SW (FINANCE) I PLC

(incorporated with limited liability in the England and Wales with registered number 13677506)

(Legal Entity Identifier: 549300BHN1HB5BNG2R96)

£10,000,000,000 Multicurrency Programme for the Issuance of Guaranteed Bonds

Financing

Southern Water Services Limited

(incorporated in England and Wales with limited liability with registered number 2366670)

On 23 July 2003, Southern Water Services (Finance) Limited ("**SWSFL**"), entered into a multicurrency programme for the issuance of up to £10,000,000,000 Guaranteed Bonds (the "**Programme**"). The Programme was last updated on 18 October 2024. This Prospectus supersedes the prospectus relating to the Programme dated 18 October 2024 and any supplementary prospectuses thereto. This Prospectus does not affect any bonds issued under the Programme before the date of this Prospectus.

On 30 September 2022 SWSFL was substituted with SW (Finance) I PLC (the "**Issuer**") as the issuer of all Bonds previously issued by SWSFL and accordingly the Issuer has succeeded SWSFL as the Issuer under the Programme. SWSFL was transferred out of the SWS Financing Group (as defined herein) on 4 October 2022. For the purpose of this Prospectus, references to the Issuer shall be construed as references to SWSFL for any transactions and issuances that occurred prior to the substitution date on 30 September 2022. References to SWSFL in this prospectus are made where the context necessitates and for information purposes.

The payment of all amounts owed in respect of the bonds issued under the Programme (the "**Bonds**") will be unconditionally and irrevocably guaranteed by Southern Water Services Limited ("**SWS**"), SWS Holdings Limited ("**SWSH**"), SWS Group Holdings Limited ("**SWSGH**") and SWFII as described herein (each, a "**Guarantor**"). SWS, the Issuer, SWSH, SWSGH and SWFII are together referred to herein as the "**Obligors**". None of SWSH, SWSGH or SWFII has any significant assets other than the shares in its respective subsidiaries.

Application has been made to the Financial Conduct Authority (the "**FCA**") under Part IV of the Financial Services and Markets Act 2000 as amended ("**FSMA**") for Bonds issued under the Programme during the period of twelve months after the date hereof, to be admitted to the official list of the FCA (the "**Official List**") and to the London Stock Exchange plc (the "**London Stock Exchange**") for such Bonds to be admitted to trading on either the London Stock Exchange's Main Market (the "**Market**") or on the London Stock Exchange's Professional Securities Market ("**PSM**"). References in this Prospectus to Bonds being "**listed**" (and all related references) shall mean that such Bonds have been admitted to trading on the Market or the PSM and have been admitted to the Official List. The Market is a regulated market as defined in Regulation (EU) No 600/2014 on markets in financial instruments as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended (the "**EUWA**") ("**UK MiFIR**"). The PSM is not a regulated market for the purposes of the UK MiFIR. The relevant Final Terms (as defined below) in respect of the issue of any Bonds will specify whether or not such Bonds will be listed on the Official List and admitted to trading on the Market or the PSM. In the case of Bonds issued under the Programme which are listed on the Official List and admitted to trading on the PSM, references to the Final Terms contained in this Prospectus shall be construed as references to the pricing supplement substantially in the form set forth in this Prospectus (the "**Pricing Supplement**").

References in this Prospectus to "PSM Bonds" are to Bonds for which no prospectus is required to be published under Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA (the "UK Prospectus Regulation"). For the purposes of any PSM Bonds issued pursuant to this Programme, this document does not constitute a base prospectus within the meaning of Article 8 of the Prospectus Regulation and will instead constitute listing particulars pursuant to UKLR 3.2.11 of the UK Listing Rules (as defined below) of the FCA (the "Listing Particulars").

This Prospectus has been approved by the FCA, as competent authority under the UK Prospectus Regulation. The FCA only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the UK Prospectus Regulation. Such approval should not be considered as an endorsement of either the Issuer or the Guarantors or the quality of the Bonds that are the subject of this Prospectus and investors should make their own assessment as to the suitability of investing in the Bonds.

These Listing Particulars are neither (i) a prospectus for the purposes of Part VI of the FSMA nor (ii) a prospectus for the purposes of Regulation (EU) 2017/1129 as it forms part of domestic law of the UK by virtue of the European Union (Withdrawal) Act 2018 (the "EUWA") (the "**UK Prospectus Regulation**"). The FCA only approves these Listing Particulars as meeting the standards of completeness, comprehensibility and consistency imposed by the UK Prospectus Regulation, as required by UKLR 23.2.3 of the UK Listing Rules. Such approval should not be considered as an endorsement of (a) either the Issuer or the Guarantors or (b) the quality of the Bonds that are the subject of the Listing Particulars. Investors should make their own assessment as to the suitability of investing in the Bonds.

The Bonds may be issued on a continuing basis, to one or more of the Dealers specified under Chapter 1 "*The Parties*" and any additional Dealer appointed under the Programme from time to time by the Issuer (each, a "**Dealer**" and, together, the "**Dealers**"), which appointment may be for a specific issue or on an ongoing basis. References in this Prospectus to the "**relevant Dealer**" shall, in the case of an issue of Bonds being (or intended to be) subscribed by more than one Dealer or in respect of which subscriptions will be procured by more than one Dealer, be to all Dealers agreeing to subscribe to such Bonds or to procure subscriptions for such Bonds, as the case may be.

Under the Programme, Bonds may be issued as Bearer Bonds and/or Registered Bonds. Interests in a Temporary Global Bond (as defined below) will be exchangeable for interests in a Permanent Global Bond or definitive bonds in bearer form on or after

the date 40 days after the later of the commencement of the offering and the relevant Issue Date, upon certification as to non-U.S. beneficial ownership or to the effect that the holder is a U.S. person who purchased in a transaction that did not require registration under the Securities Act (as defined below) and as may be required by U.S. tax laws and regulations, as more fully described in the section titled "*Forms of the Bonds*".

Please see Chapter 3 "*Risk Factors*" to read about certain factors you should consider before buying any Bonds.

Arranger

NatWest

Dealers

Lloyds Bank Corporate Markets	**National Australia Bank Limited**	**NatWest**

Prospectus dated 10 November 2025

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Under the Programme, the Issuer may, subject to all applicable legal and regulatory requirements, from time to time, issue Bonds in bearer and/or registered form (respectively, "**Bearer Bonds**" and "**Registered Bonds**"). Copies of the Final Terms (as defined below) will be available (in the case of all Bonds) from the specified office set out below of Deutsche Trustee Company Limited as bond trustee (the "**Bond Trustee**"), (in the case of Bearer Bonds) from the specified office set out below of each of the Paying Agents (as defined below) and (in the case of Registered Bonds) from the specified office set out below of each of the Registrar and the Transfer Agent (each as defined below), provided that, in the case of Bonds which are not listed on any stock exchange, copies of the relevant Final Terms will only be available for inspection by the relevant Bondholders.

The Class A Bonds issued on 23 July 2003 (the "**Initial Issue Date**"), 27 May 2005 and on 18 October 2006 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to financial guarantees (and the endorsements thereto) originally issued by MBIA Assurance S.A., a *société anonyme* incorporated under the laws of the French Republic (registered with the Paris Register of Trade and Companies under No. B377883293 (98 B 05130) ("**MBIA**"). The Sub-Class A10 Wrapped Bonds that were issued on 17 July 2007 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to a financial guarantee (and the endorsements thereto) originally issued by Financial Security Assurance (U.K.) Limited ("**FSA**"). With effect from 28 December 2007, the business of MBIA was transferred to MBIA UK Insurance Limited ("**MBIA UK**"), (the "**Transfer**"); MBIA UK, therefore, assumed all rights and obligations of MBIA under the Transaction Documents as if it were the Initial Financial Guarantor (as defined below) of the Class A Bonds issued on the Initial Issue Date, 27 May 2005 and 18 October 2006. On 31 December 2009, FSA changed its name to Assured Guaranty (Europe) Ltd. On 10 January 2017, Assured Guaranty Corp. acquired the entire issued share capital of MBIA UK, following which the registered name of MBIA UK was changed to Assured Guaranty (London) Ltd on 11 January 2017. On 1 June 2017, Assured Guaranty (London) Ltd re-registered as a public limited company and the registered name changed to Assured Guaranty (London) plc ("**AGLN**"). On 1 June 2017, Assured Guaranty (Europe) Limited was re-registered under the Companies Act 2006 as a public company under the name of Assured Guaranty (Europe) plc. On 7 November 2018, AGLN transferred its insurance portfolio to, and merged with and into Assured Guaranty (Europe) plc (the "**Merger**"). On 24 February 2021, Assured Guaranty (Europe) plc re-registered as a private limited company and the registered name changed to Assured Guaranty UK Limited ("**AGUK**"). On 1 February 2023, AGUK transferred 85 per cent. of its guarantee obligations (the "**Guarantee Transfer**") under the Financial Guarantees which had been originally issued by MBIA to Assured Guaranty Municipal Corp. ("**AGM**"). On 1 August 2024, AGM merged with and into Assured Guaranty Inc. (formerly Assured Guaranty Municipal Corp.) ("**AG**", and together with AGUK, "**Assured Guaranty**") (the "**AG Merger**"). AG, therefore, assumed all rights and obligations of AGM under the Transaction Documents as if it were the Initial Financial Guarantor (as defined below). References to the "**Initial Financial Guarantor**" shall mean MBIA and AGUK prior to the Transfer; MBIA UK or AGLN (as applicable) and AGUK after the Transfer but prior to the Merger; AGUK after the Merger but prior to the Guarantee Transfer and each of AGUK and AG after the Guarantee Transfer.

On 19 November 2018, SWSFL entered into a deed poll to undertake to the Security Trustee (for the benefit of all of the Secured Creditors) that SWSFL will not issue any new Class B Bonds. This undertaking was novated to the Issuer by way of a master transfer deed dated 30 September 2022.

For the avoidance of doubt, the Issuer may not, as of the date of this Prospectus, issue Wrapped Bonds or new Class B Bonds pursuant to this Prospectus.

The maximum aggregate nominal amount of all Bonds from time to time outstanding under the Programme will not exceed £10,000,000,000 (or its equivalent in other currencies calculated as described herein), subject to increase as described herein.

Details of the aggregate principal amount, interest (if any) payable, the Issue Price (as defined below) and any other conditions not contained herein, which are applicable to each Tranche of each Sub-Class of each Class of each Series (all as defined below) will be set forth in a set of final terms (the "**Final Terms**") which, in the case of Bonds to be admitted to the Official List and to trading

on the Market or the PSM, will be delivered to the FCA and the London Stock Exchange on or before the relevant date of issue of the Bonds of such Tranche.

Bonds issued under the Programme will be issued in series (each, a "**Series**") and in a class (a "**Class**"). The guaranteed unwrapped Bonds will be designated as "**Class A Unwrapped Bonds**". Each Class may comprise one or more sub-classes (each, a "**Sub-Class**") with each Sub-Class pertaining to, among other things, the currency, interest rate and Maturity Date (as defined below) of the relevant Sub-Class. Each Sub-Class may be zero coupon, fixed rate, floating rate or index-linked Bonds and may be denominated in sterling, Euro or U.S. dollars (or in other currencies subject to compliance with applicable laws).

Each Class of Bonds is expected on issue to have the following credit ratings:

Class	Standard & Poor's	Moody's	Fitch
Class A Unwrapped Bonds	BBB- (CreditWatch Negative)	Ba1 (stable)	BBB- (stable)

See Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Trigger Events, paragraph (ii) (Credit Rating Downgrade)*" and Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Trigger Event Consequences*" for a description of the possible consequences of rating action taken by the Rating Agencies, including as a result of SWS's failure to deliver its commitments under the Final Determination (as defined below) or for any other reason.

In general, European regulated investors are restricted from using a rating for regulatory purposes if such rating is not (1) issued by a credit rating agency established in the European Economic Area ("**EEA**") and registered under the Regulation (EC) No 1060/2009 of the European Parliament and of the Council of 16 September 2009 on credit rating agencies (the "**EU CRA Regulation**") or (2) provided by a credit rating agency not established in the EEA but is endorsed by a credit rating agency established in the EEA and registered under the EU CRA Regulation or (3) provided by a credit rating agency not established in the EEA which is certified under the EU CRA Regulation. In general, UK regulated investors are restricted from using a rating for regulatory purposes if such rating is not (1) issued by a credit rating agency established in the UK and registered under the UK CRA Regulation as it forms part of domestic law by virtue of the EUWA (the "**UK CRA Regulation**") or (2) provided by a credit rating agency not established in the UK but is endorsed by a credit rating agency established in the UK and registered under the UK CRA Regulation or (3) provided by a credit rating agency not established in the UK which is certified under the UK CRA Regulation.

The credit ratings included or referred to in this Prospectus will be treated for the purposes of the UK CRA Regulation as having been issued by S&P Global Ratings UK Limited ("**Standard & Poor's**"), Moody's Investors Service Limited ("**Moody's**") and Fitch Ratings Ltd. ("**Fitch**", and, together with Standard & Poor's and Moody's, the "**Rating Agencies**"). Each of Moody's, Standard & Poor's and Fitch are established in the United Kingdom and are each registered under the UK CRA Regulation. For the purposes of the EU CRA Regulation, the credit rating issued by Moody's, S&P and Fitch have been endorsed by Moody's Deutschland GmbH, S&P Global Ratings Europe Limited, and Fitch Ratings Ireland Ltd respectively, which are credit rating agencies established in the EU and registered under the EU CRA Regulation.

