information.

The calculation of Heathrow’s price caps uses a so-called building blocks model (see “*The Price Cap*” below). As for other regulated utilities in the UK, the Regulatory Asset Base (referred to as the “**RAB**”) acts as a unit of regulatory value. The RAB works as a running account of the value of Heathrow’s capital investments over time and is adjusted on an ongoing basis for capital expenditure, RPI inflation, regulatory depreciation, proceeds of disposals and certain other items.

Heathrow is regulated by means of a price control mechanism known as CPI +/- X, which incorporates an allowed return on the RAB. This is consistent with the economic regulation of other UK regulated industries (such as telecoms and the energy and water sectors). This form of economic regulation is also sometimes referred to as incentive-based regulation, in that Heathrow has an incentive to outperform the price control by means of attracting more passengers (measured against the CAAs forecast for the relevant period), reducing operating costs or delivering higher commercial revenues than forecasted. If the opposite is the case, then Heathrow has to absorb the downside.

The CAA and its statutory powers and objectives

The CAA must perform its activities in line with the powers and duties set in the Civil Aviation Act. In its role as economic regulator, the CAA has a single primary duty to further the interests of users of air transport services regarding the range, availability, continuity, cost and quality of airport operation services (where appropriate, by promoting competition in the provision of airport operation services). “Users” in this context means passengers and cargo-owners. There are also supplementary duties to which the CAA must have regard in fulfilling its primary duty:

- the need to secure that each holder of a licence is able to finance its provision of airport operation services in the area for which the licence is granted;
- the need to secure that all reasonable demands for airport operation services are met;
- the need to promote economy and efficiency on the part of each holder of a licence in its provision of airport operation services at the airport to which the licence relates;
- the need to secure that each holder of a licence is able to take reasonable measures to reduce, control or mitigate the adverse environmental effects of the airport to which the licence relates, facilities used or intended to be used in connection with that airport (“associated facilities”) and aircraft using that airport;
- any guidance issued to the CAA by the Secretary of State for Transport;

- any international obligation of the UK notified to the CAA by the Secretary of State for Transport; and
- the principles that regulatory activities should be carried out in a way which is transparent, accountable, proportionate and consistent, and that regulatory activities should be targeted only at cases in which action is needed.

In its duties, the CAA also must take account of the UK's international obligations which provide, among other things, that airport charges for non-national aircraft are not higher than those paid by national aircraft engaged in similar operations.

The European Directive 2009/12/EC on airport charges was implemented into UK law by the Airport Charges Regulations 2011 which entered into force on 10 November 2011. They establish a common framework for the provision of information by airports to airport users and airport users to airports, airports consulting their airline customers about airport charges, service level agreements and major infrastructure projects, and the setting of charges and the allocation of spare capacity. The CAA is the nominated "independent supervisory agency" under the Airport Charges Regulations 2011 and, following a consultation, in October 2015 published its guidance on the application of the CAA's powers under the Airport Charges Regulations 2011.

PRINCIPLES OF ECONOMIC REGULATION

The Civil Aviation Act prohibits an operator of a dominant airport area from charging for airport operation services, unless it has a licence granted by the CAA. An airport area is dominant if the CAA determines (and publishes) that the Market Power Test (“MPT”) in the Civil Aviation Act is met by the relevant airport operator. The MPT has three parts:

whether the relevant operator has, or is likely to acquire, substantial market power in a market, either alone or taken with such other persons as the CAA considers appropriate;

whether competition law does not provide sufficient protection against the risk that the relevant operator may engage in conduct that amounts to an abuse of that substantial market power; and

for users of air transport services, the benefits of regulating the relevant operator by means of a licence are likely to outweigh the adverse effects.

In January 2014, the CAA confirmed that the MPT was met in relation to the core area of Heathrow Airport and that Heathrow’s market power is likely to endure for the Q6 period. In the Final Decision, the CAA confirmed its view that it continues to be appropriate to regulate Heathrow due to its findings in the 2014 MPT. No change in the CAA’s MPT for Heathrow is expected for the next price control period, H8.

The Price Cap

The price cap for Heathrow is based on a RAB methodology using a “single till” building block approach. The single till principle means that revenues and costs from both aeronautical and non-aeronautical activities are taken into account when determining the amount of income Heathrow requires from aeronautical charges, i.e. the regulated revenue used to set the per passenger price cap.

This is calculated as the sum of forecast operating expenditure less other revenue plus the required return (using the cost of capital determined by the CAA) on the forecast RAB (the opening RAB and its forecast capital expenditure for the price control period), plus regulatory depreciation and plus or minus inflation. The resulting regulated revenue requirement effectively amounts to the total income from airport charges.

The regulated revenue requirement is divided by forecast passenger numbers which, subject to a price profiling adjustment to smooth charges across the regulatory period, establishes the price cap expressed as a maximum allowable yield per passenger.

This methodology for deriving the regulated revenue requirement can be represented by the simplified diagram below:

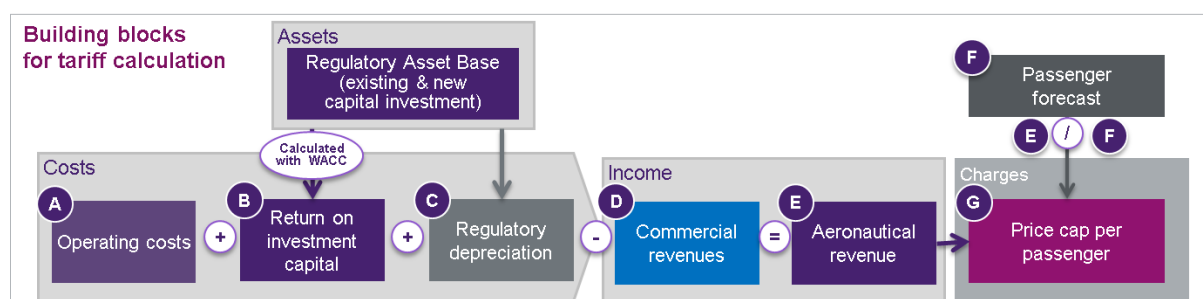


Figure 6: Building blocks for tariff calculation

At the start of each regulatory period, the maximum allowable yield changes from 1 January each year by CPI +/- X per cent. based on forecast monthly average CPI, which incorporates an allowed return on the RAB.

In setting the price cap the CAA will typically take its own view of the scope for future efficiency savings, the appropriate level of capital expenditure, the average cost of capital associated with Heathrow’s risk and the rate of change in demand for airport services by means of a central passenger forecast. Heathrow has the discretion on

whether to price to the maximum permitted level. For example, if there is unused capacity, Heathrow could choose to set prices below the cap in order to stimulate demand.

Regulatory Asset Base

As with other regulated utilities in the UK, the RAB acts as a unit of regulatory value and does not correspond to statutory asset values. The RAB works as a running account of the value of Heathrow's capital investments over time. The CAA has historically determined the value of the RAB for Heathrow over each year of the regulatory period. The closing RAB for Heathrow for each year is taken to be the sum of the opening RAB, plus actual capital expenditure (unless disallowed by the CAA) plus an adjustment for RPI inflation less regulatory depreciation and less proceeds of any disposals at the airport. The RAB may be adjusted for certain other reasons (as was the case to account for some of the effects of the COVID-19 pandemic).

Heathrow is required to submit regulatory accounts to the CAA for each year ending 31 December identifying, among other things, the value of the RAB. A decision as to whether the current period RAB has been appropriately updated during the current regulatory period is not normally made until the CAA sets the opening RAB for the next regulatory period as part of the price control review.

The RAB is included in the regulatory accounts, which are provided annually to (but not approved by) the CAA. The most recent regulatory accounts for the year ended 31 December 2024 were independently verified by PricewaterhouseCoopers LLP.

HEATHROW PRICE REGULATION

H7

In March 2023, the CAA published its Final Decision for the H7 regulatory period (2022-2026). The Final Decision retained the RAB-based single till approach as the basis of the regulatory framework, including an average yield per passenger of £23.06 (in 2020 prices) across H7 with a flat per passenger charge of £21.03 (in 2020 prices) for the years 2024-2026.

Key elements of the forecasts informing the Final Decision include:

- Passenger forecasts of 375.5m over H7 (which includes actual passenger performance in 2022);
- Opex forecast of £5,995m across H7 taking account of higher passenger numbers, inflation, real wage inflation and energy prices;
- Commercial revenue forecast of £5,159m over H7 taking account of higher passenger numbers, corrections for errors in the calculation of surface access revenues and updated inflation assumptions leading to a commercial revenues and cargo allowance;
- Pre-tax WACC of 4.02 per cent. adjusted as per CAA Final Issues Decision from 2024 due to updated forecasts of the risk-free rate, the cost of debt and inflation (for information on the CAA Final Issues Decision, see further "Regulatory Risks"); and
- RAB adjustment of £300m continuing to implement the RAB adjustment decision taken by the CAA in April 2021.

For information on the CAA Final Issues Decision, see further "*Regulatory Risks*".

In addition, the price control conditions set by the CAA include:

- The "**S factor**" mechanism is designed to adjust the maximum allowable yield within the relevant regulatory period for either additional or reduced health and safety and security costs incurred as a result of new UK legislation or EU security directives applicable in the UK. Under the current licence, the adjustment enables Heathrow to pass through 90 per cent. of any additional (or reduced) security costs around a deadband of £22.12 million.

- The “**K factor**” is designed to correct for any under recovery (dilution) or over recovery (concentration) in airport charges revenues compared to the annual maximum allowable yield per passenger. Under or over recoveries generally arise due to changes in traffic mix or average loads compared to those forecast at the time airport charges were set for the relevant year. For example, an increase in the proportion of long-haul departing passengers would result in yield concentration leading to an over recovery. Conversely, an increase in average load factors or the proportion of transfer passengers would cause yield dilution. The K factor adjustment is applied to the maximum allowable yield calculation two years after the year in which it is incurred and therefore can be carried forward to the following regulatory period.
- The Traffic Risk Sharing (“**TRS**”) mechanism is designed to share the impact of under or over performance against the CAA’s H7 passenger forecasts. The TRS establishes a symmetrical sharing of both out- and under- performance against the H7 passenger forecast. The amount of the adjustment, for each calendar year, depends on the difference between actual and CAA forecast passenger revenue. This revenue difference is calculated by multiplying the per passenger price cap (excluding adjustments) with the difference between the actual and forecast passenger numbers, the forecast being as set out in the Final Decision. The amount of this revenue under- or over-shoot to be shared is 50 per cent. of the difference up to 10 per cent. of forecast revenue and 105 per cent. of the difference above 10 per cent. of forecast revenue. The 105 per cent. sharing band takes account of the incremental impact of commercial revenues which are also included in the single till price control mechanism and aims to provide EBITDA protection of over 80 per cent. The shared risk is recovered through the price cap as if it were to be spread over 10 years starting from two years after the year in which the variance occurred. Any adjustments which are not shared by the end of H7 will be rolled into the RAB for H8.

The H7 capex governance arrangements which introduces a new forward-looking ex-ante incentive mechanism for capex projects. This mechanism sets a symmetrical 25 per cent. sharing rate of over and under performance against the cost estimate for each of Heathrow’s capital projects. This is combined with the introduction of Delivery Obligations, requiring agreement with the airline community, at the time of the investment decision, on each capex project’s expected outputs, quality requirements and timing.

A revenue sharing mechanism for revenues from the Terminal Drop Off Charge (“**TDOC**”) which shares deviations in TDOC revenues versus forecast 65/35 between the airlines and Heathrow.

- A service quality scheme referred to as outcomes-based regulation (“**OBR**”). This is similar to the scheme applied during Q6 with defined service targets for a range of services relating to passengers’ experience, however the H7 OBR scheme includes wider measures to track passengers’ satisfaction with measures across the whole airport journey, including where services are provided by a number of different parties, such as immigration. The measures in the scheme continue to include measures such as security queuing times, departure lounge seat availability, cleanliness, way-finding, flight information, arrivals baggage reclaim availability, the availability of equipment such as lifts, escalators and people movers and the availability of and access to infrastructure such as Piers, jetties and stands. There are also now measures of overall satisfaction, satisfaction with the helpfulness of staff across the airport and surface access options. While wider measures are now included in the scheme, financial incentives are only applied to measures within Heathrow’s control. To the extent that Heathrow does not achieve the defined standards in these measures, rebates to airlines are required. The maximum total revenue at risk during the Quinquennium is 7 per cent. of the total airport charges. Heathrow can achieve a 1.44 per cent. revenue upside in the form of a bonus if it exceeds certain targets.

H8 Developments

Overview of H8 Price Review

The CAA has commenced the process for the next price control period for Heathrow, known as H8. This will apply from 2027 to 2031 and succeed the current H7 settlement (2022-2026). The H8 price review process is moving at pace and following tight timelines.

Figure 7: Current H8 timetable



In March 2025, the CAA published its ‘H8 method statement and business plan guidance’ (CAP3083), setting out expectations for Heathrow’s business plan submission. The CAA has confirmed H8 will retain the RAB-based framework using the ‘building block model’ to set an ex-ante price cap for Heathrow. The methodology also sets out a new incentive mechanism to assess the quality of the information presented by Heathrow in the H8 business plan. Based on this, the CAA may apply a penalty or bonus to Heathrow’s business plan, the maximum amount of which being 10 basis points on RORE, which would be approximately £8 million per year or £0.10p per passenger. The CAA also communicated that overall H8 timelines were delayed, with H8 final decision to be published in April 2027 – after the start of the H8 period.

Heathrow submitted its H8 business plan in July 2025. The plan proposes to modernise and upgrade the existing airport between 2027 and 2031 with a £10 billion investment that aims to deliver better resilience, better passenger experience, better use of new and existing capacity and better sustainability. The plan commits to delivering 15 key outcomes for consumers, including 99% of baggage travelling with passengers, 95% of passengers queuing no more than five minutes at security, and a 20% increase in cargo capacity.

On 31 March 2026, the CAA published the Initial Proposals for the H8 period (CAP3232). In calculating the H8 airport charge, the CAA have created a range and a mid-point for the calculation of airport charges, which reflects that the CAA are at an early stage of Initial Proposals and will finalise their views on the appropriate level for the H8 price control after further consultation. The range sits between £27.20 for a lower bound and £30.81 for a higher bound (midpoint £28.77). This is based on CPIH-real, 2024 prices. In June 2026, the CAA launched a consultation on the 2027 holding cap which they propose to be £28.398 (2027p). The holding cap is based on their Initial Proposals profiled charge for 2027 with certain adjustments. Responses are due by 28 July 2026.

There has been bilateral engagement with airlines through multiple rounds of Constructive Engagement (“CE”). Two of these rounds took place prior to business plan submission. These have allowed Heathrow to better understand airlines’ priorities while developing plans. The third round of CE took place between July and September 2025, focusing on clarifications and follow up questions on Heathrow’s business plan submission. The final round of CE took place between March and May 2026 to allow Heathrow and airlines to focus on the CAA’s Initial Proposals and seek areas of alignment.

On 29 May 2026, Heathrow responded to the Initial Proposals, putting forward a set of targeted, evidence-based adjustments to expand and refine its capital programme in support of the proposed WACC, align operating cost and revenue assumptions, and reinforce focus on consumer outcomes. The CAA’s final proposals are expected to be published in November 2026 ahead of its final decision in April 2027.

Expansion of Heathrow Airport – Regulatory Developments

Heathrow expansion post 2025 UK Government announcement

In January 2025, the UK Government reaffirmed Heathrow expansion as a national priority for economic growth, setting out an ambition for an operational third runway within the next decade, with planning consent by 2029. Heathrow responded in July 2025 with a comprehensive proposal demonstrating how these milestones could be delivered. This was endorsed in November 2025, when the Department for Transport confirmed that Heathrow’s submission provides a credible and resilient basis for expansion. On 18 June 2026, the UK Government announced that it had completed its review of the ANPS and launched a public consultation on a draft revised

policy statement, renamed the HENPS. Consultation on the HENPS has begun and will continue until 1 September 2026. Until the time that any revised policy statement is approved by the House of Commons and designated by the Secretary of State, the ANPS will remain in place.

In parallel, Heathrow and the CAA have been discussing the regulatory approach to early expansion costs. The CAA has consulted on the recovery of expenditure to be incurred in 2025–2026, including elements such as programme mobilisation, land acquisition and enabling works. Heathrow has supported the CAA’s proposals set out in December 2025 (CAP3201), emphasising the importance of regulatory certainty and investor confidence to enable timely delivery of expansion. Heathrow has highlighted the need for flexibility in early cost allowances to reflect updated forecasts and the benefits of early property acquisition to reduce risk and long-term costs. Key points also included RAB-based recovery of its efficient costs in the circumstances where it has a genuine business reason for withdrawing from capacity expansion, and proportionate transparency measures. Following consideration of consultation responses, in spring 2026 the CAA published its draft licence modification decision on how early costs relating to expansion incurred by Heathrow in 2025 and 2026 can be recovered, and during 2026 it will consult on the regulatory treatment of early costs from 2027 onwards. The CAA’s final decision in relation to 2025 and 2026 early costs is expected in July 2026.

Heathrow and the CAA are also progressing a sequence of consultations to assess wider regulatory models for expansion. In November 2025, the CAA published an initial working paper (CAP3195) that outlined a long-list of potential interventions (ranging from incremental changes to the existing framework to new approaches for setting airport charges), noting that these options have not yet undergone legal and operational feasibility testing, which will follow in later evaluation stages. In January 2026, Heathrow provided an evidence-led response, focused on securing a regulatory framework that can deliver expansion on time, at the lowest whole life cost, and with strong consumer outcomes, consistent with Government timescales. Heathrow has emphasised the importance of key criteria such as timely delivery, deliverability, and financeability in assessing the framework for expansion, and has supported an enhanced single RAB approach, complemented by targeted framework reforms. Alternative models involving legislative change and/or fragmented ownership would increase delivery risk, raise financing costs and delay consumer benefits.

On 15 May 2026, the CAA published a consultation (CAP3251) shortlisting regulatory models for expansion for further consideration. In June 2026, Heathrow provided a response to the CAA which was broadly supportive of the CAA’s direction, endorsing an enhanced single RAB model with an integrated owner-operator, underpinned by a long-term regulatory framework beyond the standard five-year cycle and targeted improvements to governance, incentives and cost assurance.

Heathrow’s Licence

Heathrow’s licence includes a self-modification provision allowing for Heathrow and airlines to agree immediate changes to the OBR scheme and for the CAA to act as arbiter if the parties cannot reach agreement on the proposed changes.

Heathrow’s licence includes the price control and OBR conditions described above. Other key elements of the licence include:

- **Revocation:** Heathrow’s licence will remain in force in perpetuity except for certain limited circumstances in which the licence may be revoked such as where the licence is no longer required or continued lack of compliance by Heathrow in relation to regulatory requirements.
- **Financial resilience:** the licence contains the following financial resilience conditions:
 - a restriction on business activities that prohibits Heathrow from undertaking unrelated business activities and placing the regulated business at risk which reflects the Permitted Business restriction in the Common Terms Agreement;
 - a requirement on the directors of Heathrow to provide annual certificates on the adequacy of financial and operational resources to continue to provide airport operation services at Heathrow Airport for the following 2 years; an undertaking from FGP Topco, Heathrow’s ultimate parent company, not to do anything that would put Heathrow in breach of its licence;
 - a requirement for Heathrow to put in place a continuity of service plan;

- a requirement for Heathrow to provide prior written notice to the CAA if it intends to amend its financing arrangements in respect of credit rating requirements; and
 - an obligation on Heathrow to notify the CAA in the event of Heathrow (or any company within its group where the financial position of that company or its inability to continue to trade would have an adverse effect on Heathrow’s financial position or ability to continue to trade) seeking advice from an insolvency practitioner or any other person relating to Heathrow’s financial position or ability to continue to trade.
- Operational resilience: The licence includes a condition relating to the need to secure the availability and continuity of airport operation services, particularly in times of disruption.
 - Procurement: The licence includes a condition requiring Heathrow to ensure its procurement of capital projects is efficient and economical, and that it must publish its policies and procedures on how it will achieve this.
 - Consultation and governance: The licence requires Heathrow to develop, consult on and use reasonable endeavours to agree governance and consultation agreements with customers for areas such as the delivery of capital projects, services subject to charging through the “Other Regulated Charges” mechanism and service quality.
 - Economy and efficiency: a new licence condition came into effect in 1 January 2020 requiring Heathrow to conduct its business in a manner in which it promotes economy and efficiency in the provision of airport operation services.

AERODROME LICENCES

Heathrow is subject to aerodrome licensing, which requires the operator to demonstrate that it is competent to conduct aerodrome operations safely.

The CAA must grant a licence in respect of any aerodrome in the UK if it is satisfied that:

- the applicant is competent, having regard to its previous conduct and experience, equipment, organisation, staffing, maintenance and other arrangements, to secure that the aerodrome and the airspace within which its visual traffic pattern is normally contained are safe for use by aircraft; and
- the aerodrome is safe for use by aircraft, having regard in particular to the physical characteristics of the aerodrome and of its surroundings.