Each Sub-Class of Bearer Bonds will be represented on issue either by a temporary global bond in bearer form, without interest coupons (each a "**Temporary Global Bond**") or a permanent global bond in bearer form, without interest coupons (each a "**Permanent Global Bond**" and, together with each Temporary Global Bond, the "**Global Bonds**"), in each case as specified in the relevant Final Terms. Following any substitution of the Issuer with an entity which is capable of issuing eligible collateral for Eurosystem monetary policy (an "**Eligible Issuer**"), if the Global Bonds are

stated in the applicable Final Terms to be issued in new global note ("**NGN**") form, the Global Bonds are intended to be eligible collateral for Eurosystem monetary policy. Global Bonds issued in NGN form will be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the "**Common Safekeeper**") for Euroclear Bank SA/NV ("**Euroclear**") and Clearstream Banking S.A. ("**Clearstream, Luxembourg**"). Registered Bonds will be represented by registered certificates (each a "**Certificate**") and, save as provided in Condition 2(c) (*Exercise of Options or Partial Redemption in respect of Registered Bonds*), each Certificate shall represent the entire holding of the Registered Bonds by the same Bondholder. Registered Bonds issued in global form will be represented by registered global certificates (each a "**Global Bond Certificate**"). If, following any substitution of the Issuer with an Eligible Issuer, a Global Bond Certificate is held under the new safekeeping structure (the "**NSS**") the Global Bond Certificate will be delivered on or prior to the original issue date of the Tranche to the Common Safekeeper for Euroclear and Clearstream, Luxembourg and/or any other relevant clearing system. Global Bonds which are not issued in NGN form ("**CGNs**") and Global Bond Certificates which are not held under the NSS will be deposited on or prior to the original issue date of the Tranche with a common depositary on behalf of Euroclear and Clearstream, Luxembourg (the "**Common Depositary**") and/or any other relevant clearing system. This Prospectus does not affect any Bonds issued before the date of this Prospectus.

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 Bonds may adversely affect the market price of such Bonds.

If any withholding or deduction for or on account of tax is applicable to the Bonds, payments of interest on, principal of and premium (if any) on the Bonds will be made subject to such withholding or deduction, without the Issuer being obliged to pay any additional amounts as a consequence.

Amounts payable under the Bonds may be calculated by reference to: (i) the Euro Interbank Offered Rate ("**EURIBOR**"), which is provided by the European Money Markets Institute (the "**EMMI**"); (ii) the United Kingdom retail price index ("**RPI**"), which is provided by the Office for National Statistics; (iii) the United Kingdom consumer price index ("**CPI**"), which is provided by the Office for National Statistics; (iv) the harmonised indices of consumer prices ("**CPIH**") which is provided by the Office for National Statistics; and (v) the daily Sterling Overnight Index Average ("**SONIA**"), which is provided by the Bank of England. As at the date of this Prospectus, the EMMI appears, and the Office for National Statistics and the Bank of England do not appear on the register of administrators and benchmarks established and maintained by the FCA pursuant to Article 36 of the Benchmarks Regulation (Regulation (EU) 2016/1011) as it forms part of domestic law by virtue of the EUWA (the "**UK Benchmark Regulation**").

As far as the Issuer is aware, RPI, CPI, CPIH and SONIA do not fall within the scope of the UK Benchmark Regulation by virtue of Article 2 of that regulation. In addition, the transitional provisions in Article 51 of the UK Benchmark Regulation apply, such that the EMMI is not currently required to obtain authorisation or registration (or, if located outside the UK, recognition, endorsement or equivalence). The registration status of any administrator under the UK Benchmark Regulation is a matter of public record and, save where required by applicable law, the Issuer does not intend to update the Final Terms to reflect any change in the registration status of the administrator.

Investors should consult their own independent advisers and make their own assessment about the potential risks imposed by the Benchmark Regulation reforms, investigations and licensing issues in making any investment decisions with respect to Bonds linked to a "benchmark".

In the case of any Bonds which are to be admitted to trading on a regulated market within the United Kingdom or offered to the public in the United Kingdom or a Member State of the European Economic Area in circumstances which require (a) the publication of a prospectus under Regulation (EU) 2017/1129 of the European Parliament and of the Council, as amended (the "**Prospectus**

Regulation") or the UK Prospectus Regulation or (b) the publication of listing particulars under the FCA's UK listing rules (the "**UK Listing Rules**"), the minimum denomination shall be €100,000 (or its equivalent in any other currency as at the date of issue of the Bonds). Bonds may be issued in such denominations and higher integral multiples of a smaller amount specified in the relevant Final Terms.

The Obligors may agree with any Dealer and the Bond Trustee that Bonds may be issued in a form not contemplated by the Conditions (as defined below) herein, in which event (in the case of Bonds admitted to the Official List only) a supplementary prospectus or further prospectus, if appropriate, will be made available which will describe the effect of the agreement reached in relation to such Bonds.

IMPORTANT NOTICE

This prospectus (the "**Prospectus**") supersedes all previous prospectuses, listing particulars and information memoranda and any supplements thereto in their entirety and comprises a base prospectus for the purposes of the UK Prospectus Regulation.

This Prospectus (as supplemented as at the relevant time, if applicable) is valid for 12 months from its date in relation to Bonds which are to be admitted to trading on a regulated market in the United Kingdom (the "**UK**") and/or offered to the public in the UK other than in circumstances where any exemption is available under Article 1(4) and/or 3(2) of the UK Prospectus Regulation. The obligation to supplement this Prospectus in the event of a significant new factor, material mistake or material inaccuracy does not apply when this Prospectus is no longer valid.

This Prospectus, together with all documents which are deemed to be incorporated herein by reference (see "*Documents Incorporated by Reference*"), comprise (i) a base prospectus for the purposes of Article 8 of the UK Prospectus Regulation and for the purpose of giving information with regard to the Issuer, the Guarantors and the Bonds which, according to the particular nature of the Issuer, the Guarantors and the Bonds to be issued by the Issuer, is necessary to enable investors to make an informed assessment of the assets and liabilities, financial position, profit and losses and the prospects of the Issuer, the Guarantors and the rights attaching to such Bonds and the reasons for the issuance and its impact on the Issuer and the Guarantors and (ii) listing particulars for the purposes of UKLR 3.2.11 of the UK Listing Rules of the FCA with regard to the Issuer and the Guarantors.

For avoidance of doubt, the pro forma Pricing Supplement set out under "*Pro Forma Pricing Supplement*" forms part of the Listing Particulars and does not form part of this Prospectus.

Each of the Issuer and the Guarantors accepts responsibility for the information contained in this Prospectus and the Final Terms for each Tranche of Bonds (as defined below) issued under the Programme. To the best of the knowledge of the Issuer and each of the Guarantors, the information contained in this Prospectus is in accordance with the facts, and the Prospectus makes no omission likely to affect the import of such information.

The information relating to the Hedge Counterparties contained in Chapter 10 "*Description of Hedge Counterparties*" has been accurately reproduced and, as far as the Issuer and each of the Guarantors are aware and are able to ascertain from such information, no facts have been omitted which would render the reproduced information inaccurate or misleading.

This Prospectus is being distributed only to, and is directed only at, persons who: (i) are outside the United Kingdom; 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.

Copies of the Final Terms will be available (in the case of all Bonds) from the specified office set out below of the Bond Trustee, (in the case of Bearer Bonds) from the specified office set out below of each of the Paying Agents (as defined below) and (in the case of Registered Bonds) from the specified office set out below of each of the Registrar and the Transfer Agent (each as defined below), provided that, in the case of Bonds which are not listed on any stock exchange, copies of the relevant Final Terms will only be available for inspection by the relevant Bondholders.

This Prospectus is to be read in conjunction with all documents which are incorporated herein by reference (see "*Documents Incorporated by Reference*").

No person has been authorised to give any information or to make representations other than the information or the representations contained in this Prospectus in connection with the Issuer, any member of the SWS Financing Group (as defined below) or of the Full Sponsor Group (as defined below) or the offering or sale of the Bonds and, if given or made, such information or representations must not be relied upon as having been authorised by the Issuer, any member of the SWS Financing Group or of the Full Sponsor Group, the Arranger, the Dealers, the Bond Trustee or the Security Trustee. Neither the delivery of this Prospectus nor any offering or sale of Bonds made in connection herewith shall, under any circumstances, constitute a representation or create any implication that there has been no change in the affairs of the Issuer or any member of the SWS Financing Group since the date hereof. Unless otherwise indicated herein, all information in this Prospectus is given as of the date of this Prospectus. This document does not constitute an offer of, or an invitation by, or on behalf of, the Issuer, the Arranger or any Dealer to subscribe for, or purchase, any of the Bonds.

None of the Arranger, the Dealers, any affiliates of the Dealers, the Financial Guarantors, the Bond Trustee or the Security Trustee nor any of the Hedge Counterparties, the Liquidity Facility Providers, the Authorised Credit Providers, the Agents, the Account Bank, the Standstill Cash Manager or the members of the Full Sponsor Group (other than the Obligors) (each as defined below and, together, the "**Other Parties**") has separately 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 Arranger, any Dealer, any affiliates of the Dealers, the Financial Guarantor, the Bond Trustee or the Security Trustee or Other Party as to the accuracy or completeness of the information contained in this Prospectus or any other information supplied in connection with the Bonds or their distribution. The statements made in this paragraph are without prejudice to the respective responsibilities of the Issuer and the other Obligors. Each person receiving this Prospectus acknowledges that such person has not relied on the Arranger, any Dealer, any affiliates of the Dealers, the Financial Guarantor, the Bond Trustee or the Security Trustee or Other Party nor on any person affiliated with any of them in connection with its investigation of the accuracy of such information or its investment decision.

None of the Issuer, any member of the SWS Financing Group, the Dealers, any affiliate of the Dealers, the Bond Trustee, the Security Trustee, the Financial Guarantors or the Other Parties accept responsibility to investors for the regulatory treatment of their investment in the Bonds (including (but not limited to) whether any transaction or transactions pursuant to which Bonds are issued from time to time is or will be regarded as constituting a "securitisation" for the purpose of (i) Regulation (EU) 2017/2402, (ii) the UK's Securitisation Regulations 2024 (SI 2024/102), the securitisation sourcebook of the UK FCA Handbook and the Securitisation Part of the rulebook of published policy of the Prudential Regulation Authority of the Bank of England, together with the relevant provisions of FSMA or (iii) by any regulatory authority in any jurisdiction.

If the regulatory treatment of an investment in the Bonds is relevant to an investor's decision whether or not to invest, the investor should make its own determination as to such treatment and for this purpose seek professional advice and consult its regulator.

Neither the delivery of this Prospectus nor the offering, sale or delivery of any Bonds shall in any circumstances imply that the information contained herein concerning the Obligors is correct at any time subsequent to the date hereof or that any other information supplied in connection with the Programme is correct or that there has been no adverse change in the financial position of the Issuer or the other Obligors as of any time subsequent to the date indicated in the document containing the same. None of the Arranger, the Dealers, any affiliates of the Dealers, the Financial Guarantors, the Bond Trustee, the Security Trustee or the Other Parties expressly undertakes to review the financial condition or affairs of any of the Obligors during the life of the Programme or to advise any investor in the Bonds of any information coming to their attention. Investors should review, among other things, the most recently published documents incorporated by reference into this Prospectus when deciding whether or not to purchase any Bonds.

This Prospectus is not intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by the Issuer, any Financial Guarantor, any member of the SWS Financing Group, any member of the Full Sponsor Group, the Arranger, any Dealer, any affiliates of the Dealers, the Bond Trustee, the Security Trustee or any of the Other Parties that any recipient of this Prospectus should purchase any of the Bonds.

The Bonds may not be a suitable investment for all investors. Each potential investor in any Bonds must determine the suitability of that investment for that investor considering its own circumstances. In particular, each potential investor should:

- have sufficient knowledge and experience to make a meaningful evaluation of the relevant Bonds, the merits and risks of investing in the relevant Bonds and the information contained or incorporated by reference in this Prospectus or any applicable supplement;
- have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the relevant Bonds and the impact such investment will have on its overall investment portfolio;
- have sufficient financial resources and liquidity to bear all of the risks of an investment in the relevant Bonds, including where the currency for principal or interest payments is different from the potential investor's currency;
- understand thoroughly the terms of the relevant Bonds and be familiar with the behaviour of any relevant indices and financial markets;
- be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for economic, interest rate and other factors that may affect the investor's investment and its ability to bear the applicable risks; and
- understand the accounting, legal, regulatory and tax implications of a purchase, holding and disposal of an interest in the relevant Bonds.

Each person contemplating making an investment in the Bonds must make its own investigation and analysis of the creditworthiness of the Issuer and the other Obligors and its own determination of the suitability of any such investment, with particular reference to its own investment objectives and experience and any other factors which may be relevant to it in connection with such investment. A prospective investor who is in any doubt whatsoever as to the risks involved in investing in the Bonds should consult independent professional advisers. Any prospective Bondholder should take its own legal, financial, accounting, tax and other relevant advice as to the structure and viability of its investment.

None of the Arranger, the Dealers nor their affiliates accepts any responsibility for any social, environmental and sustainability assessment of any Bonds issued as Sustainable Bonds (as defined herein) or makes any representation or warranty or assurance whether such Bonds will meet any investor expectations or requirements regarding such "green", "sustainable", "social" or similar labels (including, but not limited to, Regulation (EU) 2020/852 on the establishment of a framework to facilitate sustainable investment (the "**Sustainable Finance Taxonomy Regulation**") and any related technical screening criteria, the "EuGB" label or the optional disclosures for bonds marketed as environmentally sustainable and for sustainability-linked bonds under Regulation (EU) 2023/2631 (the "**EU Green Bond Regulation**"), Regulation (EU) 2019/2088 on sustainability-related disclosures in the financial services sector ("**SFDR**") and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including green, sustainable or social bond principles or other similar principles or guidance published by ICMA (the "**ICMA Principles**")) or any requirements of such labels or market standards as they may evolve from time to time. None of the Arranger, the Dealers or their affiliates are responsible for (i) the use of proceeds for any Bonds issued as Sustainable Bonds, (ii) the impact, monitoring or reporting in respect of such use of proceeds or (iii) the alignment of any Bonds with the Southern Water Sustainable Finance Framework or alignment of the Southern Water Sustainable Finance Framework with the applicable ICMA Principles. None of the Arranger, the Dealers or their affiliates will verify or monitor any of the commitments set out in the Southern Water Sustainable Finance Framework relating to such Bonds issued under the Programme.

An External Review (as defined herein) provides an opinion on certain environmental and related considerations and is not intended to address any credit, market or other aspects of an investment in any Bonds, including without limitation market price, marketability, investor preference or suitability of any security. An External Review is a statement of opinion, not a statement of fact. No representation or assurance is given by the Arranger, the Dealers or their affiliates as to the suitability or reliability of any External Review or any opinion, review or certification of any third party (including any post-issuance reports prepared by an external reviewer) made available in connection with an issue of Bonds issued as Sustainable Bonds. As at the date of this Prospectus, the providers of an External Review and any other such opinions, reviews and certifications are not subject to any specific regulatory or other regime or oversight. The EU Green Bond Regulation will introduce a supervisory regime of external reviewers of European Green Bonds but this is not due to take full effect until 21 June 2026. Any External Review and any other such opinion, review, certification or post-issuance report is not, nor should be deemed to be, a recommendation by the Arranger, the Dealers or their affiliates, or any other person to buy, sell or hold any Bonds and is current only as of the date it is issued. Prospective investors must determine for themselves the relevance of any such opinion, review certification, or post-issuance report and/or the information contained therein. The criteria and/or considerations that form the basis of an External Review or any such other opinion, review, certification or post-issuance report may change at any time and the External Review may be amended, updated, supplemented, replaced and/or withdrawn. The Southern Water Sustainable Finance Framework may also be subject to review and change and may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Prospectus. The Southern Water Sustainable Finance Framework, any External Review and any other such opinion, review, certification or post-issuance report does not form part of, nor is incorporated by reference in, this Prospectus.

In the event any such Bonds are, or are intended to be, listed, or admitted to trading on a dedicated "green", "sustainable", "social" or other equivalently-labelled segment of a stock exchange or securities market, no representation or assurance is given by the Arranger, the Dealers or their affiliates that such listing or admission will be obtained or maintained for the lifetime of the Bonds.

THE BONDS AND THE GUARANTEES IN RESPECT THEREOF 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, AND THE BONDS MAY INCLUDE BEARER BONDS THAT ARE SUBJECT TO U.S. TAX LAW REQUIREMENTS.

SUBJECT TO CERTAIN EXCEPTIONS, THE BONDS AND THE GUARANTEES IN RESPECT THEREOF MAY NOT BE OFFERED OR SOLD OR, IN THE CASE OF BEARER BONDS, DELIVERED WITHIN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF, U.S. PERSONS (AS DEFINED IN REGULATION S UNDER THE SECURITIES ACT ("**REGULATION S**")).

THE BONDS AND THE GUARANTEES IN RESPECT THEREOF ARE BEING OFFERED AND SOLD OUTSIDE THE UNITED STATES TO NON-U.S. PERSONS IN RELIANCE ON REGULATION S. FOR A DESCRIPTION OF THESE AND CERTAIN FURTHER RESTRICTIONS ON OFFERS, SALES AND TRANSFERS OF BONDS AND THE GUARANTEES IN RESPECT THEREOF AND DISTRIBUTION OF THIS PROSPECTUS SEE CHAPTER 12 "*SUBSCRIPTION AND SALE*".

THE BONDS AND THE GUARANTEES HAVE NOT BEEN APPROVED OR DISAPPROVED BY THE U.S. SECURITIES AND EXCHANGE COMMISSION, ANY STATE SECURITIES COMMISSION IN THE UNITED STATES OR ANY OTHER U.S. REGULATORY AUTHORITY, NOR HAVE ANY OF THE FOREGOING AUTHORITIES PASSED UPON OR ENDORSED THE MERITS OF THE OFFERING OF THE BONDS AND THE GUARANTEES IN RESPECT THEREOF OR THE ACCURACY OR THE ADEQUACY OF THIS

PROSPECTUS. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENCE IN THE UNITED STATES.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – THE BONDS 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 DIRECTIVE 2014/65/EU (AS AMENDED, "**MIFID II**"); OR (II) A CUSTOMER WITHIN THE MEANING OF DIRECTIVE (EU) 2016/97 (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 "**PRIIPS REGULATION**") FOR OFFERING OR SELLING THE BONDS OR OTHERWISE MAKING THEM AVAILABLE TO RETAIL INVESTORS IN THE EEA HAS BEEN PREPARED AND THEREFORE OFFERING OR SELLING THE BONDS OR OTHERWISE MAKING THEM AVAILABLE TO ANY RETAIL INVESTOR IN THE EEA MAY BE UNLAWFUL UNDER THE PRIIPS REGULATION.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – THE BONDS ARE NOT INTENDED TO BE OFFERED, SOLD OR OTHERWISE MADE AVAILABLE TO AND SHOULD NOT BE OFFERED, SOLD OR OTHERWISE MADE AVAILABLE TO ANY RETAIL INVESTOR IN THE UK. FOR THESE PURPOSES, A RETAIL INVESTOR MEANS A PERSON WHO IS ONE (OR MORE) OF: (I) A RETAIL CLIENT, AS DEFINED IN POINT (8) OF ARTICLE 2 OF REGULATION (EU) NO 2017/565 AS IT FORMS PART OF DOMESTIC LAW BY VIRTUE OF THE EUWA; OR (II) A CUSTOMER WITHIN THE MEANING OF THE PROVISIONS OF THE FSMA AND ANY RULES OR REGULATIONS MADE UNDER THE FSMA TO IMPLEMENT THE INSURANCE DISTRIBUTION DIRECTIVE WHERE THAT CUSTOMER WOULD NOT QUALIFY AS 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 KEY INFORMATION DOCUMENT REQUIRED BY THE PRIIPS REGULATION AS IT FORMS PART OF DOMESTIC LAW BY VIRTUE OF THE EUWA (THE "**UK PRIIPS REGULATION**") FOR OFFERING OR SELLING THE BONDS OR OTHERWISE MAKING THEM AVAILABLE TO RETAIL INVESTORS IN THE UK HAS BEEN PREPARED AND THEREFORE OFFERING OR SELLING THE BONDS OR OTHERWISE MAKING THEM AVAILABLE TO ANY RETAIL INVESTOR IN THE UK MAY BE UNLAWFUL UNDER THE UK PRIIPS REGULATION.

MIFID II PRODUCT GOVERNANCE/TARGET MARKETS – THE FINAL TERMS IN RESPECT OF ANY BONDS MAY INCLUDE A LEGEND ENTITLED "MIFID II PRODUCT GOVERNANCE" WHICH WILL OUTLINE THE TARGET MARKET ASSESSMENT IN RESPECT OF THE BONDS AND WHICH CHANNELS FOR DISTRIBUTION OF THE BONDS ARE APPROPRIATE. ANY PERSON SUBSEQUENTLY OFFERING, SELLING OR RECOMMENDING THE BONDS (A "**DISTRIBUTOR**") SHOULD TAKE INTO CONSIDERATION THE TARGET MARKET ASSESSMENT; HOWEVER, A DISTRIBUTOR SUBJECT TO MIFID II IS RESPONSIBLE FOR UNDERTAKING ITS OWN TARGET MARKET ASSESSMENT IN RESPECT OF THE BONDS (BY EITHER ADOPTING OR REFINING THE TARGET MARKET ASSESSMENT) AND DETERMINING APPROPRIATE DISTRIBUTION CHANNELS.

A DETERMINATION WILL BE MADE IN RELATION TO EACH ISSUE ABOUT WHETHER, FOR THE PURPOSE OF THE PRODUCT GOVERNANCE RULES UNDER EU DELEGATED DIRECTIVE 2017/593 (THE "**MIFID PRODUCT GOVERNANCE RULES**"), ANY DEALER SUBSCRIBING FOR ANY BONDS IS A MANUFACTURER IN RESPECT OF SUCH BONDS, BUT OTHERWISE NEITHER THE ARRANGER NOR THE DEALERS NOR ANY OF THEIR

RESPECTIVE AFFILIATES WILL BE A MANUFACTURER FOR THE PURPOSE OF THE MIFID PRODUCT GOVERNANCE RULES.

UK MIFIR PRODUCT GOVERNANCE/PROFESSIONAL INVESTORS AND ECPs ONLY TARGET MARKET – THE FINAL TERMS IN RESPECT OF ANY BONDS WILL INCLUDE A LEGEND ENTITLED "UK MIFIR PRODUCT GOVERNANCE" WHICH WILL OUTLINE THE TARGET MARKET ASSESSMENT IN RESPECT OF THE BONDS AND WHICH CHANNELS FOR DISTRIBUTION OF THE BONDS ARE APPROPRIATE. ANY DISTRIBUTOR SHOULD TAKE INTO CONSIDERATION THE TARGET MARKET ASSESSMENT; HOWEVER, A DISTRIBUTOR SUBJECT TO THE FCA HANDBOOK PRODUCT INTERVENTION AND PRODUCT GOVERNANCE SOURCEBOOK (THE "**UK MiFIR PRODUCT GOVERNANCE RULES**") IS RESPONSIBLE FOR UNDERTAKING ITS OWN TARGET MARKET ASSESSMENT IN RESPECT OF THE BONDS (BY EITHER ADOPTING OR REFINING THE TARGET MARKET ASSESSMENT) AND DETERMINING APPROPRIATE DISTRIBUTION CHANNELS.

A DETERMINATION WILL BE MADE IN RELATION TO EACH ISSUE ABOUT WHETHER, FOR THE PURPOSE OF THE UK MIFIR PRODUCT GOVERNANCE RULES, ANY DEALER SUBSCRIBING FOR ANY BONDS IS A MANUFACTURER IN RESPECT OF SUCH BONDS, BUT OTHERWISE NEITHER THE ARRANGER NOR THE DEALERS NOR ANY OF THEIR RESPECTIVE AFFILIATES WILL BE A MANUFACTURER FOR THE PURPOSE OF UK MIFIR PRODUCT GOVERNANCE RULES.

SINGAPORE SFA PRODUCT CLASSIFICATION – IN CONNECTION WITH SECTION 309B OF THE SECURITIES AND FUTURES ACT 2001 (2020 REVISED EDITION) OF SINGAPORE (THE "**SFA**") AND THE SECURITIES AND FUTURES (CAPITAL MARKETS PRODUCTS) REGULATIONS 2018 OF SINGAPORE (THE "**CMP REGULATIONS 2018**"), UNLESS OTHERWISE SPECIFIED BEFORE AN OFFER OF BONDS, THE ISSUER HAS DETERMINED, AND HEREBY NOTIFIES ALL RELEVANT PERSONS (AS DEFINED IN SECTION 309A(1) OF THE SFA), THAT THE BONDS ARE CAPITAL MARKET PRODUCTS OTHER THAN PRESCRIBED CAPITAL MARKETS PRODUCTS (AS DEFINED IN THE CMP REGULATIONS 2018).

This Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Bonds 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 Bonds may be restricted by law in certain jurisdictions. None of the Obligors, the Arranger, the Dealers, any affiliates of the Dealers, the Bond Trustee, the Security Trustee or the Other Parties represents that this Prospectus may be lawfully distributed, or that any Bonds 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 assumes any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Obligors, the Arranger, the Dealers, any affiliates of the Dealers, the Bond Trustee, the Security Trustee or the Other Parties which would permit a public offering of any Bonds or distribution of this Prospectus in any jurisdiction where action for that purpose is required. Accordingly, no Bonds 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 Bonds may come must inform themselves about, and observe, any such restrictions on the distribution of this Prospectus and the offering and sale of Bonds. In particular, there are restrictions on the distribution of this Prospectus and the offer or sale of Bonds in the United States, the EEA and the United Kingdom. For a description of certain restrictions on offers and sales of the Bonds and on distribution of this Prospectus, see Chapter 12 "*Subscription and Sale*". This Prospectus does not constitute, and may not be used for the purposes of, an offer to or solicitation by any person to subscribe or purchase any Bonds in any jurisdiction or in any circumstances in which such an offer or solicitation is not authorised or is unlawful.

All references herein to "**pounds**", "**sterling**" or "**£**" are to the lawful currency of the United Kingdom, all references to "**$**", "**U.S.$**", "**U.S. dollars**" or "**dollars**" are to the lawful currency of the United States of America, and references to "**€**", "**Euro**" or "**euro**" are to the single currency introduced at the start of the third stage of European Economic and Monetary Union pursuant to the Treaty establishing the European Community, as amended, from time to time.

Any reference in this Prospectus to any legislation (whether primary legislation or other subsidiary legislation made pursuant to primary legislation) shall be construed as a reference to such legislation as the same may have been, or may from time to time be, amended, superseded or re-enacted.

In connection with the issue of any Tranche (as defined in Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 6 (*Interest and other Calculations*) of Bonds, one or more Dealer or Dealers (if any) (the "Stabilisation Manager(s)") (or persons acting on behalf of any Stabilisation Manager(s)) may over-allot such Bonds or effect transactions with a view to supporting the market price of the Bonds of the Series of which such Tranche forms part, at a level higher than that which might otherwise prevail. However, stabilisation may not occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Bonds is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the Issue Date of the relevant Tranche of Bonds and 60 days after the date of the allotment of the relevant Tranche of Bonds and 60 days after the allotment of the relevant Tranche of Bonds. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or person(s) acting on behalf of the Stabilisation Manager(s)) in accordance with all applicable laws and rules.

DOCUMENTS INCORPORATED BY REFERENCE

This Prospectus should be read and construed in conjunction with the audited non-consolidated financial statements of each of the Obligors for the financial years ended 31 March 2024 and 31 March 2025, together, in each case, with the audit report thereon, which have been previously published or are published simultaneously with this Prospectus and which have been approved by the Financial Conduct Authority or filed with it (see Chapter 13 "*General Information – Documents Available*" for a description of the financial statements currently available for each of the Obligors) save that any statement contained herein or in a document which is deemed to be 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. Where only certain parts of a document are incorporated by reference in this Prospectus, the non-incorporated parts are either not relevant to the investor or are covered elsewhere in this Prospectus.

Save as explicitly stated, no material appearing in footnotes with links to external or third-party websites are, or shall be deemed to be, incorporated in, or form part of, this Prospectus.