Heathrow has an aerodrome licence for Heathrow Airport.

In mid-2016, Heathrow completed its transition from an aerodrome licence for Heathrow Airport to a certificate issued in accordance with the new European Aviation Safety Agency’s (“EASA”) regime. The EASA regime allowed National Aviation Authorities (“NAAs”) and airports to convert their existing aerodrome licences to the new EASA certificate. The CAA remains the primary regulatory point of contact for Heathrow Airport and continues to have a responsibility to conduct audits of the airport in its capacity as an NAA. Following the UK’s exit from the European Union on 31 December 2020, the CAA has confirmed that the EASA certificate will remain valid.

DIRECTORS AND SENIOR MANAGEMENT OF HEATHROW AIRPORT HOLDINGS LIMITED

BOARD OF DIRECTORS OF HEATHROW AIRPORT HOLDINGS LIMITED

The Board of Directors of Heathrow Airport Holdings determines the strategy of the Heathrow Airport Holdings Group as well as the Group and monitors performance to ensure that the Group acts ethically and has the necessary resources to meet its objectives as well as its responsibilities as a leading airport operating group.

The current directors and secretary of Heathrow Airport Holdings are set out below.

Executive Directors

Thomas Woldbye, Chief Executive Officer

Thomas Woldbye joined Heathrow as Chief Executive Officer in October 2023. Before joining, Thomas served as the CEO of Copenhagen Airport where he encouraged passenger service, sustainability and growth. Prior to his role at Copenhagen Airport, Thomas spent 27 years at A.P. Møller-Mærsk as a leader in the global shipping business as well as CEO of Norfolkline.

Sally Ding, Chief Financial Officer

Sally was appointed as Chief Financial Officer in October 2024. Since joining Heathrow in 2006, Sally has played a key role in shaping Heathrow's capital structure and establishing Heathrow's credit in the financial market. Formerly, as the Director of Treasury and Business Planning, Sally has built robust global financial partnerships, delivered pioneering fundings, led the business through the COVID-19 pandemic and delivered complicated business plans for the business. Sally is a Chartered Financial Analyst and holds a Masters degree in Finance and has worked in Australia and Hong Kong prior to Heathrow.

Non-Executive Directors

Independent Non-Executive Directors:

- Philip Jansen, Chairman and independent non-executive director
- Ruth Kelly, independent non-executive director
- Joan MacNaughton, independent non-executive director
- Mark Brooker, independent non-executive director

Shareholder Non-Executive Directors:

- Juan Angoitia, Ardian appointee
- Alexis Ballif, Ardian appointee
- William Briggs, Ardian appointee
- H.E. Jassim Ahmed Al-Sulaiti, Qatar Investment Authority appointee
- Akbar Abbas Al-Baker, Qatar Investment Authority appointee
- Turqi Alnowaiser, The Public Investment Fund appointee
- Yazeed Alrubaian, The Public Investment Fund appointee
- Andrew Dench, GIC appointee

- Raymond Chan, Australian Retirement Trust appointee
- Yiqiang Zhan, China Investment Corporation appointee

The business address of the directors listed above is The Compass Centre, Nelson Road, Hounslow, Middlesex TW6 2GW.

EXECUTIVE COMMITTEE

The Executive Committee develops and recommends to the Board, medium and long-term business development strategies for the Heathrow Airport Holdings Group with particular focus on the Group's operations. It ensures the delivery of agreed strategies by providing guidance, approvals, governance and monitoring. In addition to Thomas Woldbye and Sally Ding (or any of their successors), the members of Heathrow Airport Holdings' Executive Committee are:

Ross Baker, Chief Customer Officer

Ross was appointed Chief Commercial Officer in January 2017, with his title changing to Chief Customer Officer in May 2024. Previously he was Heathrow's Director of Operations and before that, Director of Strategy. Prior to joining Heathrow in 2011, Ross held a mix of advisory and aviation industry roles. At Bain & Company, he advised on a mix of strategic, commercial and operational engagements. Prior to Bain, Ross spent a decade with British Airways where he held a range of operational and commercial management roles, in the UK and overseas.

Helen Elsby, Chief Development Officer and Acting Chief Digital & Information Officer

Helen was appointed as Heathrow's Chief Development Officer and Acting Chief Digital & Information Officer on 15 January 2026 as a result of Heathrow's decision to undertake activities to progress the planning process for Heathrow's expansion. Helen is accountable for all infrastructure programmes including the expansion project. Previously she served as Heathrow's Chief Solutions Officer since September 2021. Before this, she was Heathrow's Director of Procurement, and earlier held multiple roles in Heathrow's Capital team including Programme Management Office Director, Capital Development Director and Expansion Integration Director.

Javier Echave, Chief Operating Officer

Javier was appointed as Chief Operating Officer in 2024, having previously served as Chief Financial Officer from November 2016 to April 2024. He joined Heathrow in January 2008, bringing extensive expertise in finance and operations. As Chief Financial Officer, Javier was instrumental in establishing Heathrow's robust capital structure and securing its position as a strong entity in the financial markets. Prior to his role as CFO, he served as Finance Director for Operations and Performance. During this period, he played a pivotal role in the implementation of a cost-efficiency programme and conducted rigorous evaluations of a multi-billion capital investment plan.

Nigel Milton, Chief Communications & Sustainability Officer

Nigel was appointed to the Executive Committee in September 2021. In his role as Chief Communications and Sustainability Officer, he leads Heathrow's Decarbonisation Strategy, Communications, Sustainability and Communities teams. Before that he was Director of Communications, leading Heathrow's Press Office, Public Relations, Internal Comms, Political Affairs, Business Engagement and Policy teams. As Heathrow's Director for External Affairs between 2013 and 2016, Nigel led the communications campaign to win policy and political support for a third runway at the airport. Prior to joining Heathrow in 2010, Nigel worked in Virgin Atlantic's External Affairs department. Before that, he was Assistant Director for International Aviation in the Department for Transport and was also Private Secretary to the Deputy Prime Minister and Secretary for Transport, John Prescott, between 1998 and 2000. He has a law degree from Oxford University and a Masters Degree in Transport Planning and Management from the University of Westminster.

Jo Butler, Chief People Officer

Jo Butler joined Heathrow Airport in January 2025 as Chief People Officer, bringing over 25 years of HR leadership experience across diverse sectors, including retail, banking & professional services. Jo is responsible for driving Heathrow's people strategy, fostering an inclusive culture, and empowering colleagues to deliver exceptional passenger experiences. Before joining Heathrow, Jo was Chief People Officer at ASOS Plc and Mitie Group Plc leading large-scale people transformation programmes. She has also held Senior HR roles in Europe and Asia, for Santander and Sainsbury's. Recognised as a thought leader in her field, Jo has been featured in the Financial Times' '100 Most Influential Women in European Engineering' and the HR Director's 'Most Influential' list.

DIRECTORS – ISSUER

The directors of the Issuer are Yuanyuan (Sally) Ding, Martin Bailey and Christelle Lubin. The business address of the directors is The Compass Centre, Nelson Road, Hounslow, Middlesex TW6 2GW.

NO CONFLICTS OF INTEREST

As at the date of this Prospectus, there are no potential conflicts of interest between any duties owed to the Issuer and the private interests or any other duties of any of the directors of the Issuer.

DESCRIPTION OF OTHER INDEBTEDNESS

£275 MILLION NOTES DUE 2027, £300 MILLION NOTES DUE 2029 AND £400 MILLION NOTES DUE 2031

On 8 June 2017, the Issuer issued £275 million 3.875 per cent. Senior Secured Notes due 2027 (the “**2027 Notes**”). On 19 November 2019, the Issuer issued £300 million 4.125 per cent. Senior Secured Notes due 2029 (the “**2029 Notes**”). On 19 March 2024, the Issuer issued £400 million 6.625 per cent. Senior Secured Notes due 2031 (the “**2031 Notes**”), and together with the holders of the 2027 Notes and the 2029 Notes, the “**Existing Notes**”). The Existing Notes are governed by terms and conditions which are identical in all material respects to the terms and conditions of the Notes except as to interest, maturity and the treatment of finance and capital leases as Financial Indebtedness. The Existing Notes are secured by fixed and floating security over substantially all of the assets of the Issuer and of Heathrow (DSH) Limited (including the issued share capital of the Issuer and Security Parent) as described below under “*Security*”.

ISSUER FACILITIES

The Issuer currently has six loan facilities agreements. See “*Overview – Financing at the Issuer*” on page 21 for a description of each of the Issuer Facilities.

Lloyds Bank plc acts as agent and Deutsche Trustee Company Limited acts as security agent respectively in relation to the Issuer Facilities.

The Issuer Facilities are secured by fixed and floating security over substantially all of the assets of the Issuer and of Heathrow (DSH) Limited (including the issued share capital of the Issuer and Security Parent) as described below under “*Security*”.

Repayments and Prepayments

Subject to certain conditions (including, in certain cases, the payment of a make-whole amount to the relevant lenders), the Issuer may voluntarily prepay and/or permanently cancel all or part (being a minimum amount of £10,000,000) of the loans or available commitments (as appropriate) under the Issuer Facilities by giving prior notice to the agent. Amounts that are permanently prepaid may not be reborrowed.

The 2018 Issuer Facilities 1 and the 2019 Issuer Facilities 4 also permit the Issuer to voluntarily prepay on a temporary basis all or part (being a minimum amount of £10,000,000) of the loans outstanding under such facilities by giving three business days’ prior notice to the agent (the “**Repayment Option**”). The Repayment Option applies to all of the facilities under the 2018 Issuer Facilities 1 and the 2019 Issuer Facilities 4 and may not be exercised more than twice in respect of each facility outstanding. If the Repayment Option is exercised by the Issuer, the amounts repaid must be reborrowed by the Issuer within six-months of the relevant repayment date. During the period in which a facility is repaid, a commitment fee will accrue on the repaid amount.

In addition to voluntary prepayments, the Issuer Facilities require mandatory cancellation and, if applicable, prepayment (or, as the case may be, an offer to do so) in full or in part in certain circumstances, including:

- with respect to any lender, if it is or will become unlawful for such lender to perform any of its obligations under the Issuer Facilities; and
- upon the occurrence of a sale of the whole or substantially all of the Group’s business and assets.

Upon a change of control, in certain circumstances the Issuer must notify the agent of such change of control. If there is such a change of control, each lender may elect to cancel its commitments immediately and declare all amounts owing to it under the Issuer Facilities due and payable immediately.

Interest and Margins

Loans under the Issuer Facilities bear interest either (i) at floating rate per annum equal to the Sterling Overnight Index Average, published by the ICE Benchmark Association plus a credit adjustment spread and the applicable margin or (ii) at a fixed rate per annum.

Where the Issuer Facilities bear interest on a floating rate basis, the applicable margin is in the range of 2.35 per cent. per annum to 3.3 per cent. per annum. Where the Issuer Facilities bear interest on a fixed basis, the fixed rate is in the range of 4.80 per cent. per annum to 5.30 per cent. per annum.

Security

Both the Issuer and Heathrow (DSH) Limited have entered into debentures granting fixed and floating security over substantially all of their assets and undertaking (including, without limitation, a first ranking charge of all the issued share capital of the Security Parent and the Issuer, respectively) to secure the obligations of the Issuer under the Issuer Facilities. The holders of the Notes, the holders of the Existing Notes, the lenders under the 2030 PP and any hedge counterparties also benefit from this security package as will any additional third-party creditor which becomes a Secured Party in accordance with the terms of the Intercreditor Agreement. The security securing the Issuer Facilities rank and secure the Issuer Facilities, the Notes, the Existing Notes, the 2030 PP, any other Bond Liabilities, any other Credit Facilities Liabilities and any Hedging Liabilities (as those terms are defined in

“*Terms and Conditions of the Notes*”) *pari passu* pursuant to the terms of the Intercreditor Agreement (see “*Intercreditor Agreement*”).

Representations

The Issuer Facilities include standard representations and warranties, which include, amongst others, valid power and authority to enter into the agreement, compliance with applicable laws, no misleading information and that the Issuer has good title to its assets.

Financial Covenants

In addition to the general covenants described below, the Issuer Facilities each contain a financial covenant requiring the Group to maintain (i) a Group RAR (as defined in “*Terms and Conditions of the Notes*”) not greater than 92.5 per cent.; and (ii) a Group ICR (as defined in “*Terms and Conditions of the Notes*”) not less than 1.0 in respect of each period of 12 months ended each 31 December after the Issuer Facilities were entered into. The Issuer will be able to cure any breaches of these financial covenants up to twice (in non-consecutive years) during the life of each of the Issuer Facilities.

General Covenants

The Issuer Facilities contain positive and negative covenants. The restrictions on investments, negative pledge, disposals, affiliate transactions, indebtedness, dividends and share capital (save for certain agreed deviations) follow the relevant provisions of the Notes, as described in more detail in “*Terms and Conditions of the Notes*”.

Events of Default

In addition, the Issuer Facilities provide events of default, including, among others, the following:

- non-payment, subject to a 3 business day grace period for administrative and technical errors;
- breach of financial covenants with no grace period;
- breach of other obligations, subject to a 20 business day grace period;
- misrepresentation, subject to a 20 business day grace period;
- cross default;
- insolvency, insolvency proceedings and creditor process, subject (where relevant) to a 28 day grace period;
- unlawfulness and invalidity;
- cessation of business;
- termination of licence;
- audit qualification;
- repudiation and rescission of agreement; and
- litigation and creditor’s process.

Upon the occurrence of an event of default under any of the Issuer Facilities, the relevant agent may, among other things, declare all of the loans and all other amounts payable thereunder to be immediately due and payable or to be payable on demand.

2030 PP

On 14 September 2018, the Issuer entered into a note purchase agreement (the “**2018 Note Purchase Agreement**”) in respect of the issuance of £52.5 million of senior notes due 13 August 2030 (the “**2030 PP**”).

Notes”). The 2030 PP Notes were issued over three separate closings in the total amount of £52.5 million. The fourth and final closing scheduled for May 2020 was cancelled as a result of the COVID-19 pandemic.

The Issuer’s obligations under the 2030 PP Notes and the 2018 Note Purchase Agreement are secured by fixed and floating security over substantially all of the assets of the Issuer and of Heathrow (DSH) Limited (including the issued share capital of the Issuer and Security Parent) as described above under “Security”.

Repayments and Prepayments

The Issuer may voluntarily prepay all or any part of the 2030 PP Notes at any time on or after 10 February 2030 by giving no less than 10 and no more than 60 days’ notice to the holders of the 2030 PP Notes. Prior to such time, the 2030 PP Notes may only be prepaid in the event of certain changes in tax law. The Issuer may, at any time purchase the 2030 PP Notes pursuant to an offer to purchase made by the Issuer or another member of the Group pro rata to all of the holders of the 2030 PP Notes at the time outstanding on the same terms and conditions. In all cases, amounts prepaid or subject to purchase may not be reborrowed.

Representations

The 2018 Note Purchase Agreement includes standard representations and warranties, which include, amongst others, valid power and authority to enter into the agreement, compliance with applicable laws, no misleading information and that the Issuer has good title to its assets.

Financial Covenants

In addition to the general covenants described below, the 2018 Note Purchase Agreement contains a financial covenant requiring the Group to maintain (i) a Group RAR (as defined in “*Terms and Conditions of the Notes*”) not greater than 92.5 per cent.; and (ii) a Group ICR (as defined in “*Terms and Conditions of the Notes*”) not less than 1.0 in respect of each period of 12 months ended each 31 December after the Issuer Facilities were entered into. The Issuer will be able to cure any breaches of these financial covenants up to twice (in non-consecutive years) during the life of the 2030 PP Notes.

General Covenants

The 2018 Note Purchase Agreement contains positive and negative covenants. The restrictions on investments, negative pledge, disposals, affiliate transactions, indebtedness, dividends and share capital (save for certain agreed deviations) follow the relevant provisions of the Notes, as described in more detail in “*Terms and Conditions of the Notes*”.

Events of Default

In addition, the 2018 Note Purchase Agreement provides events of default, including, among others, the following:

- non-payment, subject to a 3 business day grace period for administrative and technical errors;
- breach of financial covenants with no grace period;
- breach of other obligations, subject to a 20 business day grace period;
- misrepresentation, subject to a 20 business day grace period;
- cross default;
- insolvency, insolvency proceedings and creditor process, subject (where relevant) to a 28 day grace period;
- unlawfulness and invalidity;
- cessation of business;
- termination of licence;

- audit qualification;
- repudiation and rescission of agreement; and
- litigation and creditor's process.

Upon the occurrence of an event of default under the 2018 Note Purchase Agreement, the holders of the holders of more than 50 per cent. in principal amount of the 2030 PP Notes may, among other things, declare all of the 2030 PP Notes then outstanding to be immediately due and payable or to be payable on demand.

INTERCREDITOR AGREEMENT

General

The Issuer and Heathrow (DSH) Limited have entered into an intercreditor agreement (the “**Intercreditor Agreement**”) with, among others, the security agent, the agents under the Issuer Facilities, the trustee for Existing Notes and any hedging creditors. The Trustee will accede to the Intercreditor Agreement on or about the issue date of the Notes.

Under the Intercreditor Agreement, the term “**Secured Parties**” is defined to mean the security agent, the agents, arrangers and lenders under the Issuer Facilities, the Trustee in its capacity as trustee for the holders of the Notes, the holders of the Existing Notes and the purchasers under the 2030 PP, any hedging creditor, any future secured creditor which has acceded as a party to the Intercreditor Agreement in the relevant capacity and any receiver or delegate appointed by the security agent pursuant to any of the security documents.

The Intercreditor Agreement is governed by English law.

The Intercreditor Agreement includes terms that establish:

- the ranking and priority of the liabilities owed to the lenders under the Issuer Facilities, to the Trustee in its capacity as the trustee for the holders of the Notes, the holders of the Existing Notes, to the hedging creditors and to Heathrow (DSH) Limited with respect to liabilities owed by the Issuer to Heathrow (DSH) Limited (“**Parent Liabilities**”);
- the basis on which the security agent is appointed to hold the collateral created by the security documents;
- under what circumstances the security documents may be enforced;
- the application of proceeds from an enforcement in respect of the collateral; and
- under which circumstances the collateral may be shared on a *pari passu* basis with additional third party creditors.

Priority of Secured Obligations

The Intercreditor Agreement purports to rank (in right and priority of payment) the debt held by the Secured Parties under the Issuer Facilities, the trust deed for the 2027 Notes, the trust deed for the 2029 Notes, the trust deed for the 2031 Notes, the Trust Deed, the 2018 Note Purchase Agreement and the hedging agreements (the “**Secured Obligations**”), together with the collateral that secures such Secured Obligations, *pari passu* without any preference between any such class of Secured Obligations.

Incremental and Refinancing Debt

The Intercreditor Agreement permits certain additional secured debt, including any debt which is raised pursuant to additional credit facilities and additional bonds or notes issued by the Issuer and which are permitted under the terms of the Issuer Facilities, the trust deed for the 2027 Notes, the trust deed for the 2029 Notes, the trust deed for the 2031 Notes, the terms of the 2018 Note Purchase Agreement and the Trust Deed to share in the collateral and rank *pari passu* alongside the other Secured Obligations.

Prohibited Actions

The Intercreditor Agreement does not limit the making of:

- payments, distributions or other actions in respect of the Secured Obligations;
- payments (including in respect of scheduled interest and principal) in respect of the Secured Obligations under the Trust Deed; and
- payments in respect of the Secured Obligations under the hedging agreements (subject to certain restrictions as set out in the Intercreditor Agreement),

in each case, in accordance with terms of the documents governing the relevant class of Secured Obligations.

Following the occurrence of certain acceleration and/or insolvency events all payments in respect of Secured Obligations must be applied in accordance with the payment waterfall set out in the Intercreditor Agreement.

The Intercreditor Agreement prohibits Parent Liabilities from receiving the benefit of any security, guarantee, indemnity or other assurance against loss and, prior to the final discharge of all obligations under the Secured Obligations or an insolvency event, prohibits the taking of any enforcement action by the Parent with respect to Parent Liabilities.

Enforcement of Security Documents

The Intercreditor Agreement provides that only the security agent will have the right to enforce the security documents.

Under the Intercreditor Agreement and subject to the security having become enforceable in accordance with its terms, the security agent shall determine the nature, management, timing and control of any enforcement of the security documents on the instructions of the Secured Parties who, in the aggregate, hold more than 50 per cent. of the amounts under the Issuer Facilities (and certain additional credit facilities), any hedging arrangements and the Notes then outstanding (including certain additional notes) (the “**Majority Primary Creditors**”). In the absence of such instructions, the security agent shall act as it sees fit.

The security agent will not be liable in any respect to any Secured Party or any other person for exercising (or failing to exercise) any of its rights, powers or discretions in relation to the security documents. The security agent may disregard any instructions to enforce any security if those instructions are inconsistent with the Intercreditor Agreement.

Snooze/Lose

The Intercreditor Agreement provides that if in relation to a request for a consent to participate in a vote or to approve any other action or provide any confirmation or notification under the Intercreditor Agreement, the agent under the Issuer Facilities, the Trustee (in its capacity as trustee for the holders of the Notes, the holders of Existing Notes), upon accession, the purchasers under the 2030 PP or a hedge counterparty (each, for itself and on behalf of the creditors it represents) fails to respond to that request within 20 business days of the request being made, the consent or vote of such party (and the aggregate principal amount of indebtedness represented by such party) shall be disregarded for the purposes of ascertaining whether an agreement has been obtained, a vote carried or another action approved, and, in the case of any confirmation or notification, that confirmation or notification will be deemed to have been given.

Enforcement Proceeds

The Intercreditor Agreement regulates the order in which amounts received by the security agent (including upon enforcement of the collateral) are distributed to the Secured Parties.

Under the Intercreditor Agreement, the parties agree that, following any enforcement of the security documents, the claims of the security agent, any receiver or delegate appointed by the security agent pursuant to any of the security documents will have first ranking claims (without any priority between themselves), followed by the costs and expenses of any Secured Party (including the Trustee and the agents) incurred in realisation or enforcement of the security documents, and then followed by claims in respect of the obligations under the Issuer Facilities, the obligations under the trust deed for the 2027 Notes, the obligations under the trust deed for the 2029 Notes, the obligations under the 2030 PP, the obligations under the trust deed for the 2031 Notes, the obligations of any hedging creditor and the obligations under any other additional bonds or additional credit facilities permitted under the Trust Deed and the Intercreditor Agreement ranking *pari passu* and *pro rata* according to the respective amounts among themselves, and finally followed by any claim which the security agent is obliged to pay in priority to the Issuer or Heathrow (DSH) Limited. The balance (if any) will be paid to the Issuer and Heathrow (DSH) Limited. The security agent will apply amounts received following enforcement, including recoveries from enforcement, in accordance with this priority.

The Intercreditor Agreement contains customary turnover provisions.

Appointment of Security Agent

The Intercreditor Agreement sets out the terms on which the security agent holds the benefit of the security documents.

The security agent shall not be obliged to take any action (including with respect to taking enforcement proceedings or enforcing the security documents) unless indemnified, secured or prepaid to its satisfaction. The security agent shall be entitled to accept deposits from, lend money to and generally engage in any kind of banking or other business with either the Issuer or Heathrow (DSH) Limited.

Unless acting on the instruction of the Majority Primary Creditors, or exercising certain specific discretions granted to it under the Intercreditor Agreement, in exercising any discretion to exercise a right, power or authority under the Intercreditor Agreement, the security agent shall do so having regard to the interests of all the Secured Parties.

The security agent is not obliged to insure any collateral, or require any other person to maintain such insurance, and will not be responsible for any loss, expense or liability which may be suffered as a result of the lack of, or inadequacy of, such insurance. Each Secured Party (other than the security agent) is responsible for undertaking its own independent appraisal and investigation of all risks arising under or in connection with the Intercreditor Agreement and related documents, including in respect of the financial condition, status and nature of each member of the Group and the title of any security provider to the collateral. Neither the security agent nor any receiver or delegate shall be liable for (among other things) validity, effectiveness, adequacy or enforceability of the collateral.

Release of Transaction Security

The Intercreditor Agreement provides that the security agent may release the collateral (and the obligations of the Subsidiary Group Companies) under certain conditions, including in connection with the enforcement of the security documents or in connection with the sale or disposal of assets permitted by each relevant financing document.

Common Security

None of the lenders under the Issuer Facilities, the Trustee on behalf of the holders of the Notes, the holders of the Existing Notes, and the purchasers under the 2030 PP, or the hedging creditors may take the benefit of any security or guarantees in respect of their respective Secured Obligations other than under the relevant financing documents and the security documents.

Amendments

The security agent, the Issuer and Heathrow (DSH) Limited each has the right to make amendments which are minor or of a technical nature to the Intercreditor Agreement without any further consent from the Secured Parties. Other amendments or waivers of the Intercreditor Agreement may be made only with the consent of the agent under each Issuer Facility, the Trustee as representative of the holders of the Notes, the Existing Notes, the purchasers under the 2030 PP, the trustee or agent under any additional bonds or additional credit facilities permitted by the Trust Deed and the Intercreditor, the security agent and Heathrow (DSH) Limited, except that any amendment, waiver or consent that only affects the rights and obligations of certain parties (and which could not reasonably be expected to be adverse to the interests of the other parties) requires the consent only of the parties so affected. Under the Intercreditor Agreement, the security agent may—if so instructed by the Majority Primary Creditors, and if Heathrow (DSH) Limited consents—amend the terms of, waive requirements of or grant consents under any of the relevant security documents, provided that for releases of security, claims or liabilities or any consents given by the security agent in accordance with the Intercreditor Agreement, any amendment, waiver or consent related to the security documents which affects the nature or scope of the security or the manner in which the proceeds of enforcement of the security are distributed requires the prior consent of the Secured Parties.

SENIOR BORROWER GROUP INDEBTEDNESS

As at 31 December 2025, the Senior Borrower Group had indebtedness totalling £16,823 million under revolving credit facilities (the “**RCF**”), a revolving working capital facility, additional lease liabilities recognised upon transition to IFRS 16, index-linked derivative accretion, other term debt (together, the “**Authorised Senior Credit Facilities**” and each an “**Authorised Senior Credit Facility**”) and borrower loan agreements between Heathrow and Heathrow Funding Limited, which correspond in their terms to each series of bonds (the “**Senior Bonds**”) issued by Heathrow Funding Limited (the “**Borrower Loan Agreements**” and, together with the Authorised Senior Credit Facilities, the “**Senior Borrower Group Indebtedness**”). The Senior Borrower Group can issue senior ranking debt (“**Senior Debt**”) and junior ranking debt (“**Junior Debt**”).

The Senior Borrower Group Indebtedness is secured by substantially all the assets of each of the members of the Senior Borrower Group (the “**Senior Obligors**” and each a “**Senior Obligor**”) and guarantees by each Senior Obligor in respect of each other’s obligations, in favour of the lenders under the Senior Borrower Group Indebtedness (the “**Senior Borrower Secured Creditors**”). In addition, Heathrow Funding Limited as issuer of the Senior Bonds provided security over substantially all of its assets in favour of the trustee under the Senior Bonds and holders of the Senior Bonds.

The CTA sets out the common warranties, covenants, trigger events or loan events of default applicable to the Senior Borrower Group Indebtedness. The Senior Borrower Secured Creditors have also entered into intercreditor arrangements, contained in the STID. These are described below.

If the Senior Borrower Group fails to make payments or comply with the covenants in respect of its financing, this may result in a default under the Senior Borrower Group Indebtedness and the insolvency of the Senior Borrower Group. The Notes will be subordinated to all liabilities of the Senior Borrower Group and so in such circumstances the Issuer’s ability to make payments under the Notes would be severely restricted and there might be no returns in relation to the Notes.

COMMON TERMS AGREEMENT

General

The Common Terms Agreement sets out the representations, covenants, Trigger Events and Loan Events of Default (at Schedules 1 to 4, respectively) which apply to each Authorised Senior Credit Facility including the Borrower Loan Agreements. A copy of the CTA is available on the Special Purpose Website and is incorporated by reference in this Prospectus.

Covenants

The covenants are positive, negative, informational and financial in nature. They include an undertaking by LHR Airports Limited as agent of the Senior Borrower Group (the “**Senior Borrower Group Agent**”) to provide consolidated audited financial statements of the Senior Borrower Group and Heathrow Funding Limited for each financial year and consolidated, unaudited financial information for the financial half-year.

The Senior Borrower Group Agent must also supply an Investor Report by 30 June and 31 December each year which includes a general update on the Senior Borrower Group, regulatory and business developments and capital expenditure.

Each Senior Obligor has undertaken not to incur any Financial Indebtedness other than Permitted Financial Indebtedness. The incurrence of additional Senior Debt or Junior Debt is subject to certain conditions including that the Senior RAR, the ratio of Senior Debt to the total RAB must be less than 0.725 and the Junior RAR, the ratio of Junior Debt to the total RAB must be less than 0.90, in each case calculated taking account of the proposed additional Financial Indebtedness. In addition, there are provisions which restrict the amount of Financial Indebtedness which can fall due (a) within any 24-month period to 30 per cent. of total RAB and (b) within any five-year period to 50 per cent. of total RAB.

Heathrow cannot be sold without approval from the requisite majority of qualifying Senior Borrower Secured Creditors.

In addition to the restrictions on financial indebtedness and disposals, the CTA also contains a number of covenants which regulate the Senior Obligors’ activities including, among others:

- (1) limitations on non-permitted business;
- (2) limitations on joint ventures;
- (3) a negative pledge; and
- (4) a requirement to comply with specified insurance and outsourcing policies.

Trigger Events

The Common Terms Agreement sets out certain Trigger Events including:

- (1) any breach of the following financial ratios:
 - (A) the Senior RAR as at any Relevant Date is, or is estimated to be, more than 0.725;
 - (B) the Junior RAR as at any Relevant Date is, or is estimated to be, more than 0.85;
 - (C) the Senior ICR for each Relevant Period is, or is estimated to be, less than 1.40; or
 - (D) the Junior ICR for each Relevant Period is, or is estimated to be, less than 1.20;
- (2) a credit rating downgrade of Class A bonds issued by Heathrow Funding Limited below BBB+;
- (3) a credit rating downgrade of Class B bonds issued by Heathrow Funding Limited below BBB-;

- (4) the commencement of the final reading of draft legislation in the House of Lords or the House of Commons (whichever occurs later) relating to the business of any Senior Obligor if such legislation could (if enacted) reasonably be expected to have a Material Adverse Effect;
- (5) forecast Capital Expenditure over the 12 month period following a Calculation Date exceeds the aggregate of undrawn RCF, cash and Projected Excess Cashflow Before Capex over such 12 month period;
- (6) the amount available under the Issuer Liquidity Facilities/any cash liquidity reserve is less than the estimated interest and equivalent finance charges for (a) the 12 month period following a Calculation Date in respect of Issuer Senior Debt and (b) the six month period following a Calculation Date in respect of Issuer Junior Debt;
- (7) the issue of any compliance or enforcement order by any Regulator which would reasonably be expected to have a Material Adverse Effect; or
- (8) the issue of a termination notice or a notice of any proposed or actual modification in respect of any licence by a Regulator which, if implemented, would reasonably be expected to have a Material Adverse Effect.

The occurrence of a Trigger Event gives rise to various consequences including a block on Restricted Payments, the preparation of remedial plans and a termination plan in respect of the Shared Services Agreement, and a right for the security trustee under the Senior Borrower Group Indebtedness to request to participate in discussions with the Regulator.

Loan Events of Default

The Common Terms Agreement contains a number of Loan Events of Default (subject, in some cases, to agreed exceptions, materiality qualifications, reservations of law and grace periods) including:

- (1) non-payment by a Senior Obligor of amounts payable under the Finance Documents;
- (2) a breach of the following financial ratios:
 - (A) if the Senior RAR as stated in the compliance certificate produced in respect of the reporting date falling in June in respect of 31 December of the preceding financial year is more than 0.925; and/or
 - (B) if the Average Senior ICR as stated in the compliance certificate produced in respect of the reporting date falling in June is less than 1.05;
- (3) non-compliance with any term of any covenant or undertaking in any Finance Document;
- (4) a representation made or repeated by a Senior Obligor in any Finance Document being incorrect or misleading in any material respect when made or deemed to be repeated;
- (5) the insolvency of a Senior Obligor;
- (6) it becoming unlawful for any Senior Obligor to perform its obligations under any transaction document;
- (7) certain changes in law; or
- (8) the occurrence of an event of default under the Senior Bonds.

In respect of each Loan Event of Default requiring any action or discretion on the part of the relevant creditor, the security trustee under the Senior Borrower Group Indebtedness will act in accordance with the relevant provisions of the STID.

The Common Terms Agreement also provides for an “Accepted Restructuring Event” regime under which if there occurs a proposed or actual change in law/regulation and its effect would be to:

- (i) restrict the grant or subsistence of security over the material assets of Heathrow;
- (ii) restrict the ability of the security trustee to appoint a receiver or the bond trustee to appoint an administrative receiver; or
- (iii) establish a special insolvency regime,

and, such proposed or actual change would otherwise result in the occurrence of a Restricted Loan Event of Default at that time, then only a Trigger Event will arise until either (a) it is remedied or (b) the date falling on the later of (1) twelve months after the date of the occurrence of the Trigger Event or (2) nine months after the date on which the relevant Loan Event of Default would (but for the Accepted Restructuring Event regime) have first occurred. After this period a Loan Event of Default will occur.

Hedging Policy

The Senior Obligors are subject to a Hedging Policy which is set out at Schedule 5 of the CTA. The Senior Borrowers have entered into and in the future may enter into various interest rate, inflation-linked and currency hedging transactions in conformity with the Hedging Policy.

Such policy includes an obligation to ensure that at any time:

- (1) (a) during the current Regulatory Period, at least 75 per cent.; and
(b) during the immediately following Regulatory Period, at least 50 per cent,
of Relevant Debt (as defined in the Hedging Policy but which, broadly, means the Senior Borrower Group Indebtedness excluding certain items) of the Group is hedged such that it effectively bears either a fixed rate of interest or an inflation-linked rate of interest;
- (2) any foreign currency denominated debt instruments are 100 per cent currency hedged; and
- (3) the Group does not hedge its exposure to interest rate risk such that the Total Notional Hedged Amount (as defined in the Hedging Policy) exceeds 102.5 per cent of the sum of Relevant Debt (subject to certain exclusions).

Security Trust and Intercreditor Deed (“STID”)

The intercreditor arrangements among the Senior Borrower Secured Creditors of the Senior Borrower Group (the “**Senior Intercreditor Arrangements**”) are contained in the STID, Creditors of debt not secured by the collateral securing the liabilities under the CTA are not and will not become parties to the Senior Intercreditor Arrangements and will not be subject to their terms. However, the aggregate amount of such Financial Indebtedness is restricted under the CTA.

The purpose of the Senior Intercreditor Arrangements is to regulate, among other things: (i) the claims of the Senior Borrower Secured Creditors and their ranking in point of payment after the delivery of a Loan Enforcement Notice; (ii) the exercise, acceleration and enforcement of rights by the Senior Borrower Secured Creditors; (iii) the rights of the Senior Borrower Secured Creditors to instruct the security trustee under the Senior Borrower Group Indebtedness; and (iv) the giving of consents and waivers and the making of modifications to the CTA, the Security Documents, the Shared Services Agreement, the STID, the Master Definitions Agreement and the Tax Deed of Covenant (the “**Common Documents**”). The Senior Intercreditor Arrangements provide for the subordination and postponement of all claims in respect of Financial Indebtedness of any Heathrow Airport Holdings Group company or Affiliate thereof that is not a member of the Senior Borrower Group and following delivery of a Loan Acceleration Notice, payments under the Shared Services Agreement and certain other contracts otherwise entered into in accordance with the CTA.

As regards the giving of consents and waivers and the making of modifications in relation to the Common Documents, the STID contains provisions which enable the security trustee under the Senior Borrower Group Indebtedness to give or permit the making thereof in certain circumstances (principally where it determines that the consent, waiver or modification will not be materially prejudicial to Senior Borrower Secured Creditors. Where the security trustee under the Senior Borrower is not willing or able to exercise its discretion, approval from relevant qualifying Senior Borrower Secured Creditors (which do not include providers of liquidity or hedge counterparties) is required. Consents, waivers or modifications may, depending on their nature, constitute Ordinary Voting Matters or Extraordinary Voting Matters. In addition, they may constitute an Entrenched Right in respect of one or more Senior Borrower Secured Creditors, with the result that the consent of such Senior Borrower Secured Creditors will need to be obtained.

Voting is effected on a “one pound equals one vote” basis, except that, in the case of bank debt, the entirety of the relevant outstanding bank debt will vote in accordance with the instructions given by the relevant majority of the bank lenders in respect of such debt.

There are also provisions which enable instructions to be given to the security trustee under the Senior Borrower Group Indebtedness by the required percentage of Qualifying Senior Borrower Secured Creditors in relation to a number of matters including whether to enforce the security following a Loan Event of Default and whether to deliver a Loan Acceleration Notice.

With exceptions, the Senior Borrowers are generally free to pay debts as they fall due, whether they be in respect of Senior Debt or Junior Debt, or in respect of unsecured claims. There are, however, priorities of payments which regulate payments made after the delivery of a Loan Enforcement Notice and after the delivery of a Loan Acceleration Notice. In addition, the making of certain payments following a Loan Event of Default is regulated.

The STID is governed by English law.

TERMS AND CONDITIONS OF THE NOTES

Some of the definitions in the terms and conditions of the Notes refer to definitions in the Common Terms Agreement and the Master Definitions Agreement (each as defined below). The Common Terms Agreement and the Master Definitions Agreement are incorporated by reference in this Prospectus.

The following are the terms and conditions of the Notes which (subject to modification) will be endorsed on each Note in definitive form (if issued):

The £350 million 6.500 per cent. Senior Secured Notes due 2030 (the “Notes”, which expression shall in these Conditions, unless the context otherwise requires, include any further notes issued pursuant to Condition 19 (*Further Issues*) and forming a single series with the Notes) of Heathrow Finance plc (the “**Issuer**”) are constituted by a trust deed dated 8 July 2026 (“**Trust Deed**”) made between the Issuer, Heathrow (DSH) Limited (the “**Parent**”) and Deutsche Trustee Company Limited (the “**Trustee**”) as trustee for the holders of the Notes (the “**Noteholders**”) and the holders of the interest coupons appertaining to the Notes (the “**Couponholders**” and the “**Coupons**”, respectively). The issue of the Notes was authorised by resolutions of the Board of Directors of the Issuer passed on 23 June 2026. The statements in these Conditions include summaries of, and are subject to, the detailed provisions of and definitions in the Trust Deed. Copies of the Trust Deed, the Agency Agreement dated 8 July 2026 (the “**Agency Agreement**”) made between the Issuer, Deutsche Bank AG, London Branch, as principal paying agent (the “**Principal Paying Agent**”) and any other paying agents appointed from time to time pursuant to the terms of the Agency Agreement, the “**Paying Agents**”, which expression shall include the Principal Paying Agent) and the Trustee, the Intercreditor Agreement (as defined below), the Common Terms Agreement (as defined below) and the Master Definitions Agreement (as defined below) are available for inspection during normal business hours by the Noteholders and the Couponholders at the principal office of the Principal Paying Agent, being at the time of issue of the Notes at 21 Moorfields, London, EC2Y 9DB, and at the specified office of each of the Paying Agents. The Noteholders and the Couponholders are entitled to the benefit of, are bound by, and are deemed to have notice of, all the provisions of the Trust Deed, the Agency Agreement and the Intercreditor Agreement applicable to them.

Terms used in these Conditions but not defined in the Condition in which they first appear shall have the meanings attributed to them in Condition 21 (*Definitions*), unless otherwise stated.

1. FORM, DENOMINATION AND TITLE

- (a) The Notes are in bearer form, serially numbered, in the denominations of £100,000 and integral multiples of £1,000 in excess thereof, up to and including £199,000, each with Coupons attached on issue. Notes of one denomination may not be exchanged for Notes of any other denomination.
- (b) Title to the Notes and to the Coupons will pass by delivery.
- (c) The Issuer, any Paying Agent and the Trustee may (to the fullest extent permitted by applicable laws) deem and treat the bearer of any Note and the bearer of any Coupon as the absolute owner for all purposes (whether or not the Note or Coupon shall be overdue and notwithstanding any notice of ownership or writing on the Note or Coupon or any notice of previous loss or theft of the Note or Coupon or of any trust or interest therein) and shall not be required to obtain any proof thereof or as to the identity of such bearer.

2. STATUS

The Notes and the Coupons constitute direct, unconditional, unsubordinated and secured obligations of the Issuer and shall at all times rank *pari passu* and without any preference among themselves.

3. SECURITY

- (a) **Security.** Under the Transaction Security Documents, the Transaction Security has been granted by the Parent and the Issuer to secure the payment when due of the Issuer’s payment obligations under the Notes and the Trust Deed. On the date of the Trust Deed, the Transaction Security consists of (a) on a first-priority basis, charges over all of the share capital of the Issuer held by the Parent and the Issuer’s holding of shares in the share capital of Heathrow (SP) Limited, and

(b) on a first-priority basis, charges over substantially all the other tangible and intangible assets of the Parent and the Issuer.

The Transaction Security securing the Notes ranks and secures the Notes, any other Bond Liabilities, the Credit Facilities Liabilities and the Hedging Liabilities *pari passu* pursuant to the terms of the Intercreditor Agreement.

Subject to the terms of the Intercreditor Agreement and compliance with these Conditions, including compliance with Conditions 4.6 (*Negative Pledge*) and 4.9 (*Further Assurances*) and the provisions of the Trust Deed, the Issuer is permitted to extend the benefit of the Transaction Security to holders of certain future Financial Indebtedness that may be incurred, including any Additional Notes permitted under these Conditions and the Trust Deed.