The following information shall be deemed to be incorporated in, and form part of, this Prospectus:

Annual Reports

(a) the financial statements and auditor report contained in pages 204 to 256 (inclusive) of the annual report of Southern Water Services Limited for the financial year ended 31 March 2025 (accessible at https://www.southernwater.co.uk/media/lophbgtb/southern-water-ar2025_.pdf);

(b) the financial statements and auditor report contained in pages 206 to 269 (inclusive) of the annual report of Southern Water Services Limited for the financial year ended 31 March 2024 (accessible at https://www.southernwater.co.uk/media/mmcogsam/southern-water-annual-report-2023-24.pdf) ;

(c) the financial statements and auditor report contained in pages 6 to 18 (inclusive) of the annual report of SWS Holdings Limited for the financial year ended 31 March 2025 (accessible at https://www.southernwater.co.uk/media/ahmh3q3f/swsholdings-31-3-25-v6-pbse.pdf);

(d) the financial statements and auditor report contained in pages 6 to 16 (inclusive) of the annual report of SWS Holdings Limited for the financial year ended 31 March 2024 (accessible at https://www.southernwater.co.uk/media/jmzjtfkw/swsholdings-31-3-24-final.pdf);

(e) the financial statements and auditor report contained in pages 6 to 18 (inclusive) of the annual report of SWS Group Holdings Limited for the financial year ended 31 March 2025 (accessible at: https://www.southernwater.co.uk/media/axgjdzau/swsgh-31-3-25-v9-pbse.pdf);

(f) the financial statements and auditor report contained in pages 6 to 16 (inclusive) of the annual report of SWS Group Holdings Limited for the financial year ended 31 March 2024 (accessible at https://www.southernwater.co.uk/media/d3wppcar/swsgh-31-3-24-final.pdf);

(g) the financial statements and auditor report contained in pages 8 to 29 (inclusive) of the annual report of the Issuer for the financial year ended 31 March 2025 (accessible at https://www.southernwater.co.uk/media/5zbmvw3c/swfi-31-03-25-v9-pbse.pdf);

(h) the financial statements and auditor report contained in pages 7 to 28 (inclusive) of the annual report of the Issuer for the financial year ended 31 March 2024 (accessible at https://www.southernwater.co.uk/media/m2nb5oes/swfi-31-03-24-with-ear.pdf);

(i) the financial statements and auditor report contained in pages 8 to 23 (inclusive) of the annual report and financial statements of SW (Finance) II Limited for the financial year ended 31

March 2025 (accessible at https://www.southernwater.co.uk/media/phwboeig/swfii-31-03-25-v8-pbse.pdf); and

(j) the financial statements and auditor report contained in pages 7 to 19 (inclusive) of the annual report of SW (Finance) II Limited for the financial year ended 31 March 2024 (accessible at https://www.southernwater.co.uk/media/qqgnkygg/swfii-31-03-24-final-with-pg-number-corr.pdf).

Terms and Conditions

(a) the Terms and Conditions of the Bonds as contained at pages 125 to 156 (inclusive) of the offering circular dated 17 July 2003 (https://www.southernwater.co.uk/media/bstbauaj/sws-july-2003-prospectus-30095817291.pdf);

(b) the Terms and Conditions of the Bonds as contained at pages 134 to 170 (inclusive) of the offering circular dated 24 May 2005 (https://www.southernwater.co.uk/media/suoab0ro/southern-water-prospectus-2005.pdf);

(c) the Terms and Conditions of the Bonds as contained at pages 174 to 225 (inclusive) of the prospectus relating to the Programme dated 13 October 2006 (https://www.southernwater.co.uk/media/ytagb10e/sws-october-2006-prospectus-30095817281.pdf);

(d) the Terms and Conditions of the Bonds as contained at pages 173 to 211 (inclusive) of the prospectus relating to the Programme dated 27 February 2009 (https://www.southernwater.co.uk/media/c1fmw5fj/sws-february-2009-prospectus-30095817311.pdf);

(e) the Terms and Conditions of the Bonds as contained at pages 181 to 219 (inclusive) of the prospectus relating to the Programme dated 12 April 2011 (https://www.southernwater.co.uk/media/hsbjgcvl/inv-prospectus-11.pdf);

(f) the Terms and Conditions of the Bonds as contained at pages 178 to 214 (inclusive) of the prospectus relating to the Programme dated 28 February 2013 (https://www.southernwater.co.uk/media/sq0jt3uf/inv-prospectus-13.pdf);

(g) the Terms and Conditions of the Bonds as contained at pages 207 to 260 (inclusive) of the prospectus relating to the Programme dated 6 May 2020 (https://www.southernwater.co.uk/media/ns2bc0y1/2020-opco-update_prospectus-dated-6-may-2020.pdf);

(h) the Deed of Variation to the Bond Trust Deed dated 30 September 2022 (https://www.southernwater.co.uk/media/wggbtfav/domus_deed-of-variation_bonds_dated-30-september-2022-30160825177.pdf);

(i) the Terms and Conditions of the Bonds as contained at pages 216 to 269 (inclusive) of the prospectus relating to the Programme dated 14 November 2023 https://www.southernwater.co.uk/media/jdbosq4v/sws-opco-update-2023_base-prospectus_final.pdf; and

(j) the Terms and Conditions of the Bonds as contained at pages 229 to 283 (inclusive) of the prospectus relating to the Programme dated 18 October 2024 https://www.southernwater.co.uk/media/vjjp014d/sws-opco-update-2024_prospectus_final.pdf.

in each case, in connection with the Programme.

The information contained in the following RNS announcements is incorporated in, and forms part of, the Prospectus:

(a) RNS announcement released by the Issuer on 8 July 2025 (which is available at: https://www.londonstockexchange.com/news-article/BU33/equity-raise-lock-up-agreement-signed/17124643);

(b) RNS announcement released by the Issuer on 15 July 2025 (which is available at https://www.londonstockexchange.com/news-article/BU33/liquidity-update-launch-of-stid-proposal/17136082) (the "**STID RNS**");

(c) RNS announcement released by the Issuer on 10 October 2025 (which is available at https://www.londonstockexchange.com/news-article/BU33/scheme-of-arrangement/17274291),

(collectively, the "**RNS Announcements**").

Each Obligor 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 unless such documents have been modified or superseded as specified above. Requests for such documents should be directed to any of the Obligors, at their respective offices set out at the end of this Prospectus.

An electronic copy of the Prospectus, copies of the documents deemed to be incorporated by reference in this Prospectus, each supplementary prospectus and the final terms related to this Prospectus may be viewed on:

(a) https://www.southernwater.co.uk/about-us/investors; and/or
(b) the website of the Regulatory News Service operated by the London Stock Exchange at http://www.londonstockexchange.com/exchange/prices-and-news/news/market-news/market-news-home.html.

In reference to the contents of this Prospectus:

(i) any information or documents themselves incorporated by reference in the documents incorporated by reference;
(ii) the hyperlinks included in this Prospectus or included in any documents incorporated by reference into the Prospectus (other than those listed above, linking to copies of documents incorporated by reference herein); and
(iii) the websites and their content other than copies of those documents deemed to be incorporated by reference into this Prospectus,

are not incorporated into, and do not form part of, this Prospectus and have not been scrutinised or approved by the FCA.

Each of the Obligors has undertaken to the Dealers in the Dealership Agreement (as defined in Chapter 12 "*Subscription and Sale*") to comply with Section 81 of the FSMA.

If the terms of the Programme are modified or amended in a manner which would make this Prospectus inaccurate or misleading, a new prospectus will be prepared in the same manner as this base prospectus.

SUPPLEMENTARY PROSPECTUS

The Issuer has undertaken, in connection with the admission of the Bonds to the Official List and to trading on the Market, that, if there shall occur any significant new factor, material mistake or inaccuracy relating to information contained in this Prospectus which is capable of affecting the assessment of any Bonds whose inclusion would reasonably be required by investors and their professional advisers, and would reasonably be expected by them to be found in this Prospectus, for the purpose of making an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the relevant Issuer, and the rights attaching to the Bonds, the Issuer shall prepare a supplement to this Prospectus or publish a replacement prospectus for use in connection with any subsequent issue by the Issuer of Bonds and will supply to each Dealer and the Bond Trustee such number of copies of such supplement hereto or replacement prospectus as such Dealer and Bond Trustee may reasonably request, pursuant to Article 23 of the UK Prospectus

Regulation. The Issuer will also supply to the FCA such number of copies of such supplement hereto or replacement prospectus as may be required by the FCA and will make copies available, free of charge, upon oral or written request, at the specified offices of the Paying Agents (as defined herein).

If the terms of the Programme are modified or amended in a manner which would make this Prospectus, as so modified or amended, inaccurate or misleading, a new prospectus will be prepared.

If at any time any Issuer shall be required to prepare a supplemental prospectus pursuant to Section 87G of FSMA), the Issuer shall prepare and make available an appropriate supplement to this Prospectus or a further prospectus which, in respect of any subsequent issue of Bonds to be listed on the Official List and admitted to trading on the Market, shall constitute a supplemental prospectus as required by the FCA and Section 87G of the FSMA. Statements contained in any such supplement (or contained in any document incorporated by reference therein) shall, to the extent applicable (whether expressly, by implication or otherwise), be deemed to modify or supersede statements contained in this Prospectus or in a document which is incorporated by reference in this Prospectus. Any statement so modified or superseded shall not, except as so modified or superseded, constitute a part of this Prospectus.

SUPPLEMENTARY LISTING PARTICULARS

The Issuer has undertaken, in connection with the admission of the Bonds to the Official List and to trading on the PSM, that, if there shall occur a significant change affecting any matter contained in this Prospectus whose inclusion would reasonably be required by investors and their professional advisers, and would reasonably be expected by them to be found in this Prospectus, for the purpose of making an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the relevant Issuer, and the rights attaching to the Bonds, the Issuer shall prepare a supplement to this Prospectus or publish a replacement prospectus for use in connection with any subsequent issue by the Issuer of Bonds and will supply to each Dealer and the Bond Trustee such number of copies of such supplement hereto or replacement prospectus as such Dealer and Bond Trustee may reasonably request. The Issuer will also supply to the FCA such number of copies of such supplement hereto or replacement prospectus as may be required by the FCA and will make copies available, free of charge, upon oral or written request, at the specified offices of the Paying Agents (as defined herein).

If at any time any Issuer shall be required to prepare supplementary listing particulars pursuant to Section 81 of the FSMA, the Issuer shall prepare and make available an appropriate supplement to this Prospectus or a further prospectus which, in respect of any subsequent issue of Bonds to be listed on the Official List and admitted to trading on the PSM, shall constitute supplementary listing particulars as required by the FCA and Section 81 of the FSMA.

FINAL TERMS AND PRICING SUPPLEMENT

In the following paragraphs, the expression "**necessary information**" means, in relation to any Tranche of Bonds, the information necessary to enable investors to make an informed assessment of the assets and liabilities, financial position, profits and losses and prospects of the Issuer and the rights attaching to the Bonds. In relation to the different types of Bonds which may be issued under the Programme the Issuer has endeavoured to include in this Prospectus all of the necessary information except for information relating to the Bonds which is not known at the date of this Prospectus and which can only be determined at the time of an individual issue of a Tranche of Bonds.

Any information relating to the Bonds which is not included in this Prospectus and which is required in order to complete the necessary information in relation to a Tranche of Bonds will be contained in the relevant Final Terms or Pricing Supplement (as applicable). Such information will be contained in the relevant Final Terms or Pricing Supplement (as applicable) unless any of such

information constitutes a significant new factor relating to the information contained in this Prospectus, in which case, such information will be contained in a supplement to this Prospectus.

For a Tranche of Bonds which is the subject of the relevant Final Terms or Pricing Supplement (as applicable), those Final Terms or that Pricing Supplement (as applicable) must be read in conjunction with this Prospectus. The terms and conditions applicable to any particular Tranche of Bonds, which is the subject of the relevant Final Terms or Pricing Supplement (as applicable), are the Conditions as supplemented, amended and/or replaced to the extent described in the relevant Final Terms or Pricing Supplement (as applicable).

CHAPTER 1
THE PARTIES

The Issuer	SW (Finance) I PLC, a company incorporated in England and Wales on 13 October 2021 with limited liability with registered number 13677506, is the funding vehicle for raising funds to support the long-term debt financing requirements of SWS and whose object and purpose is primarily the issue of securities. The Issuer is a 100 per cent. subsidiary of SWS.
Legal Entity Identifier of the Issuer	549300BHN1HB5BNG2R96
SWS	Southern Water Services Limited, a company incorporated in England and Wales with limited liability (registered number 2366670) on 1 April 1989, which holds an Instrument of Appointment dated August 1989 under sections 11 and 14 of the Water Act 1989 (as in effect on 1 September 1989) under which the Secretary of State for the Environment appointed SWS as a water and sewerage undertaker under the WIA for the areas described in the Instrument of Appointment. SWSH owns 100 per cent. of the issued ordinary share capital in SWS.
Legal Entity Identifier of SWS	54930007FJVKQFI3NF97
SWSH	SWS Holdings Limited, a company incorporated in England and Wales with limited liability (registered number 04324499). SWSH is a 100 per cent. subsidiary of SWSGH.
SWSGH	SWS Group Holdings Limited, a company incorporated in England and Wales with limited liability (registered number 04324498). SWSGH is a 100 per cent. subsidiary of Southern Water Services Group Limited.
SWFII	SW (Finance) II Limited, a company incorporated in England and Wales with limited liability (registered number 13677558). SWFII is a 100 per cent. subsidiary of SWS.
Guarantors	Pursuant to the terms of the Security Agreement, SWSH and SWSGH each guarantee the obligations of each other and of SWS, SWFII and the Issuer under each Finance Document in favour of the Security Trustee. In addition, SWS, SWFII and the Issuer each guarantee the obligations of the other (but not those of SWSH and SWSGH) under each Finance Document in favour of the Security Trustee. SWSH, SWSGH, SWS, SWFII and the Issuer are collectively referred to herein as the "**Guarantors**".
SWS Financing Group	The SWS Financing Group comprises SWSGH, SWSH, SWS, SWFII, the Issuer and the Pension Companies (as defined below).
SWSG	Southern Water Services Group Limited, a company incorporated in England and Wales with limited liability (registered number 04374956), whose registered office is at Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. Southern Water Services Group Limited is a 100 per cent. subsidiary of SWI.
SWI	Southern Water Investments Limited, a company incorporated in England and Wales (registered number 04650294), whose registered office is at Southern House,