The Intercreditor Agreement also provides, amongst other things, that any proceeds received from enforcement of the Transaction Security will be shared equally and rateably in satisfaction of the Credit Facilities Liabilities, the Hedging Liabilities and the Bond Liabilities.

Each Noteholder, by subscribing to, purchasing or otherwise acquiring a Note, shall be deemed (i) to have authorised the Trustee and the Security Agent to enter into the Transaction Security Documents and the Intercreditor Agreement and (ii) to be bound thereby.

Noteholders may not, individually or collectively, take any direct action to enforce any rights in their favour under the Transaction Security Documents. The Noteholders may only act through the Trustee or the Security Agent, as applicable. Subject to Conditions 12 (*Enforcement of Security*) and 13 (*Noteholder Action*) and the terms of the Intercreditor Agreement, the Security Agent will agree to any release of the security interests created by the Transaction Security Documents that is in accordance with these Conditions and the Trust Deed without requiring any consent of the Noteholders. The Trustee has the ability to direct the Security Agent to commence enforcement action under the Transaction Security Documents, subject to the terms of the Intercreditor Agreement. The enforcement of the Transaction Security provided for under the Transaction Security Documents is subject to the Intercreditor Agreement.

Subject to the terms of the Transaction Security Documents and the Intercreditor Agreement, the Issuer is entitled (without consent of the Trustee or the Noteholders) to exercise any and all voting rights and to receive and retain any and all cash dividends, share dividends, liquidating dividends, non-cash dividends, shares resulting from share splits or reclassifications, rights issue, warrants, options and other distributions (whether similar or dissimilar to the foregoing) in respect of the shares that are part of the Transaction Security.

The rights under the Transaction Security Documents with respect to the Notes and the Trust Deed must be exercised by the Security Agent in respect of all of the Notes outstanding and in accordance with the terms of the Intercreditor Agreement.

- (b) ***Release of the Transaction Security.*** All Security granted to the Security Agent on behalf of the Noteholders and the Trustee under the Transaction Security Documents will be automatically and unconditionally released if all obligations under these Conditions and the Trust Deed are discharged, in each case in accordance with the terms and conditions in the Trust Deed and the Intercreditor Agreement.

4. COVENANTS

4.1 Financial Covenants

- (a) The Issuer shall ensure that in respect of each Compliance Reporting Date:
- (i) As at the Relevant Testing Date, Group RAR shall not be greater than 92.5 per cent; and
 - (ii) Group ICR in respect of the Relevant Testing Period shall not be less than 1.0.

- (b) For the purposes of this Condition 4.1, Group RAR and Group ICR shall be as stated in the Compliance Certificate for the Relevant Testing Date and Relevant Testing Period.
- (c) No Event of Default shall occur as a result of a breach of paragraph (a) above if, within 30 days after delivery of a Compliance Certificate to the Trustee pursuant to paragraph (b) of Condition 4.11 (*Information and Reports; Certificates; Notification of Defaults and Events of Default*), the Issuer:
 - (i) receives a Permitted Equity Cure Amount;
 - (ii) uses, or procures that any member of the Group uses, the Permitted Equity Cure Amount to repay, repurchase or defease Senior Debt, Junior Debt or Borrowings; and
 - (iii) delivers a revised Compliance Certificate to the Trustee indicating that, after taking into account the Permitted Equity Cure Amount used to remedy the breach, Group RAR is not greater than 92.5 per cent., and Group ICR is not less than 1.0.
- (d) For the purpose of remedying any breach of paragraph (a) above, the Permitted Equity Cure Amount shall be treated as though it had been received and applied in reduction of Senior Debt, Junior Debt or Borrowings on (i) the Relevant Testing Date for the purposes of calculating Group RAR and (ii) the first day of the Relevant Testing Period for the purpose of calculating Group ICR.
- (e) If, after delivering a revised Compliance Certificate to the Trustee pursuant to paragraph (c)(iii) above, the requirements of paragraph (a) above have been complied with, such requirements shall be deemed to have been satisfied as of the relevant date of determination and the applicable breach or default of paragraph (a) above which had occurred shall be deemed cured.

4.2 Limitation on Financial Indebtedness

- (a) ***Restrictions on the Issuer***
 - (i) The Issuer shall not incur or allow to remain outstanding any Financial Indebtedness except Permitted Financial Indebtedness.
 - (ii) The Issuer will not incur or allow to remain outstanding any Parent Liabilities:
 - (A) which are repayable prior to the Maturity Date; or
 - (B) which provide for the payment of interest prior to the Maturity Date other than on a capitalised basis.
- (b) ***Restrictions on the Parent.*** Under the Trust Deed, the Parent has agreed that it shall not incur or allow to remain outstanding any Financial Indebtedness except Permitted Financial Indebtedness.
- (c) ***Restrictions on Subsidiary Group Companies*** The Issuer shall ensure that no Subsidiary Group Company will incur or allow to remain outstanding any loan facilities with financial institutions or any bonds pursuant to the terms of Senior Finance Documents that rank in point of payment and security subordinate to Junior Debt.

4.3 Limitation on Dividends, Share Redemption and Restricted Payments

- (a) ***Restrictions on the Issuer*** Except on a date when the Controlled Payment Conditions are satisfied in respect of the applicable payment, the Issuer shall not:
 - (i) declare, make or pay any dividend, charge, fee or other distribution (or interest on any unpaid dividend, charge, fee or other distribution) (whether in cash or in kind) on or in respect of its share capital (or any class of its share capital);

- (ii) repay or distribute any dividend or share premium reserve;
- (iii) pay any management, advisory or other fee to or to the order of any direct or indirect shareholders of the Issuer;
- (iv) redeem, repurchase, defease, retire or repay any of its share capital or resolve to do so; or
- (v) make any payment under or in respect of Parent Debt.

(b) ***Restrictions on the Subsidiary Group Companies***

- (i) Except as permitted by paragraph (b)(ii) below, the Issuer shall ensure that no Subsidiary Group Company makes any Restricted Payment.
- (ii) Paragraph (b)(i) above does not apply to any Restricted Payment:
 - (A) made to the Issuer; or
 - (B) made on a date when the Controlled Payment Conditions are satisfied in respect of that Restricted Payment.

4.4 Limitation on Transactions with Affiliates

(a) ***Restrictions on the Issuer***

- (i) Except as permitted by paragraph (a)(ii) below, the Issuer shall not enter into any transaction with any Affiliate otherwise than on an arm's-length basis or on terms no less favourable to the Issuer than would reasonably be expected to be obtained in a reasonable arm's-length transaction with a person who is not an Affiliate.
- (ii) Intra-Group loans permitted under Condition 4.5 (*Limitation on Loans, Credit or Guarantee*) shall not be a breach of paragraph (a)(i) above.
- (iii) With respect to any transaction or series of related transactions (other than transactions in the ordinary course of business or an intra-Group loan referred to in paragraph (a)(ii) above) involving aggregate payments or the transfer of assets or the provision of services, in each case having a value greater than £100 million (or its equivalent in any other currency or currencies), the Issuer will deliver to the Trustee a written opinion of an accounting, appraisal, investment banking or advisory firm of international standing stating that the transaction or series of related transactions is fair to the Issuer from a financial point of view.

(b) ***Restrictions on the Subsidiary Group Companies***

- (i) Except as permitted by paragraph (b)(iii) below, the Issuer shall ensure that no Subsidiary Group Company will enter into any transaction with an Affiliate to the extent prohibited by paragraph 25 (Arm's length terms) of Part 3 (General covenants) of Schedule 2 (Covenants) of the Common Terms Agreement.
- (ii) With respect to any transaction or series of related transactions (other than transactions in the ordinary course of business) involving aggregate payments or the transfer of assets or the provision of services, in each case having a value greater than £100 million (or its equivalent in any other currency or currencies), the Issuer will deliver to the Trustee a written opinion of an accounting, appraisal, investment banking or advisory firm of international standing stating that the transaction or series of related transactions is fair to such Subsidiary Group Company from a financial point of view.

- (iii) Intra-Group loans permitted under Condition 4.5 (*Limitation on Loans, Credit or Guarantee*) and any transaction or series of related transactions between Subsidiary Group Companies shall not be a breach of paragraph (b)(i) above and shall not be subject to the requirements specified in paragraph (b)(ii) above.

4.5 Limitation on Loans, Credit or Guarantee

(a) ***Restrictions on the Issuer.***

- (i) Except as permitted under paragraph (a)(ii) below, the Issuer shall not make or grant any loan or extend any other credit or give any guarantee or indemnity that constitutes Financial Indebtedness.
- (ii) Paragraph (a)(i) above does not apply to:
 - (A) any loan made by the Issuer to a Subsidiary Group Company; or
 - (B) any loan made to the Parent on a date when the Controlled Payment Conditions are satisfied in respect of that loan.

(b) ***Restrictions on Subsidiary Group Companies.***

- (i) Except (A) as permitted under paragraph (b)(ii) below or (B) in compliance with paragraph (b)(iii) below, the Issuer shall ensure that no Subsidiary Group Company shall make or grant any loan or give any guarantee or indemnity that constitutes Financial Indebtedness.
- (ii) Paragraph (b)(i) above does not apply to:
 - (A) any transaction, other than a Restricted Payment Loan, that is permitted by paragraph 16 (Loans and Credit) of Part 3 (General covenants) of Schedule 2 (Covenants) of the Common Terms Agreement;
 - (B) any loan made to the Issuer; or
 - (C) any Restricted Payment Loan made to a third party other than the Issuer on a date when the Controlled Payment Conditions are satisfied in respect of that Restricted Payment Loan.
- (iii) The Issuer will not permit any Subsidiary Group Company, directly or indirectly, to guarantee, assume or in any other manner become liable for the payment of any Financial Indebtedness of the Issuer (other than the Notes), unless such Subsidiary Group Company simultaneously executes a deed supplemental to the Trust Deed providing for a guarantee of payment of the Notes by such Subsidiary Group Company on the same terms as the guarantee of such Financial Indebtedness.

4.6 Negative Pledge

(a) Except as permitted under paragraph (b) below:

- (i) the Issuer shall not, and the Parent has agreed under the Trust Deed that the Parent shall not, create or permit to subsist any Security over any of the assets of the Issuer or the Parent, respectively; and
- (ii) the Issuer shall not, and the Parent has agreed under the Trust Deed that the Parent shall not:

- (A) sell, transfer or otherwise dispose of any of the assets of the Issuer or the Parent, respectively, on terms whereby they are or may be leased to or re-acquired by the Issuer;
 - (B) sell, transfer or otherwise dispose of any of the receivables of the Issuer or the Parent, respectively, on recourse terms;
 - (C) enter into any arrangement under which money or the benefit of a bank or other account may be applied, set-off or made subject to a combination of accounts; or
 - (D) enter into any other preferential arrangement having a similar effect (paragraphs (A) through (D) (inclusive), “**Quasi Security**”), in circumstances where the arrangement or transaction is entered into primarily as a method of raising Financial Indebtedness or of financing the acquisition of an asset.
- (b) Paragraphs (a)(i) and (a)(ii) above do not apply to any Security or (as the case may be) Quasi Security that:
- (i) is Permitted Security; or
 - (ii) equally and rateably secures the Issuer’s obligations in respect of the Notes and all other amounts due under the Trust Deed to the satisfaction of the Trustee.

4.7 Limitation on Sale of Certain Assets

- (a) The Issuer shall not enter into a transaction or series of transactions (whether related or not) and whether voluntary or involuntary to dispose of any shares in, or indebtedness owed by, Heathrow (SP) Limited except in accordance with Condition 4.12 (*Merger, Consolidation and Sale of Substantially All Assets*).
- (b) The Issuer shall procure that Heathrow Airport Limited (which for this purpose includes any other Subsidiary Group Company that acquires any interest in Heathrow Airport) does not enter into a transaction or series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer or otherwise dispose of the whole or substantially the whole of Heathrow Airport, and the Issuer shall procure that no Holding Company of Heathrow Airport Limited which is the Issuer, the Parent or a Subsidiary Group Company enters into a transaction or series of transactions (whether related or not and whether voluntary or involuntary) to sell, lease, transfer or otherwise dispose of any shares in Heathrow Airport Limited or in a Holding Company of Heathrow Airport Limited which is the Issuer, the Parent or a Subsidiary Group Company, except:
 - (i) to another Subsidiary Group Company; or
 - (ii) for cash payable on completion of the sale and where the proceeds of the disposal or sale after deducting:
 - (A) any expenses which are incurred by any Subsidiary Group Company with respect to that disposal to persons who are not members of the Group;
 - (B) any Tax incurred and required to be paid by the seller in connection with that disposal (as reasonably determined by the seller, on the basis of existing rates and taking account of any available credit, deduction or allowance); and
 - (C) any payments required to be paid from the proceeds to any other party, whether by Heathrow Funding Limited or a Subsidiary Group Company in priority to amounts outstanding under the Notes,

are sufficient to repay in full all amounts outstanding under the Notes and any Permitted Borrower Debt ranking *pari passu* with the Notes and a Change of Control Offer in accordance with Condition 7.3 (*Purchase of Notes Upon a Change of Control*) is made for the Notes.

4.8 Restricted Payment Conditions

The Issuer will not (and the Issuer will ensure that no member of the Group will) enter into or permit to exist any agreement binding on the Parent or a member of the Group which:

- (a) restricts the ability of a Subsidiary of the Issuer in a manner that is more restrictive than the Restricted Payment Condition to pay dividends, make loans, move money or make any other distribution to any of its direct or indirect shareholders (including the Issuer); or
- (b) results in a default (however described) or mandatory prepayment obligation (whether upon the giving of notice by a creditor or otherwise) in respect of any Financial Indebtedness of the Issuer or the Parent if such a payment or distribution referred to in paragraph (a) above is made by a Subsidiary of the Issuer on a basis permitted by the Restricted Payment Condition.

4.9 Further Assurances

The Issuer shall, and the Parent has agreed under the Trust Deed that the Parent shall, take all such action as is available to it (including making all filings and registrations) as may be necessary for the purpose of the creation, perfection, protection or maintenance of any Security conferred or intended to be conferred on the Security Agent or the Trustee by or pursuant to the Transaction Security Documents.

4.10 Holding Companies

- (a) **Restrictions on the Parent.** Under the Trust Deed, the Parent has agreed that it shall not trade or carry on any business other than any business which is in the ordinary course of business as a holding company.
- (b) **Restrictions on the Issuer.** The Issuer shall not trade, carry on any business, own any material assets or incur any material liabilities except for:
 - (i) ownership of shares in Heathrow (SP) Limited, intra-Group debit balances, intra-Group credit balances that are permitted under these Conditions and other credit balances in bank accounts and Cash and Cash Equivalent Investments but only if those shares, credit balances and Cash and Cash Equivalent Investments are subject to the Transaction Security; or
 - (ii) the Credit Facilities Liabilities, the Hedging Liabilities and any liabilities in respect of Financial Indebtedness permitted by these Conditions and professional fees and administration costs incurred in the ordinary course of business as a holding company.

4.11 Information and Reports; Certificates; Notification of Defaults and Events of Default

- (a) So long as any Notes are outstanding, the Issuer will furnish to the Trustee:
 - (i) within 180 days after the end of the Issuer's financial year, its audited consolidated financial statements for such financial year;
 - (ii) within 180 days after the end of the first financial half year of each financial year, its unaudited consolidated financial statements for such financial half year; and
 - (iii) as soon as it is available, but in any event no later than each Reporting Date, the Investor Report.

- (b) On or before each Compliance Reporting Date, the Issuer will deliver a certificate substantially in the form set out in Schedule 6 to the Trust Deed (a “**Compliance Certificate**”) to the Trustee, signed by a director of the Issuer:
 - (i) certifying compliance with the financial covenants in paragraph (a) of Condition 4.1 (*Financial Covenants*) and providing calculations for the financial covenants as at the Relevant Testing Date or for the Relevant Testing Period, as the case may be, in reasonable detail; and
 - (ii) certifying as at the date of the certificate that no Event of Default is continuing.
- (c) At the same time as providing any of the documents set forth in paragraph (a) above of this Condition to the Trustee, the Issuer will also make the relevant documents available via the Regulatory News Service of the London Stock Exchange, subject to any distribution and offering restrictions and subject to compliance with applicable laws and regulations.
- (d) The Issuer shall notify the Trustee within 15 Business Days of it becoming aware of the occurrence of any Event of Default or Default stating what action, if any, the Issuer is taking with respect to that Event of Default or Default.

4.12 Merger, Consolidation and Sale of Substantially All Assets

The Issuer will not consolidate, merge or amalgamate with or into (whether or not the Issuer is the surviving corporation), or sell, assign or convey, transfer, lease, or otherwise dispose of, in one transaction or a series of transactions, all or substantially all of its assets (determined on a consolidated basis for it and its Subsidiaries) to another person unless such consolidation, merger, amalgamation or sale or disposal of all or substantially all assets qualifies as a Permitted Transaction or the provisions of Condition 7.3 (*Purchase of Notes Upon a Change of Control*) are complied with.

4.13 Listing

So long as any of the Notes remains outstanding, the Issuer shall use all reasonable endeavours to maintain a listing of the Notes.

5. THE INTERCREDITOR AGREEMENT

- (a) The Trustee has acceded to the Intercreditor Agreement with, amongst others, the agent under the Facilities Agreements and the Security Agent. Under the terms of the Intercreditor Agreement, the Transaction Security securing the Notes will rank and secure any other Bond Liabilities, the Credit Facilities Liabilities and the Hedging Liabilities *pari passu*. The Intercreditor Agreement also provides, amongst other things, that any proceeds received from enforcement of the Transaction Security Documents will be shared equally and rateably between the Credit Facilities Liabilities, the Hedging Liabilities and the Bond Liabilities.
- (b) Each Noteholder, by subscribing to, purchasing or otherwise acquiring a Note, will be deemed to have:
 - (i) agreed to be bound by such provisions of the Intercreditor Agreement (whether entered into as of the date of the Trust Deed or thereafter); and
 - (ii) irrevocably appointed the Trustee to act on its behalf to enter into and comply with the provisions of the Intercreditor Agreement as set forth under Condition 16 (*Meetings of Noteholders, Modification, Waiver and Authorisation*).

6. INTEREST

6.1 General

- (a) The Notes bear interest from, and including, 8 July 2026 at the rate of 6.500 per cent. per annum, payable semi-annually in arrears on 1 September and 1 March in each year (each an “**Interest Payment Date**”). The first payment of interest, to be made on 1 September 2026, will be in respect of the period from and including 8 July 2026 but excluding 1 September 2026 and will amount to £9.57 per principal amount of £1,000 per Note. Each payment of interest thereafter, in respect of each Interest Period from and including 1 September 2026 to but excluding 1 September 2030, will amount to £32.50 per principal amount of £1,000 per Note. The final payment of interest, to be made on 1 September 2030, will be in respect of the period from and including 1 March 2030 to but excluding 1 September 2030 and will amount to £32.50 per principal amount of £1,000 per Note. Each Note will cease to bear interest from, and including, its due date for redemption unless, upon due presentation, payment of the principal in respect of the Note is improperly withheld or refused or unless default is otherwise made in respect of payment in which event interest shall continue to accrue as provided in the Trust Deed.
- (b) Where interest is required to be calculated (or paid in respect of overdue principal and other overdue amounts) in respect of a period that is shorter than an Interest Period, the day count shall be computed on the basis of a 360-day year with 12 months of 30 days each (unless (i) the last day of the Interest Period is the 31st day of a month but the first day of the Interest Period is a day other than the 30th or 31st of a month, in which case the month that includes that last day shall not be considered to be shortened to a 30-day month, or (ii) the last day of the Interest Period is the last day of the month of February, in which case the month of February shall not be considered to be lengthened to a 30-day month)). The Issuer shall confirm amounts calculated under this paragraph (b) to the Principal Paying Agent, expressed as a decimal to the fourth decimal point.
- (c) In accordance with Condition 8(d), if any Interest Payment Date falls on a day which is not a Business Day, payments due on such Interest Payment Date shall be made on the next day which is a Business Day.

7. REDEMPTION AND PURCHASE

7.1 Final Redemption

Unless previously redeemed, or purchased and cancelled, the Notes will be redeemed at their principal amount on the Maturity Date.

7.2 Optional Redemption

- (a) **Optional Redemption.** At any time, upon not less than 10 nor more than 60 days notice, the Issuer may redeem all or some only of the Notes at a redemption price equal to 100 per cent. of the principal amount thereof plus if the redemption date occurs more than 3 months prior to the Maturity Date, the Applicable Redemption Premium and, in each case, accrued and unpaid interest, if any, to but excluding the redemption date.

In connection with any redemption of any Notes under this Condition 7.2(a), any such redemption may, at the Issuer’s discretion, be subject to one or more conditions precedent including, but not limited to, a financing condition. If any such redemption is subject to satisfaction of one or more conditions precedent, the notice of redemption may state that, in the Issuer’s discretion, the redemption date may be delayed until such time as any or all such conditions shall be satisfied, or such redemption may not occur and such notice may be rescinded in the event that any or all such conditions shall not have been satisfied by the redemption date, or by the redemption date so delayed.

The Issuer will publish a notice of any optional redemption of the Notes under this Condition in accordance with the provisions of Condition 20 (*Notices*).