	Yeoman Road, Worthing, West Sussex BN13 3NX. SWI is a 100 per cent. subsidiary of SWC.
SWC	Southern Water Capital Limited, a company incorporated in England and Wales (registered number 04608528) whose registered office is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. SWC owns the Class B Preference Shares.
Group	SWI and its Subsidiaries from time to time.
Arranger	NatWest Markets Plc is the Arranger of the Programme.
Dealers	Lloyds Bank Corporate Markets plc, National Australia Bank Limited (ABN 12 004 044 937) and NatWest Markets Plc will act as dealers (together with any other dealer appointed from time to time by the Issuer and the other Guarantors, the "**Dealers**") either generally with respect to the Programme or in relation to a particular Tranche, Sub-Class, Class or Series of Bonds.
Financial Guarantors	Each of: (i) Assured Guaranty UK Limited and Assured Guaranty Inc. in respect of Sub-Class A9 Wrapped Bonds issued on 18 October 2006 and in respect of the Class A Wrapped Bonds issued on 23 July 2003 (the "**Initial Issue Date**") and on 27 May 2005 and (ii) AGUK in respect of the Sub-Class A10 Wrapped Bonds issued on 17 July 2007. The Class A Bonds issued on the Initial Issue Date, 27 May 2005 and on 18 October 2006 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to financial guarantees (and the endorsements thereto) originally issued by MBIA Assurance S.A., a société anonyme incorporated under the laws of the French Republic (registered with the Paris Register of Trade and Companies under No. B377883293 (98 B 05130) ("**MBIA**"). The Sub-Class A10 Wrapped Bonds that were issued on 17 July 2007 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to a financial guarantee (and the endorsements thereto) originally issued by Financial Security Assurance (U.K.) Limited ("**FSA**"). With effect from 28 December 2007, the business of MBIA was transferred to MBIA UK Insurance Limited ("**MBIA UK**"), (the "**Transfer**"); MBIA UK, therefore, assumed all rights and obligations of MBIA under the Transaction Documents as if it were the Initial Financial Guarantor (as defined below) of the Class A Bonds issued on the Initial Issue Date, 27 May 2005 and 18 October 2006. On 31 December 2009, FSA changed its name to Assured Guaranty (Europe) Ltd. On 10 January 2017, Assured Guaranty Corp. acquired the entire issued share capital of MBIA UK, following which the registered name of MBIA UK was changed to Assured Guaranty (London) Ltd on 11 January 2017. On 1 June 2017, Assured Guaranty (London) Ltd re-registered as a public limited company and the registered name changed to Assured Guaranty (London) plc ("**AGLN**").

	On 1 June 2017, Assured Guaranty (Europe) Limited was re-registered under the Companies Act 2006 as a public company under the name of Assured Guaranty (Europe) plc. On 7 November 2018, AGLN transferred its insurance portfolio to, and merged with and into Assured Guaranty (Europe) plc (the "**Merger**"). On 24 February 2021, Assured Guaranty (Europe) plc re-registered as a private limited company and the registered name changed to Assured Guaranty UK Limited ("**AGUK**"). On 1 February 2023, AGUK transferred 85 per cent. of its guarantee obligations (the "**Guarantee Transfer**") under the Financial Guarantees which had been originally issued by MBIA to Assured Guaranty Municipal Corp. ("**AGM**"). On 1 August 2024, AGM merged with and into Assured Guaranty Inc. (formerly Assured Guaranty Municipal Corp.) ("**AG**", and together with AGUK, "**Assured Guaranty**") (the "**AG Merger**"). AG, therefore, assumed all rights and obligations of AGM under the Transaction Documents as if it were the Initial Financial Guarantor (as defined below). References to the "**Initial Financial Guarantor**" shall mean MBIA and AGUK prior to the Transfer; MBIA UK or AGLN (as applicable) and AGUK after the Transfer but prior to the Merger; AGUK after the Merger but prior to the Guarantee Transfer and each of AGUK and AG after the Guarantee Transfer. **For the avoidance of doubt, the Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus.**
Hedge Counterparties	Each of: (i) Alum Bay Designated Activity Company; (ii) Banco Santander, S.A., London Branch; (iii) Bank of America, N.A.; (iv) BNP PARIBAS; (v) ING Bank N.V.; (vi) JPMorgan Chase Bank, National Association; (vii) Lloyds Bank Corporate Markets plc; (viii) Lunar Luxembourg S.A.; (ix) Bank of America Europe Designated Activity Company; (x) Morgan Stanley & Co. International plc; (xi) National Australia Bank Limited; (xii) NatWest Markets Plc; (xiii) SMBC Nikko Capital Markets Limited; and (xiv) UBS AG (together, the "**Existing Hedge Counterparties**"), and, together with any counterparties to future Hedging Agreements, the "**Hedge Counterparties**"). The Existing Hedge Counterparties are under no obligation to enter into any further Treasury Transactions.
Bond Trustee	Deutsche Trustee Company Limited (or any successor trustee appointed pursuant to the Bond Trust Deed) acts as trustee (the "**Bond Trustee**") for and on behalf of the holders of each Class of Bonds of each Series (each, a "**Bondholder**").
Security Trustee	Deutsche Trustee Company Limited (or any successor trustee appointed pursuant to the STID) acts as security trustee for itself and on behalf of the Secured Creditors (as defined below) (the "**Security Trustee**") and holds, and will be entitled to enforce, the Security (as defined below) subject to the terms of the STID (as defined below).

Secured Creditors	The Secured Creditors comprise any person who is a party to, or has acceded to, the STID as a Secured Creditor.
DSR Liquidity Facility Providers	BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Lloyds Bank Plc, National Australia Bank Limited, London Branch and Sumitomo Mitsui Banking Corporation, London Branch (the "**Existing DSR Liquidity Facility Providers**") provide the Issuer with a 364-day revolving credit facility (as may be renewed from time to time) for interest requirements on the Class A Debt and, within certain limits, for interest requirements on the Class B Debt.
O&M Reserve Facility Provider	A provider of a liquidity facility pursuant to an O&M Reserve Facility Agreement to fund SWS's operating and maintenance expenditure, which, among others, SWS and such O&M Reserve Facility Provider may enter into from time to time.
Authorised Credit Providers	National Westminster Bank plc, Lloyds Bank Plc, BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Sumitomo Mitsui Banking Corporation, London Branch and Bank of America Europe DAC (the "**Existing RCF Providers**") provide the Existing RCF to SWS.
Paying Agents	Deutsche Bank AG, London Branch acts and will act as principal paying agent (the "**Principal Paying Agent**"), and, together with any other paying agents appointed by the Issuer, the "**Paying Agents**") to provide certain issue and paying agency services to the Issuer in respect of the Bearer Bonds.
Agent Bank	Deutsche Bank AG, London Branch acts as agent bank (the "**Agent Bank**") under the Agency Agreement.
Account Bank	HSBC Bank plc, acting through its office at Level 2, 8 Canada Square, E14 5HQ, United Kingdom, or any person for the time being acting as Account Bank (pursuant to the Account Bank Agreement). HSBC Bank plc is a company incorporated in England and Wales with registered number 00014259 and has its registered office at Level 2, 8 Canada Square, E14 5HQ, United Kingdom.
Cash Manager	SWS acts, or during a Standstill Period, HSBC Bank plc (the "**Standstill Cash Manager**") will act, pursuant to the terms of the cash management provisions of the CTA as cash manager in respect of moneys credited from time to time to the Accounts (as defined below).
Registrar and Transfer Agent	Deutsche Bank AG, London Branch will act as transfer agent (the "**Transfer Agent**") and will provide certain transfer agency services to the Issuer in respect of the Registered Bonds. Deutsche Bank Luxembourg S.A. will act as registrar (the "**Registrar**") and will provide certain registrar services to the Issuer in respect of the Registered Bonds.

CHAPTER 2
OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Prospectus and, in relation to the Conditions of any particular Tranche of Bonds, the applicable Final Terms. Words and expressions not defined in this overview shall have the same meanings as defined in Chapter 8 "*Terms and Conditions of the Bonds"* under Condition 6 (*Interest and other Calculations*)".

The Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus. In addition, on 19 November 2018, SWSFL entered into a deed poll to undertake to the Security Trustee (for the benefit of all the Secured Creditors) that SWSFL will not issue any new Class B Bonds. This undertaking was novated to the Issuer by way of a master transfer deed dated 30 September 2022. Please note that any references to Wrapped Bonds or Class B Bonds in this overview are for informational purposes only.

Description	Guaranteed Bond Programme.
Programme Size	Up to £10,000,000,000 (or its equivalent in other currencies) aggregate nominal amount of Bonds outstanding at any time.
Issuance in Classes	Bonds issued under the Programme have been and will be issued in Series. For the avoidance of doubt, the Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus. The Unwrapped Bonds are and will be designated as one of Class A Unwrapped Bonds or Class B Unwrapped Bonds. Each Class comprises or (in the case of Unwrapped Bonds only) will comprise one or more Sub-Classes of Bonds and each Sub-Class can be issued in one or more Tranches, the specific terms of each Tranche of a Sub-Class being identical in all respects, save for the issue dates, interest commencement dates and/or issue prices, to the terms of the other Tranches of such Sub-Class. The specific terms of each Tranche of Bonds are and will be set out in the applicable Final Terms.
Certain Restrictions	Each issue of Bonds denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time, including the restrictions applicable at the date of this Prospectus. See Chapter 12 "*Subscription and Sale*". **Bonds with a maturity of less than one year** Bonds having a maturity of less than one year from the date of issue will constitute deposits for the purposes of the prohibition on accepting deposits contained in section 19 of the FSMA unless they are issued to a limited class of professional investors and have a denomination of at least £100,000 or its equivalent. See Chapter 12 "*Subscription and Sale*".
Distribution	Bonds have been and may be distributed by way of private or public placement and, in each case, on a syndicated or non-syndicated basis.
Initial Delivery of the Bonds	On or prior to the original issue date of each Tranche, if the relevant Global Bond is an NGN or, following the

	substitution of the Issuer with an Eligible Issuer, the relevant Global Bond Certificate is held under the NSS, the Global Bond or Global Bond Certificate will be delivered to a Common Safekeeper for Euroclear and Clearstream, Luxembourg. On or prior to the original issue date of each Tranche, if the relevant Global Bond is a CGN or the relevant Global Bond Certificate is not held under the NSS, the Global Bond representing Bearer Bonds or the Global Bond Certificate representing Registered Bonds may be deposited with a common depositary for Euroclear and Clearstream, Luxembourg. Global Bonds or Global Bond Certificates may also be deposited with any other clearing system or may be delivered outside any clearing system provided that the method of such delivery has been agreed in advance by the Issuer, the Principal Paying Agent, the Bond Trustee and the relevant Dealer. Registered Bonds that are to be credited to one or more clearing systems on issue will be registered in the name of nominees or a common nominee for such clearing systems.
Currencies	Euro, sterling, U.S. dollars and, subject to any applicable legal or regulatory restrictions, any other currency agreed between the Issuer and the relevant Dealer.
Maturities	Such maturities as may be agreed between the Issuer and the relevant Dealer, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or the Relevant Currency (as defined in the Conditions).
Issue Price	Bonds have been and may be issued on a fully paid basis and at an issue price which is at par or at a discount to, or premium over, par, as specified in the applicable Final Terms.
Interest	Bonds are and will, unless otherwise specified in the relevant Final Terms, be interest-bearing and interest is or will be calculated (unless otherwise specified in the relevant Final Terms) on the Principal Amount Outstanding (as defined in the Conditions) of such Bond. Interest accrues or will accrue at a fixed or floating rate (plus, in the case of Indexed Bonds, amounts in respect of indexation) and is or will be payable in arrear, as specified in the relevant Final Terms. Interest is or will be calculated on the basis of such Day Count Fraction (as defined in the Conditions) as may be agreed between the Issuer and the relevant Dealer as specified in the relevant Final Terms.
Form of Bonds	The Series 1 Bonds, Series 2 Bonds, Series 3 Bonds, Series 4 Bonds, Series 5 Bonds, Series 6 Bonds, Series 7 Bonds, Series 8 Bonds, Series 9 Bonds, Series 10 Bonds, Series 11 Bonds, Series 12 Bonds, Series 13 Bonds, Series 13 Tap Bonds and Series 14 Bonds have been issued under the Programme in bearer form. Each further Sub-Class of Bonds has been or will be issued in bearer or registered form as described in Chapter 8 "*Terms and Conditions of the Bonds*". Each Sub-Class of Bearer Bonds will be represented on issue by either a Temporary Global Bond or a Permanent Global Bond, as specified in the relevant