If fewer than all the Notes are to be redeemed at any time pursuant to this paragraph (a) the Issuer will select the Notes by a method that complies with the requirements of the principal securities exchange, if any, on which the Notes are listed at such time or, if the Notes are not listed on a securities exchange, by such method as the Trustee in its sole discretion shall deem

fair and appropriate; provided, however, that no such partial redemption shall reduce the portion of the principal amount of a Note not redeemed to less than £100,000. The Trustee shall not be liable for any selections made in accordance with this paragraph.

(b) **Redemption Upon Changes in Withholding Taxes.** The Notes may be redeemed at their principal amount, together with interest accrued to but excluding the date of redemption at the option of the Issuer in whole, but not in part, at any time, on giving not less than 30 nor more than 60 days' notice to the Noteholders in accordance with Condition 20 (*Notices*) (which notice shall be irrevocable), if the Issuer satisfies the Trustee immediately prior to giving such notice that:

- (i) it has or will on the occasion of the next payment due in respect of the Notes become obliged to pay Additional Amounts as provided or referred to in Condition 10 (*Taxation*) as a result of any change in, or amendment to, the laws or regulations of the Relevant Taxing Jurisdiction, or any change in the published application or official interpretation of such laws or regulations, which change or amendment becomes effective on or after the date of the Trust Deed; and
- (ii) such obligation cannot be avoided by the Issuer taking reasonable measures available to it,

provided that no such notice of redemption shall be given earlier than 90 days prior to the earliest date on which the Issuer would be obliged to pay such Additional Amounts were a payment in respect of the Notes then due.

Prior to the publication of any notice of redemption pursuant to this paragraph (b):

- (A) the Issuer shall deliver to the Trustee an opinion of independent legal advisers of recognised standing to the effect that the Issuer has or will become obliged to pay such Additional Amounts as a result of such change or amendment; and
- (B) the Issuer shall deliver to the Trustee an Officer's Certificate stating that the obligation referred to in paragraph (b)(i) above cannot be avoided by the Issuer taking reasonable measures available to it,

and the Trustee shall be entitled to accept such opinion as sufficient evidence of the satisfaction of the condition precedent set out in paragraph (b)(i) above, and such certificate as sufficient evidence of the satisfaction of the condition precedent set out in paragraph (b)(ii) above and such opinion and certificate (if accepted) shall be conclusive and binding on the Noteholders and the Couponholders.

7.3 Purchase of Notes Upon a Change of Control

- (a) If a Change of Control occurs at any time, then the Issuer must make an offer (a "**Change of Control Offer**") to each Noteholder to purchase such holder's Notes, at a purchase price (the "**Change of Control Purchase Price**") in cash in an amount equal to 101 per cent. of the principal amount thereof, plus accrued and unpaid interest, if any, to the date of purchase described in paragraph (b) below (the "**Change of Control Purchase Date**").
- (b) Within 30 days following any Change of Control, the Issuer will publish a notice of the Change of Control Offer in accordance with Condition 20 (*Notices*) (the date of publication of such notice being the "**Publication Date**"), specifying the nature of the Change of Control and the procedure for exercising the option contained in this Condition 7.3, including (i) the Change of Control Purchase Price and (ii) the Change of Control Purchase Date, which will be a Business Day no earlier than 30 days nor later than 60 days from the Publication Date, or such later date as is necessary to comply with requirements under any applicable securities laws or regulations.

To exercise the option to require purchase of a Note under this Condition, a Noteholder must deliver such Note, on any banking business day in the place of delivery prior to the Change of

Control Purchase Date (the “**Put Period**”) at the specified office of any Paying Agent, accompanied by a duly signed and completed notice of exercise in the form (for the time being current) obtainable from the specified office of any Paying Agent (a “**Put Notice**”) and in which the Noteholder may specify a bank account complying with the requirements of Condition 8 (*Payments*) to which payment is to be made under this Condition. Notes should be delivered together with all Coupons appertaining thereto maturing after the date (the “**Put Date**”), which is seven days after the expiration of the Put Period, failing which deduction in respect of such missing unmatured Coupons shall be made in accordance with Condition 8 (*Payments*) and any amount so deducted will be reimbursed in the manner specified in Condition 8 (*Payments*). The Paying Agent to which such Note and Put Notice are delivered will issue to the Noteholder concerned a non-transferable receipt in respect of the Note so delivered. If the Put Date is an Interest Payment Date, payment of the accrued interest in respect of any Note so delivered will be made in the manner provided in Condition 8 (*Payments*) against presentation and surrender of the relevant Coupon. If the Put Date is not an Interest Payment Date, payment of the accrued interest, and in all cases, payment of principal in respect of any Note so delivered will be made, if the Noteholder duly specified a bank account in the Put Notice to which payment is to be made, on the Put Date by transfer to that bank account and in every other case on or after the Put Date against presentation and surrender or (as the case may be) endorsement of such receipt at the specified office of any Paying Agent in accordance with Condition 8 (*Payments*). A Put Notice, once given, shall be irrevocable. For all relevant purposes of these Conditions, receipts issued pursuant to this Condition shall be treated as if they were Notes. The Issuer shall purchase (or procure the purchase of) the relevant Notes on the Put Date unless previously redeemed or purchased and cancelled.

- (c) The Issuer will not be required to make a Change of Control Offer if a third party makes the Change of Control Offer in the manner, at the times and otherwise in compliance with the requirements set forth in these Conditions applicable to a Change of Control Offer made by the Issuer and offers to purchase all Notes validly tendered and not withdrawn under such Change of Control Offer. The Change of Control provisions of this Condition will be applicable whether or not any other provisions of the Trust Deed are applicable.
- (d) To the extent the Issuer complies with applicable tender offer rules and any other applicable securities laws and regulations and such rules, laws and regulations conflict with the provisions of this Condition 7.3, the Issuer will not be deemed to have breached its obligations under this Condition and the Trust Deed by virtue of such conflict.

7.4 Sinking Fund; Offers to Purchase; Open Market Purchases; Cancellation of Notes

- (a) The Issuer is not required to make any mandatory redemption or sinking fund payments with respect to the Notes.
- (b) The Issuer and any of its Subsidiaries may at any time purchase Notes in the open market or otherwise at any price (*provided* that they are purchased together with all unmatured Coupons relating to them).
- (c) All Notes so redeemed or purchased and any unmatured Coupons attached to or surrendered with them may, but need not, be cancelled at the election of the Issuer. Any Notes or Coupons so cancelled will not be re-issued or resold.
- (d) Where Notes redeemed pursuant to this Condition 7 (*Redemption and Purchase*) are cancelled upon redemption, any unmatured Coupons appertaining to such Notes, whether or not attached thereto or surrendered therewith, shall also be cancelled and may not be resold or re-issued.

8. PAYMENTS

- (a) Payments of principal and premium (if any) and payments of interest due on each Interest Payment Date will be made against presentation and surrender (or, in the case of a partial payment, endorsement) of Notes or the appropriate Coupons (as the case may be) at the specified office of any Paying Agent by Sterling cheque drawn on, or by transfer to a Sterling account maintained by the payee with, a bank in London. Payments of interest due in respect of any

Note other than on an Interest Payment Date shall be made only against presentation and either surrender or endorsement (as appropriate) of the relevant Note.

- (b) All payments are subject in all cases to (i) any applicable fiscal or other laws and regulations, but without prejudice to the provisions of Condition 10 (*Taxation*) and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the “**Code**”) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or any law implementing an intergovernmental approach thereto. No commissions or expenses shall be charged to the Noteholders or Couponholders in respect of such payments.
- (c) Each Note should be presented for payment together with all unmatured Coupons relating to it, failing which the full amount of any such missing unmatured Coupon (or, in the case of payment not being made in full, that proportion of the full amount of such missing unmatured Coupon which the amount so paid bears to the total amount due) will be deducted from the amount due for payment. Each amount so deducted will be paid in the manner mentioned above against presentation and surrender (or, in the case of part payment only, endorsement) of such missing Coupon at any time before the expiry of ten years after the relevant payment date in respect of the relevant Note (whether or not the Coupon would otherwise have become void pursuant to Condition 9 (*Prescription*)) or, if later, five years after the date on which the Coupon would have become due, but not thereafter.
- (d) A Note or Coupon may only be presented for payment on a day which is a banking business day in the relevant place of presentation (and, in the case of payment by transfer to a Sterling account, in London). No further interest or other payment will be made as a consequence of the day on which the relevant Note or Coupon may be presented for payment under this paragraph (d) falling after the due date.
- (e) The initial Paying Agent and its initial specified offices are listed below. The Issuer reserves the right, subject to the prior written approval of the Trustee, at any time to vary or terminate the appointment of any Paying Agent and to appoint additional or other Paying Agents; *provided* that they will at all times maintain:
 - (i) a Principal Paying Agent; and
 - (ii) so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, a Paying Agent with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or such other relevant authority.

The initial specified office of the initial Paying Agent is:

21 Moorfields, London, EC2Y 9DB.

Notice of any change in the Paying Agents or their specified offices will promptly be given to the Noteholders by the Issuer in accordance with Condition 20 (*Notices*).

In acting under the Agency Agreement, the Paying Agents act solely as agents of the Issuer and, in certain limited circumstances specified therein, of the Trustee and do not assume any obligation to, or relationship of agency or trust with, the Noteholders or the Couponholders. The Agency Agreement contains provisions permitting any entity into which any Paying Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor paying agent.

9. PRESCRIPTION

- (a) Claims in respect of principal and premium will become void unless the relevant Notes are presented for payment within a period of ten years from the appropriate payment date.

- (b) Claims for interest in respect of Notes shall become void unless the relevant Coupons are presented for payment within five years of the relevant Interest Payment Date, subject to the provisions of paragraph (c) of Condition 8 (*Payments*).

10. TAXATION

All payments by or on behalf of the Issuer under or with respect to the Notes will be made free and clear of and without withholding or deduction for or on account of any present or future Tax imposed or levied on such payments by or within the United Kingdom or by or within any department, political subdivision or governmental authority of or in the United Kingdom having power to tax (each, a “**Relevant Taxing Jurisdiction**”), unless the Issuer is required to withhold or deduct Taxes by law. In that event, the Issuer will pay additional amounts (“**Additional Amounts**”) as may be necessary to ensure that the net amount received by each Noteholder and Couponholder after such withholding or deduction (including any withholding or deduction in respect of any Additional Amounts) will not be less than the amount the Noteholder or Couponholder, as the case may be, would have received if such Taxes had not been withheld or deducted.

The Issuer will not, however, pay Additional Amounts in respect of any Note or Coupon:

- (a) held by or on behalf of a holder who is liable to such Taxes, to the extent such Taxes are imposed or levied by a Relevant Taxing Jurisdiction by reason of the holder’s present or former connection with such Relevant Taxing Jurisdiction (other than the mere receipt, ownership, holding or disposition of Notes or Coupons, or by reason of the receipt of any payments in respect of any Note or Coupon, or the exercise or enforcement of rights under any Notes or Coupons);
- (b) held by or on behalf of a holder who would have been able to avoid such withholding or deduction by presenting any form or certificate, or by making a declaration of non-residence or other claim for exemption to the relevant tax authority; or
- (c) presented for payment more than 30 days after the relevant payment is first made available to the Noteholder or Couponholder (except to the extent that the holder would have been entitled to Additional Amounts had the Note been presented on the last day of such 30-day period).

The Issuer will (i) make such withholding or deduction as is required by applicable law and (ii) remit the full amount deducted or withheld to the relevant authority in accordance with applicable law.

Any reference in these Conditions to any amounts in respect of the Notes shall be deemed also to refer to any Additional Amounts which may be payable under this Condition or under any undertakings given in addition to, or in substitution for, this Condition pursuant to the Trust Deed.

If the Issuer becomes subject at any time to any taxing jurisdiction other than the United Kingdom in respect of payments made by the Issuer of principal and interest on the Notes and Coupons, references in these Conditions to a Relevant Taxing Jurisdiction shall be construed as references to the United Kingdom and/or such other jurisdiction.

11. EVENTS OF DEFAULT

- (a) Each of the following will be an “**Event of Default**”:
 - (i) default for 30 days in the payment when due of any interest or any Additional Amounts on any Note;
 - (ii) default in the payment of the principal of or premium, if any, on any Note at its Maturity (upon acceleration, optional or mandatory redemption, if any, required repurchase or otherwise);
 - (iii) failure to comply with the provisions of Condition 4.12 (*Merger, Consolidation and Sale of Substantially All Assets*);

- (iv) failure to make or consummate a Change of Control Offer in accordance with the provisions of Condition 7.3 (*Purchase of Notes Upon a Change of Control*);
- (v) failure to comply with any covenant or agreement of the Issuer or the Parent that is contained in these Conditions or the Trust Deed (other than specified in paragraph (i), (ii), (iii) or (iv) above) and such failure continues for a period of 30 days or more after written notice thereof is given to the Issuer by the Trustee;
- (vi) any Financial Indebtedness of any member of the Group:
 - (A) is not paid when due nor within any originally applicable grace period other than a non-payment of interest in respect of Junior Debt; or
 - (B) is declared to be or otherwise becomes due and payable prior to its specified maturity as a result of an event of default (however described):
- (vii) No Event of Default will occur under paragraph (A) or (B) above in respect of Financial Indebtedness if the aggregate amount of all Financial Indebtedness falling within paragraphs (A) and (B) above is less than £50,000,000 (or its equivalent in any other currency or currencies);
- (viii) the Transaction Security ceases to be legal, valid, binding, enforceable or effective for any reason other than as permitted by these Conditions or is alleged by the Issuer or the Parent to be invalid or unenforceable;
- (ix) any execution proceedings in an aggregate amount in excess of £50,000,000 (or its equivalent in any other currency or currencies) are enforced in relation to any assets of the Issuer or any Subsidiary Group Company;
- (x) a moratorium is declared in respect of any Financial Indebtedness in an amount in excess of £50,000,000 (or its equivalent in any other currency or currencies) of the Issuer or any Subsidiary Group Company; and
- (xi) any corporate action, legal proceedings or other legal procedure or formal step is taken in relation to:
 - (A) the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) of the Issuer or a Subsidiary Group Company other than a solvent liquidation or reorganisation of any Subsidiary Group Company;
 - (B) a composition, compromise, assignment or arrangement with any creditor of the Issuer or any Subsidiary Group Company; or
 - (C) the appointment of a liquidator (other than in respect of a solvent liquidation of a Subsidiary Group Company), receiver, administrative receiver, administrator, special administrator, compulsory manager or other similar officer in respect of the Issuer or a Subsidiary Group Company or any of their respective material assets,

or, in the opinion of the Trustee, any analogous procedure or step is taken in any jurisdiction; *provided, however*, that this paragraph (a)(xi) shall not apply to: (X) any winding-up petition which is frivolous or vexatious and is discharged, stayed or dismissed within 28 days of commencement or, if earlier, the date on which it is advertised; or (Y) an application for the appointment of a receiver, administrative receiver, administrator, compulsory manager or other similar officer that is discharged at least five days prior to the first hearing of that application.

(b) If an Event of Default occurs and is continuing, and, in the case of the Events of Default described under paragraph (a)(v) (other than in respect of a failure to comply with the covenants set out in Condition 4.1 (*Financial Covenants*), Condition 4.2 (*Limitation on Financial Indebtedness*), Condition 4.3(a) (*Limitation on Dividends, Share Redemption and Restricted Payments — Restrictions on the Issuer*), Condition 4.5(a) (*Limitation on Loans, Credit or Guarantee — Restrictions on the Issuer*), Condition 4.6(a) (*Negative Pledge*), Condition 4.7 (*Limitation on Sale of Certain Assets*), Condition 4.8 (*Restricted Payment Conditions*), Condition 4.10 (*Holding Companies*), Condition 4.11(d) (*Information and Reports; Certificates; Notification of Defaults and Events of Default*) and Condition 4.12 (*Merger, Consolidation and Sale of Substantially All Assets*)), (a)(viii) or (a)(xi) above or any Event of Default of the Parent, the Trustee has certified in writing that, in its opinion, the happening of such event is materially prejudicial to the interests of the Noteholders, the Trustee:

(i) may in its absolute discretion; and

(ii) shall if it has been directed to do so:

(A) in writing by the holders of not less than 25 per cent. in aggregate of the principal amount of the Notes outstanding; or

(B) by an Extraordinary Resolution of the Noteholders,

subject, in each case, to being indemnified and/or pre-funded and/or secured to its satisfaction, give a notice (a “**Note Acceleration Notice**”) to the Issuer and the Security Agent declaring the principal of, premium, if any, and any Additional Amounts and accrued interest on all the outstanding Notes immediately due and payable. The ability of the Trustee and the Noteholders to declare, and of the Noteholders to direct the Trustee to declare, the Notes due and payable is subject to the terms of the Intercreditor Agreement.

12. ENFORCEMENT OF SECURITY

(a) At any time after a Note Acceleration Notice has been given to the Issuer, the Trustee:

(i) may in its absolute discretion; and

(ii) shall if it has been directed to do so:

(A) in writing by the holders of not less than 25 per cent. in aggregate of the principal amount of the Notes outstanding; or

(B) by an Extraordinary Resolution of the Noteholders,

subject in each case to being indemnified and/or pre-funded and/or secured to its satisfaction in accordance with the Trust Deed, instruct the Security Agent to make a Request for voting in relation to enforcing the Transaction Security pursuant to the terms of the Intercreditor Agreement (each, a “**Request Instruction**”).

(b) The Trustee shall, subject to being indemnified and/or pre-funded and/or secured to its satisfaction in accordance with the Trust Deed, promptly after receiving any Request in relation to enforcement of the Transaction Security, give a notice to Noteholders in accordance with Condition 20 (*Notices*) soliciting the direction from holders of the Notes then outstanding (each, a “**Noteholder Direction**”) to the Trustee as to whether to instruct the Security Agent to take enforcement action in relation to the Transaction Security pursuant to the Intercreditor Agreement (such instruction, an “**Enforcement Instruction**”). Upon the conclusion of the solicitation of Noteholder Directions, the Trustee shall inform the Issuer and the Security Agent promptly in writing of the aggregate principal amount of Notes represented by the holders of Notes voting in favour of the Enforcement Instruction, if any.

- (c) Any enforcement of the Transaction Security will be undertaken by the Security Agent, subject to, and in accordance with, the provisions of the Intercreditor Agreement.

13. NOTEHOLDER ACTION

- (a) Subject to Condition 12 (*Enforcement of Security*) above and paragraphs (b) and (c) below, no Noteholder or Couponholder shall be entitled to take any proceedings or other action directly against the Issuer or to enforce the Transaction Security, including:
 - (i) directing the Trustee to give a Request Instruction or Enforcement Instruction;
 - (ii) taking or joining any person in taking steps against the Issuer or to enforce the Transaction Security for the purpose of obtaining payment of any amount due from the Issuer to it; and
 - (iii) initiating or joining any person in initiating any Insolvency Proceedings in relation to the Issuer or the appointment of an Insolvency Official in relation to the Issuer or in relation to the whole or any part of the undertakings or assets of the Issuer.
- (b) If the Trustee having become bound to give a Note Acceleration Notice to the Issuer fails to do so within 60 days or is unable to do so and that failure or inability is continuing, the holders of not less than 25 per cent. in aggregate of the principal amount of the Notes outstanding may, as applicable, sign and give a Note Acceleration Notice to the Issuer in accordance with Condition 11 (*Events of Default*).
- (c) If the Trustee having become bound to give a Request Instruction to the Security Agent fails to do so within 60 days or is unable to do so and that failure or inability is continuing, the holders of not less than 25 per cent. in aggregate of the principal amount of the Notes outstanding may, as applicable, give a Request Instruction in writing directly to the Security Agent.
- (d) If the Trustee having become bound to inform the Issuer and the Security Agent of the aggregate principal amount of Notes represented by the holders of Notes voting in favour of an Enforcement Instruction fails to do so within 60 days or is unable to do so and that failure or inability is continuing, the Noteholders may provide their Noteholder Direction in writing in relation to the taking of enforcement action in relation to the Transaction Security pursuant to the Intercreditor Agreement directly to the Security Agent.

14. SUBSTITUTION

The Trustee may, without the consent of the Noteholders or Couponholders, agree with the Issuer to the substitution in place of the Issuer (or of any previous substitute under this Condition) as the principal debtor under the Notes, the Coupons and the Trust Deed, of any Subsidiary of the Issuer, any successor in business of the Issuer or any Holding Company of the Issuer, as more fully set forth in the Trust Deed, subject to (i) the Trustee being satisfied that the interests of the Noteholders will not be materially prejudiced by the substitution, and (ii) certain other conditions set out in the Trust Deed being complied with. As more fully set forth in the Trust Deed (and subject to the conditions and qualifications therein), the Trustee may, without the consent of the Noteholders, also agree with the Issuer as to the substitution of another corporation in place of the Issuer as principal debtor under the Notes, the Coupons and the Trust Deed.