	Final Terms. Registered Bonds will be represented by Certificates, one Certificate being issued in respect of each Bondholder's entire holding of Registered Bonds save as provided in Condition 2(c) (*Exercise of Options or Partial Redemption in respect of Registered Bonds*). Certificates representing Registered Bonds that are registered in the name of a nominee for one or more clearing systems are referred to as "**Global Bond Certificates**". Registered Bonds will not be exchangeable for Bearer Bonds.
Fixed Rate Bonds	Fixed Rate Bonds bear interest at a fixed rate of interest payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption, as specified in the relevant Final Terms.
Floating Rate Bonds	Floating Rate Bonds bear interest at a rate determined: (i) on the same basis as the floating rate under a notional interest rate swap transaction in the Relevant Currency governed by an agreement incorporating: (a) in the case of Bonds issued before 18 October 2024, the 2000 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc., and as amended and updated as at the Issue Date of the first Tranche of the Bonds of the relevant Sub-Class); and (b) in the case of Bonds issued on or after 18 October 2024, the 2006 ISDA Definitions or the latest version of the 2021 ISDA Definitions (each as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Bonds of the relevant Sub-Class); or (ii) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service (being EURIBOR or SONIA as adjusted for any applicable margin), as indicated in the applicable Final Terms. The margin (if any) relating to such floating rate has been or will be agreed between the Issuer and the relevant Dealer for each Sub-Class of Floating Rate Bonds.
Indexed Bonds	Payments (whether in respect of principal or interest and whether at maturity or otherwise) in respect of Indexed Bonds (including Limited Indexed Bonds as defined under Condition 7(a) (*Definitions (RPI*)) and Condition 7(f) (*Definitions) (CPI and CPIH)*) are and may be calculated in accordance with Condition 7 (*Indexation*) by reference to the RPI, CPI or CPIH including owner occupiers' housing costs.
Interest Payment Dates	Interest in respect of Fixed Rate Bonds is or will be payable annually in arrear, in respect of Floating Rate Bonds is or will be payable quarterly in arrear and in respect of Indexed Bonds is or will be payable semi-annually in arrear (or, in each case, as otherwise specified in the relevant Final Terms).
Dual Currency Bonds	Payments (whether in respect of principal or interest and whether at maturity or otherwise) in respect of Dual Currency Bonds will be made in such currencies, and

	based on such rates of exchange, as the Issuer and the relevant Dealer may agree.
Zero Coupon Bonds	Zero Coupon Bonds will be offered and sold at a discount to their nominal amount and will not bear interest.
Instalment Bonds	The applicable Final Terms may provide that Bonds may be redeemable in two or more instalments of such amounts and on such dates as are indicated in the applicable Final Terms.
Redemption	The applicable Final Terms indicate or will indicate either that the relevant Bonds cannot be redeemed prior to their stated maturity (other than in specified instalments, or for taxation reasons if applicable, or following an Index Event or an Event of Default) or that such Bonds will be redeemable (either in whole or in part) at the option of the Issuer upon giving notice to the Bondholders, on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.
Redemption for Index Event, Taxation or Other Reasons	Upon the occurrence of certain index events (as set out under Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*)), the Issuer may redeem the Indexed Bonds at their Principal Amount Outstanding together with accrued but unpaid interest and amounts in respect of indexation. No single Sub-Class of Indexed Bonds may be redeemed in these circumstances unless all the other Sub-Classes of Indexed Bonds are also redeemed. In addition, in the event of the Issuer becoming obliged to make any deduction or withholding from payments in respect of the Bonds (although the Issuer will not be obliged to pay any additional amounts in respect of such deduction or withholding) the Issuer may: (i) use its reasonable endeavours to arrange for the substitution of another company incorporated in an alternative jurisdiction (subject to certain conditions as set out under Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*)); and, failing this, (ii) redeem (subject to certain conditions as set out under Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*)) all (but not some only) of the Bonds at their Principal Amount Outstanding (plus, in the case of Indexed Bonds, amounts in respect of indexation) together with accrued but unpaid interest. No single Class or Sub-Class of Bonds may be redeemed in these circumstances unless all the other Classes and Sub-Classes of Bonds are also redeemed in full at the same time. In the event of SWS electing to prepay an advance (in whole or in part) under an Issuer/SWS Loan Agreement, the Issuer shall be obliged to redeem all or the relevant part of the corresponding Sub-Class of Bonds or the proportion of the relevant Sub-Class which the proposed prepayment amount bears to the amount of the relevant advance under the relevant Issuer/SWS Loan Agreement.

	Bonds having a maturity of less than one year from the date of issue are subject to restrictions on their denomination and distribution. See "*Certain Restrictions – Bonds with a maturity of less than one year*" above. The Issuer shall only be permitted to pay Early Redemption Amounts to the extent that in so doing it will not cause an Event of Default to occur or subsist.
Denomination of Bonds	Bonds have been and will be issued in such denominations as were or may be agreed between the Issuer and the relevant Dealer save that: (i) in the case of any Bonds which are to be admitted to trading on a regulated market within the UK or offered to the public in the UK or a Member State of the EU in circumstances which require the publication of a prospectus under the Prospectus Regulation or the UK Prospectus Regulation, the minimum specified denomination shall be €100,000 (or its equivalent in any other currency as at the date of issue of the Bonds); and (ii) in any other case, the minimum specified denomination of each Bond will be such as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Relevant Currency. See "*Certain Restrictions – Bonds with a maturity of less than one year*" above. Bonds which are admitted to trading on the Market may be issued in such denomination and higher integral multiples of a smaller amount specified in the relevant Final Terms.
Taxation	Payments in respect of Bonds are and will be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by or on behalf of any jurisdiction, unless and save to the extent that the withholding or deduction of such taxes, duties, assessments or governmental charges is required by law. In that event and to that extent, the Issuer and, to the extent that there is a claim under the relevant Financial Guarantee, the relevant Financial Guarantor will make payments subject to the appropriate withholding or deduction. Notwithstanding the foregoing, no additional amounts will be paid by the Issuer or the Guarantors or, to the extent that there is a claim under the relevant Financial Guarantee, by the relevant Financial Guarantor in respect of any withholdings or deductions, unless otherwise specified in the applicable Final Terms.
Status of the Bonds	The Bonds in issue constitute, and any future Bonds (in the case of Unwrapped Bonds only) issued under the Programme will constitute, secured obligations of the Issuer. Each Class of Bonds ranks *pari passu* without preference or priority in point of security amongst themselves. The Bonds represent the right of the holders of such Bonds to receive interest and principal payments from: (i) the Issuer in accordance with the terms and conditions of the Bonds (the "**Conditions**") and the trust deed dated 23 July 2003 as amended, varied, supplemented and/or restated from time to time (the "**Bond Trust Deed**") entered into

	by the Obligors, Assured Guaranty and the Bond Trustee in connection with the Programme; and (ii) in the case of the Wrapped Bonds in issue only, the relevant Financial Guarantor in certain circumstances in accordance with the relevant Financial Guarantee. **For the avoidance of doubt, the Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus.** The Class A Wrapped Bonds in issue and the Class A Unwrapped Bonds in issue rank, and any further Class A Unwrapped Bonds issued under the Programme will rank, *pari passu* with respect to payments of interest and principal. However, only the Class A Wrapped Bonds in issue have the benefit of the relevant Financial Guarantee. All claims in respect of the Class A Wrapped Bonds in issue and the Class A Unwrapped Bonds in issue and any further Class A Unwrapped Bonds issued will rank in priority to payments of interest and principal due on all Class B Unwrapped Bonds. The Class B Unwrapped Bonds in issue rank *pari passu* amongst themselves with respect to payments of interest and principal. On 19 November 2018, SWSFL entered into a deed poll to undertake to the Security Trustee (for the benefit of all of the Secured Creditors) that SWSFL will not issue any new Class B Bonds. This undertaking was novated to the Issuer by way of a master transfer deed dated 30 September 2022.
Covenants	The representations, warranties, covenants (positive, negative and financial) and events of default which apply and will apply to, among other things, the Bonds are set out in a common terms agreement dated 23 July 2003 (and as amended, supplemented or restated from time to time) (the "**CTA**", see Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement*").
Guarantee and Security	The Bonds in issue are, and further Bonds issued under the Programme will be, unconditionally and irrevocably guaranteed and secured by each of SWS, SWSGH, SWFII and SWSH pursuant to a guarantee and security agreement (as supplemented) (the "**Security Agreement**") entered into by each such Obligor in favour of the Security Trustee over the entire property, assets, rights and undertaking of each such Obligor (the "**Security**"), in the case of SWS to the extent permitted by the WIA and Licence. Each such guarantee constitutes a direct, unconditional and secured obligation of each such Obligor. The Security is held by the Security Trustee on trust for the Secured Creditors (as defined below) under the terms of the Security Agreement, subject to the terms of the STID (as defined below). Any Bonds (including those previously issued and any further issuance) will be backed by the same assets. SWS's business (together with the facilities available to the SWS Financing Group) have characteristics that demonstrate the capacity to produce funds to service any payments due and payable on the Bonds issued.
Intercreditor Arrangements	The Secured Creditors and each Obligor are each party to a security trust and intercreditor deed (the "**STID**"), which

	regulates, among other things: (i) the claims of the Secured Creditors; (ii) the exercise and enforcement of rights by the Secured Creditors; (iii) the rights of the Secured Creditors to instruct the Security Trustee; (iv) the rights of the Secured Creditors during the occurrence of an Event of Default; (v) the Entrenched Rights and Reserved Matters of each Secured Creditor; and (vi) the giving of consents and waivers and the making of amendments by the Secured Creditors. See Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*".
Authorised Credit Facilities	Subject to certain conditions being met, the Issuer and (for certain indebtedness) SWS are permitted to incur indebtedness under authorised credit facilities (each, an "**Authorised Credit Facility**") with an Authorised Credit Provider, providing loan, hedging and other facilities (including Financial Guarantees) which may rank *pari passu* with the Class A Bonds or the Class B Bonds. Each Authorised Credit Provider is or will become party to the CTA and the STID and may have voting rights thereunder. See Chapter 7 "*Summary of the Financing Agreements*".
DSR Liquidity Facility	The DSR Liquidity Facility Providers make available to the Issuer a credit facility for the purpose of meeting certain shortfalls in revenues for the Issuer to meet, among other things, its obligations to pay interest on the Bonds. The Issuer is obliged, pursuant to the CTA, to maintain through a DSR Liquidity Facility (or DSR Liquidity Facilities) and/or amounts in the Debt Service Reserve Account an amount or amounts which is/are at least equal to the aggregate of projected interest payments on the Class A Debt and the Class B Debt for the succeeding 12 months.
O&M Reserve and O&M Reserve Facility	SWS has established a reserve in the amount of approximately £28.0 million (as at 31 March 2025) in the O&M Reserve Account of SWS. The principal amount credited to the O&M Reserve Account (the "**O&M Reserve**") may only be used by SWS for the purpose of meeting its operating and maintenance expenses. The O&M Reserve Facility Providers additionally make available to SWS a liquidity facility for the purpose of meeting SWS's operating and maintenance expenses. SWS is obliged, pursuant to the CTA, to maintain through an O&M Reserve Facility (or O&M Reserve Facilities) and/or amounts in the O&M Reserve Account an amount or amounts which is/are not less than 10 per cent. of Projected Operating Expenditure and Capital Maintenance Expenditure required for the next succeeding 12 month period as forecast in the SWS Business Financial Model.
Listing	The Bonds issued on the Initial Issue Date and all subsequent issues under the Programme have been admitted to the Official List and admitted to trading on the Market, although the Bonds issued prior to January 2007 were subsequently migrated to the PSM in 2007. Application has been made to admit further Bonds issued under the Programme to the Official List and to admit them to trading on the Market or the PSM. The Bonds may also be listed on such other or further stock exchange(s)

	as may be agreed between the Issuer and the relevant Dealer in relation to each Series. The applicable Final Terms will state that the relevant Bonds are to be listed and on which stock exchange(s).
Ratings	The ratings assigned to the Class A Unwrapped Bonds and the Class B Unwrapped Bonds by the Rating Agencies reflect only the views of the Rating Agencies. The initial ratings of a Series of Bonds will be specified in the relevant Final Terms. A rating is not a recommendation to buy, sell or hold securities and will depend, among other things, on certain underlying characteristics of the business and financial condition of SWS. A rating may be subject to suspension, change or withdrawal at any time by the assigning Rating Agency.
Governing Law	The Bonds in issue are and any further Bonds issued under the Programme will be governed by, and construed in accordance with, English law.
Selling Restrictions	There are restrictions on the offer, sale and transfer of the Bonds in the EEA, the United States, the United Kingdom and Singapore and such other restrictions as may be required in connection with the offering and sale of a particular Sub-Class of Bonds. See Chapter 12 "*Subscription and Sale*".
Investor Information	SWS is required to produce an investors' report (the "**Investors' Report**") semi-annually to be delivered within 120 days from 31 March or 60 days from 30 September of each year. Such Investors' Report will include, among other things: (i) a general overview of the SWS business in respect of the six-month period ending on the immediately preceding Calculation Date; (ii) the calculations of the Class A ICR, Class A Adjusted ICR and the Senior Adjusted ICR for each Test Period (historic and projected); (iii) the ratio of Net Cash Flow minus Capital Maintenance Expenditure to Class A Debt Interest for the twelve-month period ending on such Calculation Date; (iv) the Class A RAR and Senior RAR (historical and projected); and (v) reasonable detail of the computations of these financial ratios. Each such Investors' Report will be made available by SWS and the Issuer to the Secured Creditors, including the Bondholders on SWS's website. SWS is also required to make available unaudited interim financial statements and audited financial statements, within 60 days of 30 September and 120 days of 31 March, respectively, and, in any event within five Business Days of the date on which they are made available. SWS will also place certain additional information on its website, as and when available. This will include, among other things, the most recently published: (a) annual charges scheme for SWS, with details of tariffs; (b) a summary of SWS's strategic business plan at each Periodic Review; (c) SWS's current Procurement Plan (if any); (d) SWS's annual drinking water quality report; (e) SWS's annual environment report; (f) SWS's annual conservation and access report;

	and (g) such other periodic information compiled by SWS for Ofwat.
Use of Proceeds	The estimated net proceeds from each issue of Bonds under the Programme will be on-lent to SWS under the terms of further Issuer/SWS Loan Agreements to be applied by SWS for its general corporate purposes or for the purposes permitted by paragraph (j) of the definition of "Permitted Financial Indebtedness". If, in respect of an issue of Bonds, there is a particular use of proceeds, such as Green Bonds or Social Bonds, this will be stated in the applicable Final Terms.

CHAPTER 3
RISK FACTORS

The following sets out certain aspects of the Programme documentation and the activities of the SWS Financing Group about which prospective Bondholders should be aware. The occurrence of any of the events described below could have a material adverse impact on the business, financial condition or operational performance of the Issuer, SWS or the other Obligors and could lead to, among other things:

(a) an SWS Event of Default;

(b) an Event of Default under the terms and conditions of the Bonds; and

(c) non-payment of amounts in respect of the Class A Unwrapped Bonds or the Class B Unwrapped Bonds.

The Issuer believes that the factors described below represent the principal risks inherent in investing in the Bonds, but the Issuer may be unable to pay interest, principal or other amounts on or in connection with any Bonds for other reasons and the Issuer does not represent that the statements below regarding the risks of holding any Bonds are exhaustive.

Prospective Bondholders should note that the risks described below are not the only risks that the Issuer, SWS or the other Obligors face. The Issuer, SWS or the other Obligors have described only those risks relating to their operations and the Bonds that they consider to be material. There may be additional risks that the Issuer, SWS or the other Obligors currently consider not to be material or of which they are not currently aware, and any of these risks could have the effects set forth above. The following is not intended to be exhaustive and prospective. Bondholders should read the detailed information set out elsewhere in this document prior to making any investment decision. Bondholders may lose the value of their entire investment in certain circumstances. If the Issuer has insufficient funds, the Bonds may not be repaid in full on their respective maturity dates.