15. REPLACEMENT OF NOTES AND COUPONS

If any Note or Coupon is lost, stolen, mutilated, defaced or destroyed it may be replaced at the specified office of the Principal Paying Agent in London, subject to all applicable laws and stock exchange requirements, upon payment by the claimant of the expenses incurred in connection with such replacement and on such terms as to evidence, security, indemnity and otherwise as the Issuer may require (*provided* that the requirement is reasonable in the light of prevailing market practice). Mutilated or defaced Notes or Coupons must be surrendered before replacements will be issued.

16. MEETINGS OF NOTEHOLDERS, MODIFICATION, WAIVER AND AUTHORISATION

- (a) The Trust Deed contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the modification by Extraordinary Resolution of any of these Conditions or any of the provisions of the Trust Deed, the Notes, the Coupons, the Agency Agreement, the Intercreditor Agreement or the Transaction Security Documents. Such a meeting may be convened by the Issuer or the Trustee and shall be convened by the Issuer at the request of Noteholders holding not less than ten per cent. in principal amount of the Notes for the time being remaining outstanding. The quorum at any meeting for passing an Extraordinary Resolution will be one or more persons present holding or representing a clear majority in principal amount of the Notes for the time being outstanding, or at any adjourned meeting one or more persons present whatever the principal amount of the Notes held or represented by him or them, except that at any meeting, the business of which includes the modification of certain of these Conditions and certain of the provisions of the Trust Deed, the necessary quorum for passing an Extraordinary Resolution will be one or more persons present holding or representing not less than two-thirds, or at any adjourned such meeting not less than one-third, of the principal amount of the Notes for the time being outstanding. The matters (the “**Basic Terms Modifications**”) that require such a quorum are:
- (i) changing any date fixed for payment of principal, premium (if any) or interest in respect of the Notes, reducing or cancelling the amount of principal, premium (if any) or interest payable on any date in respect of the Notes, altering the method of calculating the amount of any payment in respect of the Notes on redemption, maturity or following the occurrence of a Change of Control or altering the method of calculating the date for any such payment;
 - (ii) alteration of the currency in which payments under the Notes and Coupons are to be made;
 - (iii) impairing the right to institute suit for the enforcement of any payment on or after the stated maturity thereof (or, in the case of redemption, on or after the redemption date);
 - (iv) except as provided under Condition 4.6 (*Negative Pledge*), Condition 5 (*The Intercreditor Agreement*) or paragraph (c) of this Condition, make any change to any Intercreditor Agreement (or any amended Intercreditor Agreement or replacement thereof) or any provisions of the Trust Deed affecting the ranking of the Notes and the ranking of the payment obligations under the Notes, in each case in a manner that adversely affects the rights of the Noteholders or directly or indirectly releases the Transaction Security under the Transaction Security Documents, except as permitted by these Conditions, the Trust Deed, any Intercreditor Agreement and the Transaction Security Documents;
 - (v) alteration of the quorum or majority required to pass an Extraordinary Resolution; and
 - (vi) alteration of (A) the definition of “Basic Terms Modifications” or (B) the quorum requirements for any meeting convened to vote on any Basic Terms Modifications.

An Extraordinary Resolution passed at any meeting of the Noteholders will be binding on all Noteholders, whether or not they are present at the meeting, and on all Couponholders.

The Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Trust Deed by a majority consisting of not less than three quarters of the votes cast on such a resolution, (ii) a resolution in writing signed by or on behalf of the holders of not less than three-quarters in principal amount of the Notes for the time being outstanding or (iii) consents given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holder(s) of not less than three quarters in principal amount of the Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution. Such a resolution in writing may be contained in one document or several documents in the same form, each signed by or on behalf of one or more Noteholders.

- (b) The Trustee may (in the case of paragraphs (i)(A), (i)(B) and (ii)) and shall (in the case of paragraph (i)(C)) agree, without the consent of the Noteholders or Couponholders:
- (i)
- (A) to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of these Conditions or any of the provisions of the Trust Deed, the Notes, the Coupons, the Agency Agreement, the Intercreditor Agreement or the Transaction Security Documents (save to the extent such modification, waiver or authorisation relates to any Basic Terms Modification) which is not, in the opinion of the Trustee, materially prejudicial to the interests of the Noteholders; or
- (B) to any modification which is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Trustee, is proven; or
- (C) to any modification which is requested by the Issuer in order to allow the Issuer to comply with any requirements which apply to it under EMIR subject to the Trustee receiving a certificate from the Issuer certifying to the Trustee that the amendments are to be made solely for the purpose of enabling the Issuer to satisfy its requirements under EMIR, unless the Trustee is of the opinion that such modification would have the effect of exposing the Trustee to any liability against which it has not been indemnified and/or secured and/or pre-funded to its satisfaction or the effect of increasing the obligations or duties or decreasing the protections of the Trustee in any of these Conditions or any of the provisions of the Trust Deed, the Notes, the Coupons, the Agency Agreement, the Intercreditor Agreement or the Transaction Security Documents; or
- (ii) to determine that any Event of Default or Default shall not be treated as such, subject to instructions to the contrary from the Noteholders in the form of an Extraordinary Resolution (as further provided in the Trust Deed).
- (c) The Trust Deed also provides that at the request and expense of the Issuer and without the consent of the Noteholders:
- (i) at the time of, or prior to, the incurrence of any Financial Indebtedness that is permitted to share the Transaction Security, the Issuer, the Trustee and the Security Agent shall enter into an additional intercreditor agreement on terms substantially similar to the Intercreditor Agreement or an amendment to the Intercreditor Agreement to (1) cure any ambiguity, omission, defect or inconsistency of the Intercreditor Agreement, (2) increase the amount or types of Financial Indebtedness covered by any such agreement that may be incurred by the Issuer that is subject to any such agreement (*provided* that such Financial Indebtedness is incurred in compliance with these Conditions and the terms of the Trust Deed), (3) further secure the Notes (including Additional Notes), (4) make provision for equal and rateable pledges of the Transaction Security to secure Additional Notes or to implement any Security permitted under these Conditions or the Intercreditor Agreement or (5) make any other change to any such agreement that is not in the opinion of the Trustee materially prejudicial to the interests of the Noteholders; *provided* that any amendment to the Intercreditor Agreement will not impose or extend any personal obligations on the Trustee or the Security Agent or adversely affect the rights, duties, liabilities, protections or immunities of the Trustee and/or the Security Agent under these Conditions, the Trust Deed, the Intercreditor Agreement or any Security Document; and
- (ii) the Trustee and the Security Agent may from time to time enter into one or more amendments to the Transaction Security Documents to: (1) cure any ambiguity, omission, defect or inconsistency therein or reflect changes of a minor, technical or administrative nature, (2) provide for any Security permitted under these Conditions,

- (3) add to the Transaction Security or (4) make any other change thereto that is not, in the opinion of the Trustee, materially prejudicial to the interests of the Noteholders.
- (d) Subject to the Intercreditor Agreement, in connection with the exercise by it of any of its trusts, powers or discretions (including, without limitation, any modification, waiver, authorisation, determination or substitution), the Trustee shall have regard to the general interests of the Noteholders as a class but shall not have regard to any interests arising from circumstances particular to individual Noteholders or Couponholders (whatever their number) and, in particular but without limitation, shall not have regard to the consequences of the exercise of its trusts, powers or discretions for individual Noteholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory and the Trustee shall not be entitled to require, nor shall any Noteholder or Couponholder be entitled to claim, from the Issuer or any other person any indemnification or payment in respect of any tax consequence of any such exercise upon individual Noteholders or Couponholders except to the extent already provided for in Condition 10 (*Taxation*) and/or any undertaking given in addition to, or in substitution for, Condition 10 (*Taxation*) pursuant to the Trust Deed.
- (e) Any modification, waiver, authorisation, determination or substitution shall be binding on the Noteholders and the Couponholders, and any modification, unless the Trustee agrees otherwise, or substitution shall be notified by the Issuer to the Noteholders as soon as practicable thereafter in accordance with Condition 20 (*Notices*).

17. THE TRUSTEE

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified and/or secured and/or pre-funded to its satisfaction.

Subject to the terms of the Intercreditor Agreement, the Trustee may at any time, at its discretion and without notice, take such proceedings against the Issuer or the Parent as it may think fit to enforce the provisions of these Conditions, the Trust Deed, the Notes, the Coupons, the Intercreditor Agreement or any Transaction Security Documents (as applicable), but it shall not be bound to take any such proceedings or any other action in relation to the Trust Deed, the Notes, the Coupons, the Intercreditor Agreement or any Transaction Security Documents unless (i) it shall have been so directed by an Extraordinary Resolution of the Noteholders or so requested in writing by the holders of at least 25 per cent. in principal amount of the Notes then outstanding and shall not have received any contrary direction by an Extraordinary Resolution of the Noteholders or in writing by the holders of at least 50 per cent. in principal amount of the Notes then outstanding, and (ii) it shall have been indemnified and/or secured and/or pre-funded to its satisfaction.

The Trustee may rely on any certificate or report of the Issuer's auditors or any other person called for by or provided to the Trustee (whether or not addressed to the Trustee) in accordance with or for the purposes of the Trust Deed, the Intercreditor Agreement or any Transaction Security Documents notwithstanding that such certificate or report and/or any engagement letter or other document entered into by the Trustee in connection therewith contains a monetary or other limit on the liability of the auditors of the Issuer or such other person in respect thereof.

The Trust Deed also contains provisions pursuant to which the Trustee is entitled, *inter alia*, (a) to enter into business transactions with the Parent and/or the Parent's other Subsidiaries (including the Issuer) and to act as trustee for the holders of any other securities issued or guaranteed by, or relating to, the Parent and/or any of the Parent's other Subsidiaries, (b) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Noteholders or Couponholders, and (c) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

The Trustee shall not be required to review or check any accounts or other information provided to it by the Issuer pursuant to the Trust Deed and shall have no liability to any person as a result of any failure to do so.

18. NO PERSONAL LIABILITY OF DIRECTORS, OFFICERS, EMPLOYEES AND SHAREHOLDERS

No director, officer, employee, incorporator, member or shareholder of the Issuer will have any liability for any obligations of the Issuer under the Notes, the Coupons or the Trust Deed or for any claim based on, in respect of, or by reason of such obligations or their creation. Each Noteholder by accepting a Note and each Couponholder by accepting a coupon waives and releases all such liability. The waiver and release are part of the consideration for issuance of the Notes. Such waiver and release may not be effective to waive liabilities under the US federal securities laws.

19. FURTHER ISSUES

The Issuer is at liberty from time to time without the consent of the Noteholders (but subject to compliance with the provisions of Condition 4.1 (*Financial Covenants*)) to create and issue further Notes or notes ranking *pari passu* in all respects (or in all respects save for the first payment of interest thereon) and so that the same shall be consolidated and form a single series with the outstanding Notes or notes of any series (including the Notes) constituted by the Trust Deed or any deed supplemental thereto (the “**Additional Notes**”). Any Additional Notes shall be constituted by a deed supplemental to the Trust Deed.

20. NOTICES

Notices to Noteholders will be valid if published in a leading daily newspaper having general circulation in London (which is expected to be the *Financial Times*). The Issuer shall also ensure that all notices are duly published in a manner which complies with the rules and regulations of the London Stock Exchange and any other listing authority, stock exchange and/or quotation system on which the Notes are for the time being listed. Any such notice shall be deemed to have been given on the date of such publication or, if published more than once or on different dates, on the first date on which publication is made. Couponholders will be deemed for all purposes to have notice of the contents of any notice given to the Noteholders in accordance with this Condition.

21. DEFINITIONS

“**2027 Notes**” means £275 million notes due 2027.

“**2029 Notes**” means £300 million notes due 2029.

“**2030 PP**” means £52.5 million privately placed notes due 2030.

“**2031 Notes**” means £400 million notes due 2031.

“**Acceptable Bank**” means:

- (a) a bank or financial institution which has a rating for its short-term unsecured and non credit-enhanced debt obligations of A-1 or higher by S&P or F1 or higher by Fitch or P-1 or higher by Moody’s or a comparable rating from an internationally recognised credit rating agency; or
- (b) any other bank or financial institution approved by the Trustee.

“**Accounting Principles**” means generally accepted accounting principles in the United Kingdom, including IFRS.

“**Additional Notes**” has the meaning given to that term in Condition 19 (*Further Issues*).

“**Affiliate**” means:

- (a) for the purposes of Condition 4.4 (*Limitation on Transactions with Affiliates*) and the definition of “Permitted Holders”: in relation to a person, a person who is his associate and the question

of whether a person is an associate of another will be determined in accordance with section 435 of the Insolvency Act 1986; and

- (b) for the purposes of the definition of “Permitted Financial Indebtedness”: in relation to any person, a Subsidiary of that person or a Holding Company of that person or any other Subsidiary of that Holding Company.

“**Applicable Redemption Premium**” means, with respect to a Note on any redemption date prior to 1 June 2030 the greater of:

- (a) one per cent. of the principal amount of such Note on such redemption date; and
- (b) the excess of:
 - (i) the present value at such redemption date of the redemption price of such Note at 1 June 2030, plus all required interest payments that would otherwise be due to be paid on such Note during the period between the redemption date and 1 June 2030, excluding accrued but unpaid interest, computed using a discount rate equal to the Gilt Rate at such redemption date plus 50 basis points, over
 - (ii) the principal amount of such Note on such redemption date.

“**Bond Liabilities**” has the meaning given to the term “Pari Passu Bond Liabilities” in the Intercreditor Agreement.

“**Borrowings**” means, at any time, without double counting, the outstanding principal or capital amount of any indebtedness of the Issuer for or in respect of:

- (a) moneys borrowed;
- (b) acceptance credits;
- (c) moneys raised under or pursuant to bonds, notes, debentures, loan stock or any similar instrument;
- (d) any finance or capital lease or hire purchase contract which would, in accordance with the Accounting Principles, be treated as a finance or capital lease but only to the extent of such treatment;
- (e) receivables sold or discounted;
- (f) (without double counting) any counter-indemnity obligation in respect of a guarantee, indemnity, bond, standby or documentary letter of credit or any other instrument issued by a bank or financial institution in respect of a payment obligation;
- (g) any sale and leaseback arrangement entered into primarily as a method of raising finance;
- (h) any amount raised under any other transaction which would be treated as a borrowing in accordance with the Accounting Principles; and
- (i) the amount of any liability in respect of any guarantee or indemnity for any of the items referred to in paragraph (a) to (h) above.

“**Business Day**” means a day (other than a Saturday or Sunday) on which banks are open for general business in London.

“**CAA**” or “**Civil Aviation Authority**” means the UK Civil Aviation Authority.

“**Cash**” means, at any time, cash denominated in Sterling, U.S. dollars or euro in hand or at bank and (in the latter case) credited to an account in the name of the Issuer with an Acceptable Bank and to which the Issuer is beneficially entitled and for so long as:

- (a) that cash is repayable within 180 days after the relevant date of calculation;
- (b) repayment of that cash is not contingent on the prior discharge of any other indebtedness of any member of the Group or of any other person whatsoever or on the satisfaction of any other condition;
- (c) there is no Security over that cash except for Transaction Security or any Permitted Security constituted by a netting or set-off arrangement entered into by the Issuer in the ordinary course of its banking arrangements; and
- (d) the cash is freely and immediately available to be applied in repayment or prepayment of the Issuer Facilities.

“**Cash Equivalent Investments**” means at any time any of the following which are denominated in Sterling, U.S. dollars or euro:

- (a) certificates of deposit maturing within one year after the relevant date of calculation and issued by an Acceptable Bank;
- (b) any investment in marketable debt obligations:
 - (i) issued or guaranteed by the government of:
 - (A) the United States of America;
 - (B) the United Kingdom;
 - (C) any member state of the European Economic Area or any Participating Member State which has a credit rating of either A- or higher by S&P, A- or higher by Fitch or A3 or higher by Moody’s; or
 - (D) by an instrumentality or agency of any party set out in (A) to (C) having an equivalent credit rating; and
 - (ii) maturing within one year after the relevant date of calculation and not convertible or exchangeable to any other security;
- (c) commercial paper not convertible or exchangeable to any other security:
 - (i) for which a recognised trading market exists;
 - (ii) issued by an issuer incorporated in the United States of America, the United Kingdom, any member state of the European Economic Area or any Participating Member State;
 - (iii) which matures within one year after the relevant date of calculation; and
 - (iv) which has a credit rating of either A-1 or higher by S&P or F1 or higher by Fitch or P-1 or higher by Moody’s, or, if no rating is available in respect of the commercial paper, the issuer of which has, in respect of its long-term unsecured and non-credit enhanced debt obligations, an equivalent rating;
- (d) bills of exchange issued in the United States of America, the United Kingdom, any member state of the European Economic Area or any Participating Member State eligible for rediscount at the Bank of England and accepted by an Acceptable Bank (or their dematerialised equivalent);

- (e) any investment accessible within 30 days in money market funds which (i) have a credit rating of either A-1 or higher by S&P or F1 or higher by Fitch or P-1 or higher by Moody's, and (ii) which invest substantially all their assets in securities of the types described in paragraphs (a) to (d) above; or
- (f) any other debt security approved by the Trustee,

in each case, to which the Issuer is beneficially entitled at that time and which is not issued or guaranteed by any member of the Group or subject to any Security (other than Security arising under the Transaction Security Documents).

“**Cashflow From Operations**” has the meaning given to that term in the Master Definitions Agreement.

“**Change of Control**” means the occurrence of any of the following events:

- (a) prior to the consummation of an initial Public Equity Offering, the consummation of any transaction (including a merger or consolidation) the result of which is that any person or any persons acting in concert, other than one or more Permitted Holders, are or as a result of such transaction become interested in more than 50 per cent. of the total voting power of the Voting Shares of the Issuer;
- (b) on and after the consummation of an initial Public Equity Offering, any person or any persons acting in concert, other than one or more Permitted Holders, are or as a result of such transaction become interested in more than 35 per cent. of the total voting power of the Voting Shares of the Issuer and the Permitted Holders, individually or in the aggregate, are not interested in a larger percentage of the total voting power of such Voting Shares than such other person or persons acting in concert;
- (c) the sale, transfer, conveyance or other disposition of all or substantially all the assets (other than Shares, debt or other securities of any Subsidiary that is not a Subsidiary Group Company) of the Issuer and the Subsidiary Group, on a consolidated basis, (i) if following such sale, transfer, conveyance or other disposition, the transferee entity is not listed on a stock exchange or automated quotation system and any persons or persons acting in concert, other than one or more Permitted Holders, are or as a result of such sale, transfer, conveyance or other disposition become interested in a larger percentage of the total voting power of the Voting Shares of the transferee entity than the Permitted Holders, individually or in the aggregate or (ii) if the transferee entity is and is expected to continue to be listed on a stock exchange or automated quotation system following such sale, transfer, conveyance or other disposition (A) any person or any persons acting in concert, other than one or more Permitted Holders, are or as a result of such transaction become interested in more than 35 per cent. of the total voting power of the Voting Shares of the transferee entity and (B) the Permitted Holders, individually or in the aggregate, are not interested in a larger percentage of the total voting power of such Voting Shares than such other person or persons acting in concert;
- (d) the Parent or the Issuer is liquidated or dissolved or adopts a plan of liquidation or dissolution other than in a Permitted Transaction;
- (e) the Parent or any Surviving Entity ceases to beneficially own, directly, 100 per cent. of the Voting Shares of the Issuer, other than director's qualifying shares and other shares required to be issued by law; or
- (f) (i) the Issuer ceases to beneficially own, directly or indirectly, 100 per cent. of the Voting Shares of Heathrow Airport Limited or any Holding Company of Heathrow Airport Limited that is a direct or indirect Subsidiary of the Issuer, other than director's qualifying shares and other shares required to be issued by law, or (ii) the sale, transfer, conveyance or other disposition of all or substantially all the assets of Heathrow Airport Limited, other than in the case of (i) and (ii), to another Subsidiary Group Company or in a Permitted Transaction.

For the purposes of this definition, (i) “**persons acting in concert**” has the meaning given to this term in the City Code on Takeovers and Mergers; (ii) “**interested**” has the meaning given to this term in Part 22

of the Companies Act; and (iii) a person or persons acting in concert will be deemed to be interested in all Voting Shares of an entity held by a parent entity, if such person or persons acting in concert are or become interested, prior to the consummation of an initial Public Equity Offering, in more than 50 per cent. of the total voting power of the Voting Shares of such parent entity or on and after the consummation of an initial Public Equity Offering in more than 35 per cent. of the total voting power of the Voting Shares of such parent entity.

“**Common Terms Agreement**” means the common terms agreement between, among others, the Subsidiary Group Companies and Heathrow Funding Limited dated 18 August 2008, as amended on 28 February 2019, 28 January 2020, 5 January 2021, 15 December 2022 and 17 August 2023.

“**Compliance Certificate**” has the meaning given to that term in paragraph (b) of Condition 4.11 (*Information and Reports; Certificates; Notification of Defaults and Events of Default*).

“**Compliance Reporting Date**” means 30 June.

“**Companies Act**” means the Companies Act 2006 (as amended, restated or re-enacted from time to time).