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

1 Risks Relating to SWS – Financial Ratios and Credit Ratings

Financial Ratios: Under the Common Terms Agreement, SWS is subject to financial ratio tests which monitor interest cover and leverage. A number of operational and macroeconomic factors can influence the calculation of financial ratios, including the level of appreciation and depreciation of SWS's asset base, fluctuations in interest rates, energy costs and inflation and levels of operational expenditure.

The last published levels of the key financial ratios (as per the Compliance Certificate dated 29 July 2025 in respect of the calculation date of 31 March 2025) as against the Trigger Event thresholds are set out below:

	31 March 2025	31 March 2026	31 March 2027	31 March 2028	31 March 2029	31 March 2030	Trigger Event
Conformed Class A Adjusted ICR	-0.4	1.4	2.3	1.5	1.4	1.3	1.30x
Conformed Class A Average Adjusted ICR	-0.4	1.7	1.7	1.4	1.3	1.3	1.40x
Class A ICR	3.4	3.2	4.4	3.0	2.8	2.7	N/A
Net Cash Flow minus Capital Maintenance Expenditure to Class A Debt Interest	1.2	N/A	N/A	N/A	N/A	N/A	N/A
Class A RAR	0.740	0.679	0.679	0.702	0.705	0.701	0.75x
Senior RAR	0.740	0.679	0.679	0.702	0.705	0.701	0.90x

Therefore, given that such last published levels are below the Trigger Event threshold, as at the date of this Prospectus, a Trigger Event in relation to SWS's Conformed Class A Adjusted ICR and Conformed Class A Average Adjusted ICR has occurred and is continuing. The adjusted interest cover ratio is expected to have negative headroom until at least March 2026 and therefore SWS is expected to continue to be in a Trigger Event until at least that date.

Credit Ratings: Under the Common Terms Agreement, a Trigger Event will occur where the long-term credit rating of any Class A Unwrapped Debt by any two Rating Agencies falls to BBB (S&P), Baa2 (Moody's) or BBB (Fitch) or below. In addition, SWS's licence contains a cash lock-up where any of SWS or the Issuer's monitored ratings for Ofwat's purposes are at or below BBB/Baa2 with a negative outlook (or similar) (a "**Licence Cash Lock-Up**") (see Risk Factor entitled "*Regulatory Changes to Achieve Financial Resilience*" below).

As at the date of this Prospectus, the rating of the Class A Unwrapped Bonds is:

Standard & Poor's	Moody's	Fitch
BBB- (CreditWatch Negative)	Ba1 (stable)	BBB- (stable)

Therefore, as at the date of this Prospectus. a Trigger Event in relation to SWS's credit rating requirements has occurred and is continuing and a Licence Cash Lock-Up has occurred and is continuing.

Consequences of the Trigger Events include certain debt incurrence and payment restrictions on SWS, provision of information on the Trigger Event to the Security Trustee, and the possibility of commissioning an Independent Review by technical advisers to the Security Trustee to examine the causes of the relevant Trigger Event and recommend corrective measures. A Trigger Event is not an Event of Default, does not lead to a Standstill Period and gives no right to Secured Creditors to take enforcement action or accelerate any Financial Indebtedness, nor would a Trigger Event restrict payments under the Issuer/SWS Loan Agreements. See Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Trigger Event Consequences*" for a description of the consequences of a Trigger Event. However, further deterioration in SWS's financial ratios or credit ratings could ultimately lead to an Event of Default and the commencement of a Standstill (see Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms*

Agreement – Event of Default" and "*Security Trust and Intercreditor Deed – Standstill – Standstill Extension – Enforcement*").

A Licence Cash Lock-Up stops most payments being made by SWS to other group companies, including dividend payments. This will not prevent payments by SWS of interest or principal to bondholders or fees on intercompany loans made to SWS by the Issuer, provided that the Issuer remains in the SWS Financing Group. A Licence Cash Lock-Up is not a breach of SWS's licence. However, further deterioration in SWS's credit ratings could ultimately lead to a breach of licence (see Risk Factor entitled "*Breach of Licence*" and Chapter 6 ("*Regulation of Water and Wastewater Industry in England and Wales*"). It is an Event of Default under the Common Terms Agreement if the shadow rating of the Class A Wrapped Bonds or the rating of the Class A Unwrapped Bonds, in each case ascribed by any two Ratings Agencies is below the minimum required for Investment Grade (the "**Ratings EoD**"). On 13 November 2024, Moody's downgraded the underlying senior secured ratings of the Issuer to 'Ba1' from 'Baa3' (whilst affirming the 'A1' backed senior ratings of the Class A Wrapped Bonds), assigning a 'Ba1' corporate family rating and 'Ba1-PD' probability of default rating to SWS, reflecting a deterioration in the water sector's business risk profile. As at the date of this Prospectus, the shadow rating of the Class A Wrapped Bonds and the rating of the Class A Unwrapped Bonds, as ascribed by S&P and Fitch remains above the minimum required for Investment Grade. Therefore, a further downgrade of the shadow rating of the Class A Wrapped Bonds or the rating of the Class A Unwrapped Bonds by one of Standard & Poor's and Fitch below its current rating will be an Event of Default unless Moody's has previously restored its credit rating to Investment Grade. Such a downgrade would also breach the rating condition in SWS's Licence (see Risk Factor entitled 4 *"Breach of Licence*" and Chapter 6 ("*Regulation of Water and Wastewater Industry in England and Wales"))*. Failure to comply with the Licence in all material respects save to the extent that Ofwat has waived or approved such non-compliance (if required) to the reasonable satisfaction of the Security Trustee will also be an Event of Default under the Common Terms Agreement. In connection with the Equity Raise (as defined below), the Ratings EoD will initially be waived upon receipt of the Initial Equity Injection (as defined below) until the earlier of: (a) the date on which SWS receives the balance of the Initial AMP8 Equity Commitment (as defined below); and (b) 11:59 p.m on 31 March 2026. If all of the Initial AMP8 Equity Commitment has been received by SWS in full by 11:59pm on 31 March 2026, then the Ratings EoD will be permanently removed and an Event of Default would no longer occur under the Common Terms Agreement if the shadow rating of the Class A Wrapped Bonds or the rating of the Class A Unwrapped Bonds, in each case ascribed by any two Ratings Agencies, were to fall below the minimum required for Investment Grade. Accordingly, the rights and remedies available to bondholders in a Standstill Period which would otherwise have arisen if the Ratings EoD had not been permanently removed or temporarily waived will not be available to them. Conversely, if the relevant conditions to the suspension or removal of the Ratings EoD are not satisfied, the Company will continue to be at risk of a future Event of Default (as described above).

The occurrence of Trigger Events, Licence Cash Lock-Up, Event of Default or Standstill may have an adverse effect on SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme.

Equity Raise: On 1 July 2025, SWS announced that it had accepted an offer of equity support backed by a consortium led by funds managed by Macquarie Asset Management ("**MAM**") to support its AMP8 investment programme. The terms of this equity commitment were formalised in an equity commitment letter (the "**ECL**") dated 8 July 2025 between, among others, SWS and Sandstone Bidco Limited (the "**Sponsor**"), a special purpose company established by MAM for the purpose of acquiring control of the SWS Financing Group through its acquisition on 4 July 2025 of the issued share capital of Greensands Junior Finance Limited and Southern Water (Greensands) Financing plc from Greensands (UK) Limited (in administration). The ECL comprises a legally binding equity commitment from the Sponsor to provide SWS with £655 million (the "**Initial AMP8 Equity Commitment**") and confirmation of intent to provide further equity commitments to SWS of up to a further £545 million - and with a minimum of £245 million - by December 2025 (in total, the "**Equity Raise**"). Pursuant to satisfaction of the conditions under the ECL, including the effectiveness of the SWS Scheme (as defined below), a funding request was

submitted by SWS to the Sponsor on 31 October 2025. It is expected that the first tranche of the Initial AMP8 Equity Commitment in the amount of £505 million (the "**Initial Equity Injection**") will be provided by the Sponsor to SWS (through the chain of holding companies between the Sponsor and SWS) by 28 November 2025, with the remaining balance to be provided in March 2026. If SWS fails to receive the Initial AMP8 Equity Commitment in full, it is likely that the likely the shadow ratings of the Class A Wrapped Bonds and the ratings of the Class A Unwrapped Bonds would be downgraded, possibly by multiple notches, below Investment Grade and that a Ratings EoD under the Common Terms Agreement would occur. The occurrence of a Ratings EoD would lead to the commencement of a Standstill (see Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Event of Default*" and "*Security Trust and Intercreditor Deed – Standstill Extension – Enforcement*") and may ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme.

In addition, even if the Ratings EoD is initially waived on receipt of the Initial Equity Injection and/or permanently removed on receipt of the balance of the Initial AMP8 Equity Commitment, there can be no guarantee that the current shadow rating of the Class A Wrapped Bonds or the rating of the Class A Unwrapped Bonds will be maintained or will improve or that there will not be further rating downgrades.

2 Risks Relating to SWS – Regulatory, Legislative and Political Risks

The water industry is subject to extensive legal and regulatory controls with which SWS must comply. The application of the laws, regulations and standards and the policies published by Ofwat, DEFRA, the Drinking Water Inspectorate ("**DWI**"), the Environment Agency (the "**EA**"), Natural England and other regulators could have a material adverse effect on the business, financial condition or operational performance of SWS.

In this context, in particular, potential investors should be aware of the following:

2.1 Investigations (See Chapter 5 "*Description of the SWS Financing Group*")

Companies of the size and scale of SWS are sometimes subject to various investigations, claims, disputes and potential litigation. The significant ongoing investigations by regulatory bodies (Ofwat, the EA and the DWI) and other organisations are mentioned below. Should the determination of these investigations be made against SWS, such determinations could have an adverse impact on the financial position of SWS.

Ofwat and the EA

As further disclosed in Chapter 5 "*Description of the SWS Financing Group*" under "*Ofwat, Environment Agency and DWI Investigations*", in October 2019 Ofwat imposed a penalty of £3 million on SWS for contravention of statutory and licence provisions in relation to the management of its wastewater treatment works and the reporting of performance information to Ofwat, which are discussed further in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*". Ofwat reduced its original fine of £37.3 million to £3 million, in light of undertakings provided by SWS pursuant to Section 19 of the Water Industry Act 1991 (the "**WIA**") (the "**Section 19 Undertakings**"). These Section 19 Undertakings included customer redress measures totalling £123 million (in 2017-18 prices) between 2020 and 2025.

The Section 19 Undertakings that were agreed with Ofwat included the remedial actions that SWS had been discussing and agreeing with Ofwat when the draft Penalty Notice was published. The remedial actions also included additional activities formulated as a result of the Ofwat public consultation that took place after the publication of the draft Penalty Notice. As part of the Ofwat investigation, SWS shared the details of the various measures that were carried out, or measures that were being planned, with the aim of addressing the breaches highlighted. SWS had a specific budget of £26 million to identify and correct any permit compliance risks identified by the site audits specifically mentioned in the Section 19 Undertakings. The Section 19 Undertakings are subject to independent external assurance on a six-monthly basis. This is reported to Ofwat including detail of the spending and progress on delivery on the £26 million capex expenditure.

As further disclosed in Chapter 5 "*Description of the SWS Financing Group*" under "*Ofwat, Environment Agency and DWI Investigations*", on 18 November 2021, Ofwat and the EA announced investigations into all water and wastewater companies in England and Wales in relation to sewage treatment works. This followed disclosure by several water companies that they might not be treating as much sewage at their wastewater treatment works as required, and that this could result in sewage discharges into the environment at times when this should not be happening. In March 2022, Ofwat opened enforcement cases into six other water companies (Anglian Water, Northumbrian Water, Thames Water, South West Water, Wessex Water and Yorkshire Water). Ofwat has noted that it will keep its enforcement cases "*under review*" and that the "*companies in focus may change as new information comes to light*". Although Southern Water is not mentioned, Ofwat noted in the announcement that it continues to monitor Southern Water's compliance with the Section 19 Undertakings and package of commitments it made to Ofwat in 2019 following the enforcement action detailed above. In December 2023, Ofwat announced that it has notified three water companies of its provisional findings.

On 16 July 2024, Ofwat announced the opening of enforcement cases into four more water and wastewater companies and has served formal notices on Dŵr Cymru Welsh Water, Hafren Dyfrdwy, Severn Trent and United Utilities. Ofwat stated that the opening of these enforcement cases follows detailed analysis of information on the companies' environmental performance and data about how often these companies spill from storm overflows. Ofwat further stated that this heightened their concerns that such companies may not be fulfilling their obligations to protect the environment and minimise pollution, and that the opening of these four new cases meant that they now have enforcement actions underway against all 11 water and wastewater companies in England and Wales in relation to the operation of their wastewater businesses.

On 6 August 2024, Ofwat launched a consultation in relation to is proposal to issue enforcement orders and impose financial penalties on Thames Water, Yorkshire Water and Northumbrian Water, following the investigation into their sewage treatment works.

The extent of the enforcement against Southern Water is limited to the Section 19 Undertakings detailed above.

On 23 June 2023, the Environment Agency published an update on its investigation, Operation Standard. The Environment Agency's initial assessment indicates that there may have been widespread and serious non-compliance of environmental permit conditions by all water companies. As part of Operation Standard, the Environment Agency conducted site visits to a number of wastewater treatment works with specialist investigators during 2023. The purpose of these visits was to secure and preserve evidence relevant to its inquiry. The potential financial impact, if any, of these investigation on SWS is currently unknown.

As has also been reported previously, SWS continues to cooperate with the EA in its separate investigation into legacy issues relating to wastewater sampling compliance for the period 2013 to 2017. The investigation stage has now concluded, and charges against the company are in train. In light of the uncertainties regarding the quantum and seriousness, the SWS Board has concluded that it is not yet possible to make a reliable estimate of any financial obligation that may arise from such charges, but will keep the situation under review.