“**Controlled Payment**” means any payment, loan or other transaction restricted by the provisions of Conditions 4.3 (*Limitation on Dividends, Share Redemption and Restricted Payments*) or 4.5 (*Limitation on Loans, Credit or Guarantee*).

“**Controlled Payment Certificate**” means a certificate in the form set out in Schedule 5 to the Trust Deed.

“**Controlled Payment Conditions**” mean the following:

- (a) no Default is continuing or would result from such Controlled Payment;
- (b) at the time such Controlled Payment is made:
 - (i)
 - (A) Pro Forma Junior RAR is not greater than 82 per cent.; and
 - (B) Pro Forma Group RAR is not greater than 92.5 per cent.;in each case, after giving pro forma effect to the Controlled Payment;
 - (ii) the Regulator has not issued a notice to terminate any licence required for carrying on the business of any member of the Group or of any proposed or actual modification to any such licence which, if implemented, would reasonably be expected to have a Material Adverse Effect unless the licence is replaced or reinstated or the relevant authority or Regulator has directed that the Group’s business can continue without such licence or such licence is no longer required; and
 - (iii) the Issuer has delivered a Controlled Payment Certificate to the Trustee.

“**Credit Facilities Liabilities**” has the meaning given to that term in the Intercreditor Agreement.

“**Default**” means any event that is, or after notice or passage of time or both would be, an Event of Default.

“**Enforcement Instruction**” has the meaning given to that term in paragraph (b) of Condition 12 (*Enforcement of Security*).

“**Event of Default**” has the meaning given to that term in paragraph (a) of Condition 11 (*Events of Default*).

“Existing Operating Lease” means any contract entered into by the Issuer or any Subsidiary Group Company on or prior to 31 December 2018 which is treated as an operating lease under the Accounting Principles as in effect on 31 December 2018 except to the extent that any such contract is renewed, extended or modified on or after 1 January 2019 such that there is a change in the scope of such lease, or the consideration for such lease that, in each case, was not part of the original terms and conditions of such lease.

“Extraordinary Resolution” means:

- (a) a resolution passed at a meeting duly convened and held in accordance with these presents by a majority consisting of not less than three-quarters of the Eligible Persons voting thereat upon a show of hands or, if a poll is duly demanded, by a majority consisting of not less than three-quarters of the votes cast on such poll; or
- (b) a resolution in writing signed by or on behalf of the Holders of not less than three-quarters in principal amount of the Notes for the time being outstanding which resolution may be contained in one document or in several documents in like form each signed by or on behalf of one or more of the Holders; or
- (c) consents given by way of electronic consents through the relevant clearing systems (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than three-quarters in principal amount of the Notes for the time being outstanding.

“Facilities Agreements” means the term facilities agreements dated 22 November 2018, 23 November 2018, 1 February 2019, 8 May 2019, 16 August 2019 and 2 December 2019 each between, among others, the Issuer, the Parent and the agent and/or the security agent named therein (as amended, waived, restated, novated, replaced and/or supplemented from time to time).

“Financial Indebtedness” means, without double counting, any indebtedness for or in respect of:

- (a) moneys borrowed;
- (b) any amount raised by acceptance under any acceptance credit facility or dematerialised equivalent;
- (c) any amount raised pursuant to any note purchase facility or the issue of bonds (other than performance and similar bonds), notes, debentures, loan stock or any similar instrument;
- (d) the amount of any liability in respect of any lease or hire purchase contract which would, in accordance with the Accounting Principles have been treated as a finance or capital lease;
- (e) receivables sold or discounted (other than any receivables to the extent they are sold on a non-recourse basis);
- (f) for the purposes of paragraph (a)(vi) of Condition 11 (*Events of Default*) only (and not for any other purpose), any Treasury Transaction (and, when calculating the value of that Treasury Transaction, only the marked to market value shall be taken into account);
- (g) any counter-indemnity obligation in respect of a guarantee, bond (other than performance or similar bonds), standby or documentary letter of credit or any other instrument issued by a bank or financial institution where the underlying liability otherwise constitutes Financial Indebtedness;
- (h) any amount raised by the issue of redeemable shares which are capable of being redeemed on or before the Maturity Date other than those held by a member of the Group;
- (i) any amount of any liability under an advance or deferred purchase agreement if (i) the primary reason behind entering into the agreement is to raise finance or (ii) the agreement is in respect

of the supply of assets or services and payment is due more than 180 days after the date of supply;

- (j) any arrangement entered into primarily as a method of raising finance pursuant to which an asset sold or otherwise disposed of by that person is contemplated or intended to be re-acquired by a member of the Group (whether following the exercise of an option or otherwise);
- (k) any amount raised under any other transaction (including any forward sale or purchase agreement) to the extent treated as a borrowing under the Accounting Principles but excluding, for the avoidance of doubt (except for the purposes of paragraph (a)(vi) of Condition 11 (*Events of Default*)), any amount in respect of any pension deficit of any member of the Group);
- (l) the amount of any liability in respect of any guarantee for any of the items referred to in paragraphs (a) to (k) above, *provided* that for the purposes of the definitions of Senior Net Indebtedness and Junior Indebtedness, Financial Indebtedness shall not include any indebtedness for or in respect of any Existing Operating Leases.

“**Fitch**” means Fitch Ratings Limited and any successor to the rating agency business of Fitch Ratings Limited.

“**Gilt Rate**” means the yield to maturity at the time of computation of direct obligations of the United Kingdom with a constant maturity (as compiled by the Office for National Statistics and published in the most recent financial statistics that have become publicly available at least two Business Days (but not more than five Business Days) prior to the redemption date (or, if such financial statistics are not so published or available, any publicly available source of similar market data selected by the Issuer in good faith)) most nearly equal to the period from the redemption date to 1 June 2030; *provided, however*, that if the period from the redemption date to 1 June 2030 is not equal to the constant maturity of a direct obligation of the United Kingdom for which a weekly average yield is given, the Gilt Rate shall be obtained by linear interpolation (calculated to the nearest one-twelfth of a year) from the weekly average yields of direct obligations of the United Kingdom for which such yields are given, except that if the period from such redemption date to 1 June 2030 is less than one year, the weekly average yield on actually traded direct obligations of the United Kingdom adjusted to a constant maturity of one year shall be used.

“**Group**” means the Issuer and the Subsidiary Group Companies.

“**Group ICR**” means for any Relevant Testing Period, the ratio (expressed as a ratio of 1) of:

- (a) the sum of Cashflow from operations of the Subsidiary Group Companies (after adding back any cashflows of a one-off, non-recurring, extraordinary or exceptional nature in respect of the Subsidiary Group Companies), less corporation tax paid to HM Revenue and Customs, less two per cent. multiplied by the Total RAB; to
- (b) interest and equivalent recurring finance charges paid on:
 - (i) Senior Debt and Junior Debt and any Permitted Financial Indebtedness (as defined in the Master Definitions Agreement) that is not pursuant to the STID subordinated to such Senior Debt and Junior Debt; and
 - (ii) (Borrowings (other than any Parent Liabilities),

less all interest received by any member of the Security Group, Heathrow Funding Limited and the Issuer from any third party other than pursuant to a Permitted Inter-Company Loan.

“**Group Net Indebtedness**” means, as at any date, the sum of Senior Net Indebtedness, Junior Indebtedness and Issuer Net Indebtedness.

“**Group RAR**” means Group Net Indebtedness expressed as a percentage of Total RAB.

“Hedge Counterparty” means any person that has become a party to the Intercreditor Agreement as a hedge counterparty in accordance with the provisions of the Intercreditor Agreement.

“Hedging Agreement” means any master agreement, confirmation, schedule or other agreement entered into or to be entered into by the Issuer and a Hedge Counterparty in accordance with the Intercreditor Agreement for the purpose of hedging interest rate risk in respect of Notes or interest rate or currency risk in respect of any Permitted Borrower Debt.

“Hedging Liabilities” has the meaning given to that term in the Intercreditor Agreement.

“Holding Company” means, in relation to a company or corporation, any other company or corporation in respect of which it is a Subsidiary.

“IFRS” means the UK-adopted International Accounting Standards.

“Insolvency Official” means, in respect of any company, a liquidator, provisional liquidator, administrator (whether appointed by the court or otherwise), administrative receiver, receiver or manager, nominee, supervisor, trustee in bankruptcy, conservator, guardian or other similar official in respect of such company or in respect of the whole or any part of the company’s assets or in respect of any arrangement or composition with creditors.

“Insolvency Proceedings” means the winding-up, dissolution, company voluntary arrangement or administration of a company or corporation and shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such company or corporation is incorporated or of any jurisdiction in which such company or corporation carries on business including the seeking of liquidation, winding-up, reorganisation, dissolution, administration, arrangement, adjustment, protection or relief from creditors or the appointment of an Insolvency Official.

“Intercreditor Agreement” means the Intercreditor Agreement dated 26 October 2010 (as amended, waived, restated, novated, replaced and/or supplemented from time to time) between, amongst others, the Parent, the Issuer, the Trustee, the Security Agent and the other parties to the Facilities Agreements; and the Hedge Counterparties.

“Interest Period” means the period beginning on and including the date of the Trust Deed and ending on but excluding the first Interest Payment Date, and each successive period beginning on and including an Interest Payment Date and ending on but excluding the next succeeding Interest Payment Date.

“Investor Report” has the meaning given to that term in the Master Definitions Agreement; *provided, however*, that the Investor Report furnished to the Trustee pursuant to paragraph (a)(iii) of Condition 4.11 (*Information and Reports; Certificates; Notification of Defaults and Events of Default*) shall also include a supplement setting out the amendments to, and recalculations of, the financial covenants set out in the Investor Report to incorporate the Borrowings of the Issuer.

“Issuer Net Indebtedness” means, at any time, the aggregate amount of all indebtedness of the Issuer for or in respect of Borrowings (other than any Parent Liabilities) but deducting the aggregate amount of Cash and Cash Equivalent Investments held by the Issuer.

“Junior Debt” has the meaning given to that term in the Master Definitions Agreement.

“Junior Indebtedness” has the meaning given to that term in the Master Definitions Agreement.

“Junior RAR” has the meaning given to that term in the Master Definitions Agreement.

“London Stock Exchange” means London Stock Exchange plc.

“Master Definitions Agreement” means the master definitions agreement entered into in connection with the Common Terms Agreement and dated 18 August 2008, as amended on 13 January 2012 and as amended on 28 February 2019.

“Material Adverse Effect” means a material adverse effect on:

- (a) the business, assets or financial condition of the Group taken as a whole; or
- (b) the ability of the Issuer (taking into account the resources available to the Issuer from other members of the Group) to perform its payment obligations under the Notes.

“Maturity” means, with respect to any indebtedness, the date on which any principal of such indebtedness becomes due and payable as therein or herein provided, whether at the stated maturity with respect to such principal or by declaration of acceleration, call for redemption or purchase or otherwise.

“Maturity Date” means 1 September 2030.

“Moody’s” means Moody’s Investors Service Limited and any successor to the ratings business of Moody’s Investors Service Limited.

“Note Acceleration Notice” has the meaning given to that term in paragraph (b) of Condition 11 (*Events of Default*).

“Noteholder Direction” has the meaning given to that term in paragraph (b) of Condition 12 (*Enforcement of Security*).

“Officer’s Certificate” means a certificate signed by one director of the Issuer or a Surviving Entity, as the case may be, addressed and delivered to the Trustee.

“Parent” means Heathrow (DSH) Limited.

“Participating Member State” means any member state of the European Community that adopts or has adopted the euro as its lawful currency in accordance with legislation of the European Community relating to Economic and Monetary Union.

“Parent Debt” means Financial Indebtedness owed by the Issuer to the Parent and which constitutes Parent Liabilities.

“Parent Liabilities” has the meaning given to that term in the Intercreditor Agreement.

“Permitted Borrower Debt” means any Financial Indebtedness incurred by the Issuer where:

- (a) the Issuer is the only borrower of that Financial Indebtedness;
- (b) that Financial Indebtedness is not guaranteed by the Parent or any Subsidiary of the Issuer;
- (c) the only Security for that Financial Indebtedness is Transaction Security;
- (d) when that Financial Indebtedness is incurred, Pro Forma Group RAR is not greater than 92.5 per cent. thereafter after giving pro forma effect to (i) the incurrence of the Financial Indebtedness and (ii) the application of the proceeds thereof;
- (e) when that Financial Indebtedness is incurred, Pro Forma Group ICR is not less than 1.0 after giving pro forma effect to (i) the incurrence of the Financial Indebtedness and (ii) the application of the proceeds thereof;
- (f) no Event of Default is continuing when that Financial Indebtedness is incurred; and
- (g) that Financial Indebtedness:
 - (i) is permitted by the Intercreditor Agreement to be designated as Primary Creditor Liabilities; and

- (ii) (A) is designated Primary Creditor Liabilities before any such Financial Indebtedness is incurred by the Issuer and (B) the creditors or, if applicable, their representatives in respect of that Financial Indebtedness have acceded to the Intercreditor Agreement in accordance with its terms.

“Permitted Equity Cure Amount” means an amount:

- (a) subscribed for in cash by the Parent for ordinary shares in the Issuer; or
- (b) lent by the Parent to the Issuer in cash by way of Parent Liabilities.

“Permitted Financial Indebtedness” means Financial Indebtedness:

- (a) arising under the Facilities Agreements;
- (b) arising under the 2031 Notes;
- (c) arising under the 2027 Notes;
- (d) arising under the 2029 Notes;
- (e) arising under the 2030 PP;
- (f) arising in respect of any Permitted Borrower Debt;
- (g) which are Hedging Liabilities or Parent Liabilities; or
- (h) which is owed by the Parent to:
 - (i) any of its Affiliates (other than members of the Group); or
 - (ii) the Issuer in accordance with paragraph (a)(ii)(B) of Condition 4.5 (*Limitation on Loans, Credit or Guarantee*).

“Permitted Holders” means (a) Ardian, Qatar Investment Authority, The Public Investment Fund, Australian Retirement Trust and China Investment Corporation and any of their respective Affiliates, and (b) any person who is acting as an underwriter in connection with any public or private offering of Shares of the Issuer, acting in such capacity.

“Permitted Inter-Company Loan” has the meaning given to that term in the Master Definitions Agreement.

“Permitted Security” means:

- (a) any liens arising by operation of law and in the ordinary course of the Issuer’s or the Parent’s business as a holding company and not as a result of any default or omission by the Issuer or the Parent;
- (b) any payment or close-out netting or set-off arrangement pursuant to any Treasury Transaction or foreign exchange transaction entered into by the Issuer or the Parent that constitutes Permitted Financial Indebtedness, excluding any Security or Quasi Security under a credit support arrangement;
- (c) Security arising under the Transaction Security Documents; and
- (d) Security incurred in the ordinary course of business of the Issuer with respect to obligations that do not exceed £5 million (or the equivalent thereof in any other currency or currencies) at any one time outstanding.

“Permitted Transaction” means the consolidation, merger or amalgamation with or into (whether or not the Issuer is the surviving corporation), or sale, assignment or conveyance, transfer, lease, or other disposal of, in one transaction or a series of transactions, all or substantially all of the Issuer’s assets (determined on a consolidated basis for it and its Subsidiaries) to, another person, when:

- (a) the resulting, surviving or transferee person, if other than the Issuer (the **“Surviving Entity”**), (A) is a person organised and existing under the laws of England and Wales, any member state of the European Union, the European Economic Area, the United States of America, any state thereof, the District of Columbia or Canada and (B) expressly assumes, pursuant to a deed supplemental to the Trust Deed, executed and delivered to the Trustee, in a form satisfactory to the Trustee, the Issuer’s obligations under the Notes and the Trust Deed and assumes the Issuer’s obligations under the Transaction Security Documents and the Notes, with the Trust Deed and the Security Documents (including the Transaction Security) remaining in full force and effect as so supplemented;
- (b) immediately after giving effect to such transaction or series of transactions on a *pro forma* basis (and treating any obligation of the Issuer or any Subsidiary Group Company incurred in connection with or as a result of such transaction or series of transactions as having been incurred by the Issuer or such Subsidiary Group Company at the time of such transaction), no Default or Event of Default will have occurred and be continuing;
- (c) immediately before and immediately after giving effect to such transaction or series of transactions on a *pro forma* basis (on the assumption that the transaction or series of transactions occurred on the first day of the four-quarter financial period immediately prior to the consummation of such transaction or series of transactions with the appropriate adjustments with respect to the transaction or series of transactions being included in such *pro forma* calculation), the Issuer (or the Surviving Entity if the Issuer is not the continuing obligor under the Trust Deed) could incur at least £1.00 of additional Financial Indebtedness under the provisions of Condition 4.1 (*Financial Covenants*);
- (d) any of the Issuer’s or the Surviving Entity’s property or assets would thereupon become subject to any Security, the provisions of Condition 4.6 (*Negative Pledge*) are complied with and enforceable in accordance with their terms;
- (e) the Issuer or the Surviving Entity will have delivered to the Trustee, in form and substance satisfactory to the Trustee, an Officer’s Certificate (attaching the computations to demonstrate compliance with paragraphs (b) and (c) above) and an opinion of independent counsel, each stating that such consolidation, merger, sale, assignment, conveyance, transfer, lease or other disposition, and if a supplemental deed to the Trust Deed is required in connection with such transaction, such supplemental deed complies with the requirements of these Conditions and the Trust Deed and that all conditions precedent in these Conditions and the Trust Deed relating to such transaction have been satisfied and that the Trust Deed and the Notes constitute legal, valid and binding obligations of the continuing person, enforceable in accordance with their terms; and
- (f) immediately thereafter, the Surviving Entity shall succeed to, and be substituted for and may exercise every right and power of, the Issuer under the Trust Deed. Upon such succession and substitution, the Issuer shall be relieved of all obligations and covenants under the Trust Deed and the Notes.

“Person” means any individual, firm, company, corporation, government, state or agency of a state or any association, trust, joint venture, consortium or partnership (whether or not having separate legal personality).

“Primary Creditor Liabilities” has the meaning given to that term in the Intercreditor Agreement.

“Pro Forma Group ICR” means Group ICR for the year in which the Financial Indebtedness is incurred as set out in the latest Investor Report supplied by the Issuer, adjusted as though the relevant Financial Indebtedness (and all other Permitted Borrower Debt previously incurred in that financial year and not reflected in the Investor Report) had been incurred on the first day of the relevant year and, to the extent

that the relevant Financial Indebtedness is to be used to repay or prepay existing Financial Indebtedness, such Financial Indebtedness had been repaid on the first day of the relevant year.

“Pro Forma Junior RAR and Pro Forma Group RAR” shall be determined using Senior Net Indebtedness, Junior Indebtedness and Issuer Net Indebtedness (as applicable) and Total RAB set out in the most recent monthly management accounts available to the Issuer, adjusted to take into account the relevant transaction and any other such transactions since the date to which those accounts were prepared.

“Public Equity Offering” means an underwritten public offer and sale of Shares (which are Shares other than redeemable shares) of the Issuer, the Parent or any other Holding Company of the Issuer up to and including Heathrow Airport Holdings, with gross proceeds of at least £20 million (including any sale of Shares purchased upon the exercise of any over-allotment option granted in connection therewith) to the company whose Shares are the subject of such public offer and sale.

“Quasi Security” has the meaning given to that term in paragraph (a) of Condition 4.6 (*Negative Pledge*).

“RAB” or **“Regulatory Asset Base”** has the meaning given to that term in the Master Definitions Agreement.

“Regulators” means the CAA, and any other additional or replacement governmental authority which may from time to time regulate any of the businesses of the Issuer, the Parent or any Subsidiary Group Company or in respect of which the Issuer, the Parent or any Subsidiary Group Company is required to comply.

“Relevant Taxing Jurisdiction” has the meaning given to that term in Condition 10 (*Taxation*).

“Relevant Testing Date” means, in respect of any Compliance Reporting Date, 31 December in the year immediately preceding such Compliance Reporting Date.

“Relevant Testing Period” means, in respect of any Compliance Reporting Date, the period of 12 months ending on the last day of the financial year in the year preceding such Compliance Reporting Date.

“Reporting Date” means 30 June and 31 December in each year starting on 31 December 2026 or any other date as may be agreed between the Issuer and the Trustee as a result of a change in the financial year and or regulatory year end date of any Subsidiary Group Company.

“Request” has the meaning given to that term in the Intercreditor Agreement.

“Request Instruction” has the meaning given to that term in paragraph (a) of Condition 12 (*Enforcement of Security*).

“Restricted Payment” has the meaning given to that term in the Master Definitions Agreement.

“Restricted Payment Condition” has the meaning given to that term in the Master Definitions Agreement.

“Restricted Payment Loan” means any loan by way of a Restricted Payment.

“S&P” means Standard & Poor’s Ratings Service and any successor to the ratings business of Standard & Poor’s Ratings Service.

“Security” means a mortgage, charge, pledge, lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect.

“Security Agent” means Deutsche Trustee Company Limited, and its successors, as security agent for the Transaction Security under the Intercreditor Agreement and the Transaction Security Documents.

“**Security Group**” has the meaning given to that term in the Master Definitions Agreement.

“**Senior Debt**” has the meaning given to that term in the Master Definitions Agreement.

“**Senior Finance Documents**” means the “Finance Documents” as defined in the Master Definitions Agreement.

“**Senior Net Indebtedness**” has the meaning given to that term in the Master Definitions Agreement.

“**Shares**” means, with respect to any person, any and all shares, interests, partnership interests (whether general or limited), participations, rights in or other equivalents (however designated) of such person’s equity, any other interest or participation that confers the right to receive a share of the profits and losses, or distributions of assets of, such person and any rights (other than debt securities convertible into or exchangeable for shares), warrants or options exchangeable for or convertible into such shares, whether now outstanding or issued after the date of the Trust Deed.

“**Sterling**” or “**£**” means the lawful currency of the United Kingdom of Great Britain and Northern Ireland.

“**STID**” has the meaning given to that term in the Master Definitions Agreement.

“**Subsidiary**” means a subsidiary within the meaning of section 1159 of the Companies Act 2006.

“**Subsidiary Group Company**” has the meaning given to the term “Obligor” in the Master Definitions Agreement.

“**Surviving Entity**” has the meaning given to that term in paragraph (a) of the definition of “Permitted Transaction”.

“**Tax**” means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any penalty or interest payable in connection with any failure to pay or any delay in paying any of the same).

“**Total RAB**” has the meaning given to that term in the Master Definitions Agreement.

“**Transaction Security**” means the Security created or expressed to be created in favour of the Security Agent pursuant to the Transaction Security Documents.

“**Transaction Security Documents**” means:

- (a) the debenture of the Issuer (including a first-ranking charge of all the issued share capital of Heathrow (SP) Limited);
- (b) the debenture of the Parent (including a first-ranking charge of all the issued share capital of the Issuer); and
- (c) any other document entered into by the Issuer or the Parent creating or expressed to create any Security over all or any part of the Parent’s or the Issuer’s assets in respect of the obligations under the Permitted Borrower Debt,

in each case, as amended, waived, restated, novated, replaced and/or supplemented from time to time.

“**Transactions in the ordinary course of business**” includes contracts for the development, construction and operation of airport facilities.

“**Treasury Transaction**” means any derivative transaction entered into in connection with protection against or benefit from fluctuation in any rate or price.

“Voting Shares” means any class or classes of Shares pursuant to which the holders thereof have the general voting power under ordinary circumstances to elect at least a majority of the board of directors, managers or trustees (or persons performing similar functions) of any person (irrespective of whether or not, at the time, shares of any other class or classes shall have, or might have, voting power by reason of the happening of any contingency).

22. GOVERNING LAW

The Trust Deed, the Notes and the Coupons and any non-contractual obligations arising out of or in connection with the Trust Deed, the Notes and the Coupons are governed by, and shall be construed in accordance with, English law.

23. RIGHTS OF THIRD PARTIES

No rights are conferred on any person under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the Notes, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

PROVISIONS RELATING TO THE NOTES WHILE REPRESENTED BY THE GLOBAL NOTES

The following is an overview of the provisions to be contained in the Trust Deed to constitute the Notes and in the Global Notes which will apply to, and in some cases modify, the Terms and Conditions of the Notes while the Notes are represented by the Global Notes.

1. Exchange

The Permanent Global Note will be exchangeable in whole but not in part (free of charge to the holder) for definitive Notes only:

- (a) upon the happening of any of the events defined in the Terms and Conditions of the Notes (“**Conditions**”) as “Events of Default”;
- (b) if either Euroclear or Clearstream, Luxembourg is closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or announces an intention permanently to cease business or does in fact do so and no alternative clearing system satisfactory to the Trustee is available; or
- (c) if the Issuer would suffer a disadvantage as a result of a change in laws or regulations (taxation or otherwise) or as a result of a change in the practice of Euroclear and/or Clearstream, Luxembourg which would not be suffered were the Notes in definitive form and a certificate to such effect signed by two Directors of the Issuer is given to the Trustee.

Thereupon (in the case of (a) and (b) above) the holder of the Permanent Global Note (acting on the instructions of one or more of the Accountholders (as defined below)) or the Trustee may give notice to the Issuer and (in the case of (c) above) the Issuer may give notice to the Trustee and the Noteholders, of its intention to exchange the Permanent Global Note for definitive Notes on or after the Exchange Date (as defined below).

On or after the Exchange Date the holder of the Permanent Global Note may or, in the case of (c) above, shall surrender the Permanent Global Note to or to the order of the Principal Paying Agent. In exchange for the Permanent Global Note the Issuer will deliver, or procure the delivery of, an equal aggregate principal amount of definitive Notes (having attached to them all Coupons in respect of interest which has not already been paid on the Permanent Global Note), security printed in accordance with any applicable legal and stock exchange requirements and in or substantially in the form set out in the Trust Deed. On exchange of the Permanent Global Note, the Issuer will procure that it is cancelled and, if the holder so requests, returned to the holder together with any relevant definitive Notes.

For these purposes, “**Exchange Date**” means a day specified in the notice requiring exchange falling not less than 60 days after that on which such notice is given and being a day on which banks are open for general business in the place in which the specified office of the Principal Paying Agent is located and, except in the case of exchange pursuant to (b) above, in the place in which the relevant clearing system is located.

2. Payments

No payment will be made on the Temporary Global Note unless exchange for an interest in the Permanent Global Note is improperly withheld or refused. Payments of principal, premium and interest in respect of Notes represented by a Global Note will, subject as set out below, be made to the bearer of such Global Note against presentation for endorsement and, if no further payment falls to be made in respect of the Notes, against surrender of such Global Note to the order of the Principal Paying Agent or such other Paying Agent as shall have been notified to the Noteholders for such purposes. A record of each payment made will be endorsed on the appropriate part of the schedule to the relevant Global Note by or on behalf of the Principal Paying Agent, which endorsement shall be prima facie evidence that such payment has been made in respect of the Notes. Payments of interest on the Temporary Global Note (if permitted by the first sentence of this paragraph) will be made only upon certification as to non-U.S. beneficial ownership unless such certification has already been made.

3. Notices

For so long as all of the Notes are represented by one or both of the Global Notes and such Global Note(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, notices to Noteholders (including any notices to be

delivered to the Noteholders pursuant to Condition 12 (*Enforcement of Security*)) may be given by delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg (as the case may be) for communication to the relative Accountholders rather than by publication as required by Condition 20 (*Notices*). Any such notice shall be deemed to have been given to the Noteholders on the second day after the day on which such notice is delivered to Euroclear and/or Clearstream, Luxembourg (as the case may be) as aforesaid.

Whilst any of the Notes held by a Noteholder are represented by a Global Note, notices to be given by such Noteholder (including any Noteholder Direction pursuant to Condition 12 (*Enforcement of Security*)) may be given by such Noteholder (where applicable) through Euroclear and/or Clearstream, Luxembourg and otherwise in such manner as the Principal Paying Agent and Euroclear and Clearstream, Luxembourg may approve for this purpose.

4. Accountholders

For so long as all of the Notes are represented by one or both of the Global Notes and such Global Note(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or Clearstream, Luxembourg as the holder of a particular principal amount of such Notes (each an “**Accountholder**”) (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the principal amount of such Notes standing to the account of any person shall, in the absence of manifest error, be conclusive and binding for all purposes) shall be treated as the holder of such principal amount of such Notes for all purposes (including but not limited to, for the purposes of any quorum requirements of, or the right to demand a poll at, meetings of the Noteholders and giving notice to the Issuer or, as the case may be, the Trustee pursuant to Condition 11 (*Events of Default*), Condition 12 (*Enforcement of Security*) and Condition 7.3 (*Purchase of Notes Upon a Change of Control*)) other than with respect to the payment of principal, premium and interest on such principal amount of such Notes, the right to which shall be vested, as against the Issuer and the Trustee, solely in the bearer of the relevant Global Note in accordance with and subject to its terms and the terms of the Trust Deed. Each Accountholder must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for its share of each payment made to the bearer of the relevant Global Note.

5. Prescription

Claims against the Issuer in respect of principal, premium and interest on the Notes represented by a Global Note will be prescribed after ten years from the appropriate payment date (in the case of principal and premium) and five years from the relevant Interest Payment Date (in the case of interest).

6. Cancellation

Cancellation of any Note represented by a Global Note and required by the Conditions of the Notes to be cancelled following its redemption or purchase will be effected by endorsement by or on behalf of the Principal Paying Agent of the reduction in the principal amount of the relevant Global Note on the relevant part of the schedule thereto.

7. Put Option

For so long as all of the Notes are represented by one or both of the Global Notes and such Global Note(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, the option of the Noteholders provided for in Condition 7.3 (*Purchase of Notes Upon a Change of Control*) may be exercised by an Accountholder giving notice to the Principal Paying Agent in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg (which may include notice being given on his instructions by Euroclear or Clearstream, Luxembourg or any common depository for them to the Principal Paying Agent by electronic means) of the principal amount of the Notes in respect of which such option is exercised and at the same time presenting or procuring the presentation of the relevant Global Note to the Principal Paying Agent for notation accordingly within the time limits set forth in that Condition.

8. Redemption at the Option of the Issuer

For so long as all of the Notes are represented by one or both of the Global Notes and such Global Note(s) is/are held on behalf of Euroclear and/or Clearstream, Luxembourg, in the event that the Issuer exercises its call option pursuant to Condition 7.2(a) (*Optional Redemption*) in respect of less than the aggregate principal amount of the

Notes outstanding at such time, the Notes shall be redeemed on a *pro rata* basis or, if redemption on a *pro rata* basis is not permitted by Euroclear and/or Clearstream, Luxembourg at such time, the standard procedures of Euroclear and/or Clearstream, Luxembourg shall operate to determine which interests in the Global Note(s) are to be subject to such option.

9. Euroclear and Clearstream, Luxembourg

References in the Global Notes and this summary to Euroclear and/or Clearstream, Luxembourg shall be deemed to include references to any other clearing system approved by the Trustee.

10. Payment Business Day

Business Day: Notwithstanding the definition of “Business Day” in Condition 21 (*Definitions*), while any Notes are represented by a Global Bond or a Global Bond Certificate and such Global Bond or Global Bond Certificate is held on behalf of DTC, Euroclear, Clearstream, Luxembourg and/or any other relevant Clearing System, “**Business Day**” and “**business day**” shall mean any day which is a day on which dealings in foreign currencies may be carried on in London.

TAX CONSIDERATIONS

UNITED KINGDOM TAXATION

The following, which applies only to persons who are beneficial owners of the Notes, is a summary of the Issuer's understanding of current law and His Majesty's Revenue and Customs practice in the United Kingdom as at the date of this Prospectus relating to the withholding tax treatment of interest paid on the Notes and does not deal with any other United Kingdom taxation implications of acquiring, holding or disposing of the Notes. Prospective purchasers who may be subject to tax in a jurisdiction other than the United Kingdom should seek their own professional advice below description of the UK withholding tax position assumes that there will be no substitution of the Issuer pursuant to Condition 14 (*Substitution*) of the Notes and does not consider the tax consequences of any such substitution.

Interest on the Notes

The Notes issued by the Issuer will constitute "quoted Eurobonds" within the meaning of section 987 of the Income Tax Act 2007 (the "Act") provided they carry a right to interest and they are and continue to be listed on a "recognised stock exchange" within the meaning of section 1005 of the Act as it applies for the purposes of section 987 of the Act. The London Stock Exchange has been designated as a recognised stock exchange for these purposes. The Notes will be treated as listed on the London Stock Exchange if they are admitted to the Official List of the Financial Conduct Authority and are admitted to trading on the London Stock Exchange. Accordingly, the Notes will constitute "quoted Eurobonds" and payments of interest on the Notes may be made without withholding on account of UK income tax provided the Notes remain so listed at the time of payment.

In other cases an amount must generally be withheld on account of income tax (for payments of interest made on or before 5 April 2027 at the basic rate, currently 20 per cent, and for payments of interest made on or after 6 April 2027 at the savings basic rate, which is currently anticipated to be 22 per cent with effect from 6 April 2027). The obligation to withhold is subject to any direction to the contrary by HM Revenue and Customs under an applicable double taxation treaty, and is disapplied in respect of payments to a Noteholder which the Issuer reasonably believes is either a UK resident company or a non-UK resident company carrying on a trade in the UK through a permanent establishment which brings into account the interest in computing its UK taxable profits, or which falls within a category enjoying a special tax status (including charities and pension funds), or is a partnership consisting of such persons (unless HM Revenue and Customs direct otherwise).

Interest on the Notes that constitutes UK source income for tax purposes may, as such, be subject to income tax by direct assessment even where paid without withholding. However, interest with a UK source received without deduction or withholding on account of UK tax will generally not be chargeable to UK tax in the hands of a Noteholder who is not resident for tax purposes in the UK unless that Noteholder carries on a trade, profession or vocation in the UK through a UK branch or agency or, for holders who are companies, through a UK permanent establishment, in connection with which the interest is received or to which the Notes are attributable. There are exemptions for interest received by certain categories of agent (such as some brokers and investment managers).

The attention of Noteholders is drawn to Condition 10 (*Taxation*) of the Notes. The provisions relating to additional payments referred to in Condition 10 (*Taxation*) of the Notes would not apply if HM Revenue & Customs sought to assess the person entitled to the relevant interest or (where applicable) profit on any Note directly to UK income tax. However, exemption from or reduction of such UK tax liability might be available under an applicable double taxation treaty.

The references to "interest" above mean "interest" as understood in UK tax law, and in particular any premium element of the redemption amount of any Notes redeemable at a premium may constitute a payment of interest subject to the withholding tax provisions discussed above. In certain cases, the same could be true for amounts of discount where Notes are issued at a discount. The statements above do not take any account of any different definitions of "interest" or "principal" which may prevail under any other law or which may be created by the terms and conditions of the Notes or any related documentation.

THE PROPOSED FINANCIAL TRANSACTIONS TAX (“FTT”)

On 14 February 2013, the European Commission published a proposal (the “**Original Proposal**”) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (each, other than Estonia, a “**participating Member State**”). However, Estonia has since stated that it will not participate.

The Commission’s Proposal has very broad scope and could, if introduced, apply to certain dealings in the Notes (including secondary market transactions) in certain circumstances. The issuance and subscription of Notes should, however, be exempt.

The Commission’s Proposal has not yet been implemented and remains subject to negotiation between participating Member States’, the outcomes of which remain unclear. On 21 October 2025, the European Commission published its Work Programme for 2026, which states in Annex IV Item 1 of the Work Programme that the European Commission intends to formally withdraw the Commission Proposal on the FTT within six months of the date of the Work Programme.

Prospective holders of the Notes are advised to seek their own professional advice in relation to the FTT.

SUBSCRIPTION AND SALE

BNP PARIBAS, ING Bank N.V., London Branch, J.P. Morgan Securities plc and Merrill Lynch International (together, the “**Active Managers**”), Barclays Bank PLC, Goldman Sachs International and National Australia Bank Limited (ABN 12 004 044 937) (together, the “**Passive Bookrunners**” and together with the Active Managers, the “**Managers**”) have, pursuant to a subscription agreement (the “**Subscription Agreement**”) dated 6 July 2026, jointly and severally agreed to subscribe the Notes at the issue price of 100 per cent. of the principal amount of Notes, less a combined management and underwriting commission and selling concession. The Issuer will also reimburse the Managers in respect of certain of their expenses, and has agreed to indemnify the Managers against certain liabilities, incurred in connection with the issue of the Notes. The Subscription Agreement may be terminated in certain circumstances prior to payment of the Issuer. The Managers and certain of their affiliates from time to time have performed, and in the future will perform, banking, investment banking, advisory, consulting and other financial services for the Group, for which they have received and may in the future receive customary advisory and transaction fees and expense reimbursement.

Some of the Managers and their affiliates have engaged in, and may in the future engage in, investment banking and other commercial dealings in the ordinary course of business with the Issuer or other members of the Group. Such Managers have received, or may in the future receive, customary fees and commissions for these transactions. Each of the Passive Bookrunners have not actively been involved in placing the Notes.

In addition, in the ordinary course of their business activities, the Managers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments issued by the Issuer or other members of the Group. Certain of the Managers or their affiliates that have a lending relationship with the Issuer or another member of the Group routinely hedge their credit exposure to Issuer or such member of the Group consistent with their customary risk management policies. Typically, such Managers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities issued by the Issuer or another member of the Group, including potentially the Notes. Any such short positions could adversely affect future trading prices of the Notes. The Managers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

United States

The Notes have not been and will not be registered under the Securities Act and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Regulation S or pursuant to any other exemption from the registration requirements of the Securities Act.

The Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. tax regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and regulations thereunder.

Each Manager has agreed that, except as permitted by the Subscription Agreement, it will not offer, sell or deliver the Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the later of the commencement of the offering and the Closing Date within the United States or to, or for the account or benefit of, U.S. persons and that it will have sent to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

In addition, until 40 days after the commencement of the offering, an offer or sale of Notes within the United States by any dealer that is not participating in the offering may violate the registration requirements of the Securities Act.

United Kingdom

Each Manager has represented and agreed that:

- (A) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (B) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

Prohibition of Sales to UK Retail Investors

Each of the Managers has represented, warranted and agreed that: it has not offered, sold, distributed or otherwise made available and will not offer, sell, distribute or otherwise make available any Notes to any retail investor in the UK. For the purposes of this provision, the expression “retail investor” means a person who is not a professional client, as defined in point (8) of Article 2(1) of assimilated Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA.

Prohibition of Sales to EEA Retail Investors

Each of the Managers has represented and agreed that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes to any retail investor in the European Economic Area. For the purposes of this provision, the expression “retail investor” means a person who is one (or more) of the following:

- (A) a retail client as defined in point (11) of Article 4(1) of MiFID II; or
- (B) a customer within the meaning of the Insurance Distribution Directive, where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II.

General

No action has been taken by the Issuer or any of the Managers that would, or is intended to, permit a public offer of the Notes in any country or jurisdiction where any such action for that purpose is required. Accordingly, each Manager has undertaken that it will not, directly or indirectly, offer or sell any Notes or distribute or publish any offering circular, prospectus, form of application, advertisement or other document or information in any country or jurisdiction except under circumstances that will, to the best of its knowledge and belief, result in compliance with any applicable laws and regulations and all offers and sales of Notes by it will be made on the same terms.

Interest of persons involved in the offer of Notes

Except as described in this “*Subscription and Sale*” section, so far as the Issuer is aware, no person involved in the offer of the Notes has an interest material to the offer.

GENERAL INFORMATION

Authorisation

The creation and issuance of the Notes has been authorised by a resolution of the Issuer's Board of Directors, dated 23 June 2026.

Listing

Application has been made to the FCA for the Notes to be admitted to the Official List and to the London Stock Exchange for the Notes to be admitted to trading on the Market. The Issuer estimates the expenses relating to the admission of the Notes to trading to be approximately £7,200.

Clearing Information

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg. The appropriate ISIN for this issue is XS3307310444 and the Common Code is 330731044.

The address of Euroclear is 1 Boulevard du Roi Albert II, B-1210 Brussels, Belgium and the address of Clearstream, Luxembourg is 42 Avenue JF Kennedy L-1855 Luxembourg.

Legal information

The Issuer (registered number 6458635), with its registered office at The Compass Centre, Nelson Road, Hounslow, Middlesex, TW6 2GW, was incorporated in England on 20 December 2007.

As of the date of this Prospectus, the Issuer's issued ordinary share capital is 3,109,350,689 ordinary shares of a par value of £1 each, held by Heathrow (DSH) Limited. The rights of the holders of the common shares in the Issuer are contained in the Articles of Association of the Issuer, and the Issuer will be managed by its directors in accordance with those articles and in accordance with the laws of England and Wales.

No Significant Change

There has been no material adverse change in the prospects of the Issuer or the Group since 31 December 2025. There has been no significant change in the financial position or financial performance of the Issuer or the Group since 31 December 2025.

Litigation

There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) within a period of 12 months preceding the date of this Prospectus which may have, or have had in the recent past, a significant effect on the financial position or profitability of the Issuer.

Independent Auditors

The financial statements as at and for the years ended 31 December 2025 and 31 December 2024 incorporated by reference in this Prospectus have been audited by PricewaterhouseCoopers LLP.

Documents Available

For the period of 12 months following the date of this Prospectus, copies of the following documents will be available for inspection on the Issuers website <https://www.heathrow.com/company/investor-centre>:

- a) the Memorandum and Articles of Association of the Issuer;
- b) the audited consolidated financial statements of the Issuer for the years ended 31 December 2025 and 31 December 2024;

- c) a copy of this Prospectus; and
- d) the Trust Deed, the Agency Agreement, the Intercreditor Agreement and the Security Agreement.

Yield

The annual yield of the Notes is 6.500 per cent. calculated on the basis of the Issue Price and as at the date of this Prospectus.

Third party information

Third party information referred to in the sections entitled “*Overview*” and “*Business*” has been accurately reproduced and as far as the Issuer is aware and able to ascertain from information published by that third party, no facts have been omitted which would render the reproduced information inaccurate or misleading. The Issuer has not independently verified the information included herein from third parties and such information may not be up to date.

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