Proceedings have also been commenced by the EA in relation to various events at Margate and Broadstairs that took place during a three-year period between 2019 and 2021. There are 13 charges covering both sites, some of which are 'specimen' charges and only some of which are for categorised pollution events. At a court appointment on 22 April 2025, SWS pleaded guilty to the charges, although two of these remain in dispute. The sentencing hearing is not expected to take place until 2026. There is a range of possible outcomes which reflects the general level of uncertainty at this time, the disputed levels of culpability and environmental harm, the extent of the applicability of the Sentencing Council's Guidelines for Environmental Offences to SWS which vary widely, and their timing. Further, as SWS is a Very Large Organisation (as defined in the Sentencing Council's Guidelines), there is a requirement for the court to examine the financial circumstances of the organisation in the round. However, SWS recognises that there will be a probable liability associated with the proceedings and has therefore recognised a provision of £2.0 million reflecting an amount

for possible fines and an allowance for legal costs. The court has a broad discretion to determine how a fine is assessed and the level of fine imposed, and the provision that SWS has made is not intended to indicate or predict any particular level of fine. The SWS Board will continue to review the level of provision made as more information becomes available.

The Ofwat and EA investigations are part of an unprecedented level of scrutiny that the UK water and sewerage industry as a whole is facing from a wide range of stakeholders, including governments and regulators, NGOs, local communities, and other stakeholders. Stakeholder groups are increasingly calling for greater regulatory enforcement action to be taken, and the EA has indicated it intends to pursue more aggressive enforcement action including against directors of water companies.

On 22 March 2023, the House of Lords Industry and Regulators Committee (the "**Committee**") published a report on its inquiry into the work of Ofwat. The Committee concluded that underinvestment, insufficient government strategy, and inadequate co-ordination has resulted in a failure to "treat water with the care and importance it deserves". Its key findings included that Ofwat and the Environment Agency must go further to hold water companies to account for environmental pollution through penalties and prosecution and that water companies have been overly focused on maximising financial returns at the expense of the environment, operational performance and financial sustainability.

This environment could result in an increase in enforcement activity and third party claims as well as substantial fines, compensation payments and requirements to invest in infrastructure and increased operating costs, which in turn could have a material adverse impact on the business, financial condition or operational performance of SWS. Any determination made against SWS in respect of such investigations could have a negative impact on operations, finances and reputation.

The DWI

In February 2023, enforcement orders under Section 18 WIA were issued to SWS in relation to the Twyford, Timsbury, Hardham, Testwood, Otterbourne, and Burham works. In 2023, DWI gave notice of its proposal to make an enforcement order in relation to the Sandown water treatment works. SWS has given undertakings under section 19 WIA in respect of (i) the Beauport, Brede, Burham, Hardham, Testwood and Weir Wood Water Treatment Works (2019); (ii) All Chlorine Booster Station (2019); (iii) contravening the Water Industry (Suppliers' Information) Direction 2019 (2020); (iv) SES Bulk Imports (2021); and customer database updates across the company.

Compliance with these measures could have an adverse effect on the financial position of SWS going forward.

Other

In late 2023, a number of opt-out collective proceedings were issued against Anglian Water, Northumbrian Water, Yorkshire Water, United Utilities, Severn Trent Water, Thames Water, and certain of their respective group companies. The claim concerns alleged discharges of untreated sewage and wastewater into waterways and misreporting to regulators. SWS is not amongst the defendants.

The Little Bull Lane site malfunctioned in July 2019 due to issues with pumps, resulting in a Category 1 pollution incident and the imposition of a cumulative penalty of £348,945 by the Court in relation to this incident and three other pollution events (see further information in Chapter 5 "*Description of the SWS Financing Group*" under "*Ofwat, EA, DWI and Other Investigations*".

In July 2024, the Supreme Court handed down its judgment in *The Manchester Ship Canal Company Ltd (Appellant) v United Utilities Water Ltd (Respondent) No 2* [2024] UKSC 22, finding that the WIA does not prevent the Appellant canal company from bringing a claim in nuisance or trespass when the canal is polluted by discharges of foul water from the outfalls of the Respondent, the relevant water company (United Utilities), even if there has been no negligence or deliberate misconduct on the water company's part. SWS was not involved in these proceedings and it remains to be seen whether this judgment will result in

increased numbers of claims against water companies or impact the regulatory system they are subject to.

2.2 Damage to Corporate Reputation or Brand Perception

SWS's brand and reputation are important assets. SWS must actively manage its reputation, and that of its senior management and its executive, with various stakeholders including customers, investors, opinion-formers, suppliers, contractors, consumer and community representatives, designated stakeholder panels, consultation groups, environmental and activist groups, employees, the media, governments and government agencies, other political parties and regulatory and trade union bodies. Any failure to operate professionally, fairly and with integrity, or the public perception that there has been such a failure or other real or perceived failures of governance, or legal or regulatory compliance could undermine public trust in SWS or its management.

Scrutiny regarding the performance and financial resilience of water and sewerage companies at both national and local levels, increases in living costs (including water and sewerage services), extreme weather events and political and economic volatility have increased the level of media coverage of SWS. Heightened levels of concern about discharge of untreated sewage into rivers, even where this is permitted, and in relation to financial resilience have resulted in considerable media attention and scrutiny of water companies at national and local levels. All of this may have had and may continue to have a negative impact on the public's perception of the water industry and companies within it. The increased use of social media has also allowed and is likely to continue to allow customers and consumer groups to engage, share views, and take part in direct action and other campaigns more readily than before. Any failure to restore and retain the trust of SWS's customers and stakeholders could lead to campaigns for corporate and regulatory change.

These reputational risks could lead to increased governmental, political and/or regulatory intervention (including investigations by Ofwat and/or DEFRA, rigorous enforcement of current legislation and regulation and the enactment of new more stringent regulation and legislation). For example, in response to increasing concerns of customers and other stakeholders, Ofwat has introduced (as part of the 2024 price review ("**PR24**")) common performance commitments for serious pollution incidents, the number of average spills at SWS's storm overflows and bathing water quality performance commitments with the expectation that all water companies will comply by 2030. Such scenarios could adversely affect regulatory relationships and increase costs and capital expenditure requirements. In turn this could affect SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme. For more information on financial ratios and covenant requirements please see Chapter 7 (*Summary of the Financing Agreements – Common Terms Agreement – Covenants – Trigger Events – Events of Default*).

2.3 Economic Regulatory Mechanisms (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Economic Regulation*")

The turnover, profitability and cash flow of SWS are substantially influenced by the separate water, sewerage and retail price controls and the incentive arrangements established by Ofwat in its Periodic Review for out-performance / under-performance and Ofwat's assessment of delivery against those factors.

An adverse price determination (which would adversely affect revenue, profitability and cash flow) may occur as a result of a number of factors. These include an inadequate allowed cost of capital, calibration of risk and return, regulatory assumptions concerning operating expenditure and required capital expenditure, as well as turnover forecasts proving not to be sufficiently accurate. In addition, unforeseen financial obligations or costs may arise after a Periodic Review (for example, as a result of ensuring regulatory compliance or changes to legislation or regulatory requirements) which were not taken into account by Ofwat in setting price limits and are consequently not compensated for, which could materially adversely

affect financial performance of SWS. For more information on the PR24 price determination, see Risk Factor titled "*Price Controls*".

An adverse price determination would affect SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme. For more information on financial ratios and covenant requirements please see Chapter 7 (*Summary of Financing Agreements – Common Terms Agreement – Covenants - Trigger Events – Events of Default*).

2.4 Breach of Licence (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*")

A failure by SWS to comply with the conditions of the Licence or certain statutory duties, as modified from time to time, may lead to the making of an enforcement order by Ofwat or the Secretary of State, or the imposition of financial penalties of up to 10 per cent. of SWS's turnover (for each breach), which could have an adverse impact on SWS's financial position. Failure by SWS to comply with any enforcement order (as well as certain other defaults) may lead to the making of a Special Administration Order (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales – Special Administration Orders*"), which could also have an adverse impact on SWS.

Penalties imposed by Ofwat or the Secretary of State must be reasonable in all the circumstances.

In October 2019, Ofwat imposed a penalty of £126 million on SWS (comprising £123 million redress for customers and a £3 million fine) following Ofwat's investigation into breaches of SWS' licence in relation to the management of its wastewater treatment works under Conditions B, M and F of its Licence (see "*Investigations*" above).

The UK water and sewerage industry is facing unprecedented levels of scrutiny from a wide range of stakeholders, including governments and regulators, NGOs, local communities, and other stakeholders. There is heightened focus on the environmental performance and compliance status of the industry as a whole, in particular in relation to wastewater discharges. Non-compliance could result in more aggressive enforcement action, including against directors of water companies, such as substantial fines, compensation payments, requirements to invest in infrastructure and increased operating costs which in turn could have a material adverse impact on the business, financial condition or operational performance of SWS. Any breach or perceived breach by SWS of its licence could have a negative impact on operations, finances and reputation.

2.5 Licence Modification (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*")

As further described in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*", SWS operates in accordance with its Licence. Under the WIA**,** the conditions of the Licence may be modified by Ofwat without SWS's consent in accordance with the procedures laid down in Section 12 of the WIA as amended by the Environment Act 2021. This allows Ofwat to modify a licence without the consent of the Regulated Company, and subject to consultation and a right of veto on the part of the Secretary of State. Regulated Companies have a right to appeal the modification to the CMA in line with the process set out in the WIA. Modifications could also result from a decision on a merger or market investigation reference by the UK Competition and Markets Authority ("**CMA**").

Any modification to the conditions of the Licence could have a material adverse impact on the business, financial condition or operational performance of SWS. Any failure or perceived failure by SWS to comply with licence modifications or related requirements could result in substantial fines, loss or debarment of licence, or legal proceedings and have a negative impact on operations and reputation.

2.6 Regulatory Changes to Increase Competition in the Water Industry (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Water and Wastewater Regulation Generally*" and "*Competition in the Water Industry*")

The Water Act 2003 and the Water Act 2014 have increased competition in the water industry and may have a negative impact on SWS's business, results of operations, profitability or financial condition.

Ofwat has taken steps to introduce competition into the water supply and sewerage services markets via "New Appointments and Variations" ("**NAV**"), which allow new entrants in Regulated Companies' areas to obtain a water supply licence to supply non-domestic customers with a consumption of over 5 megalitres a year. As of September 2025, there have been 252 NAVs made in SWS's region and further NAVs may be made in the future. Ofwat also introduced the Water Supply and/or Sewerage Licence ("**WSSL**") regime, which enables the creation of a new market for retail water and sewerage services to all non-household customers in England. As a result, SWS exited the non-household retail market on 3 April 2017 in accordance with the Water and Sewerage Undertakers (Exit from Non-household Retail Market) Regulations 2016 ("**Exit Regulations**") and transferred its non-household retail business for fair value to Business Stream.

Ofwat has also indicated that it will use its powers under the Competition Act, which enables Ofwat and the CMA to investigate and prohibit anti-competitive agreements and conduct relating to the water and water recycling sector, including with respect to the operation of the WSSL regime.

The current arrangements have created increased competition in the non-domestic and non-household markets and there is an ongoing possibility that additional steps may be taken to introduce further competition into the market, which will in turn affect SWS's business, operations and overall financial condition.

2.7 Licence Termination (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Termination of a Licence*" and "*Competition in the Water Industry*")

Under the terms of the Licence, SWS's appointment may be terminated without its consent following the serving of 25 years' notice from the Secretary of State. Upon expiry of the Licence, there can be no assurance that SWS would be reappointed.

The Licence may also be transferred from SWS at any time following the making of a Special Administration Order, but such an order can only be made on very specific statutory grounds. The termination, non-renewal or transfer of the Licence could have a material adverse impact on SWS and, consequently, on the Issuer's ability to meet its obligations (including the payment of principal and interest) under the Bonds.

Under section 9(4) of the WIA, if the Secretary of State or Ofwat were to make an appointment or variation replacing SWS as the regulated water and sewerage undertaker for its currently appointed area, they would have a duty to ensure (so far as consistent with their other duties under the WIA) that the interests of SWS's creditors were not unfairly prejudiced by the terms on which the successor Regulated Company (or Companies) replacing SWS could accept transfers of property, rights and liabilities from SWS.

Thus far, there is no precedent to indicate how compulsory licence terminations or Special Administration Orders would work in practice for Regulated Companies, nor is there any precedent for such Regulated Companies to indicate the extent to which creditors' interests would be protected.

The termination, non-renewal or transfer of the Licence could affect SWS's business and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme.

2.8 Changes in Financial Reporting Standards (See Chapter 5 "*Description of the SWS Financing Group*", Chapter 7 "*Summary of the Financing Agreements*" and Chapter 12 "*Subscription and Sale*")

Certain provisions of the Transaction Documents contain conditions and/or triggers which are based upon an assessment of the financial condition of the SWS Financing Group calculated by reference to the financial statements produced in respect of the companies in the SWS Financing Group. These financial and other covenants have been set at levels which are based on the current accounting principles, standards, conventions and practices adopted by the relevant companies.

It is possible that any future changes in these accounting principles, standards, conventions and practices which are adopted by the companies in the SWS Financing Group may result in significant changes in the reporting of its financial performance. This, in turn, may necessitate that the terms of the conditions and triggers referred to above are renegotiated. Changes in accounting standards may also impact the tax position of the SWS Financing Group and result in increased tax payments which may ultimately have an adverse effect on the ability of the Issuer to make payments due under the Bonds.

2.9 Regulatory Changes to Achieve Financial Resilience (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Instrument of Appointment modifications*")

On 20 March 2023, Ofwat decided to modify the ring-fencing licence conditions of its largest undertakings in order to strengthen its financial resilience. These included modifications to:

- Condition P26, requiring SWS to ensure that SWS or the Issuer maintains, at all times, two (rather than one as was previously the case) issuer credit ratings which are investment grade rating from two different credit rating agencies (other than where Ofwat provides its written agreement for SWS to maintain only one). In addition, SWS must inform Ofwat as soon as reasonably practicable when it changes or becomes aware of a change in any of its issuer credit ratings and include the reasons for such change in rating. A notification must be provided within a maximum of five working days of: (i) a change in credit rating grade or outlook; (ii) a new issuer credit rating being obtained; or (iii) the withdrawal of an issuer credit rating. These modifications took effect from 17 May 2023;
- the dividend policy licence condition (Condition P30) to require that the dividend policy and dividends declared or paid should take account of (i) service delivery for customers and the environment over time; (ii) current and future investment needs and financial resilience over the long term; and (iii) to reward efficiency and the management of economic risks. These modifications took effect from 17 May 2023. SWS believes that its existing dividend policy and its application meet these key requirements; and
- the Licence Cash Lock-Up condition (Condition P28) to raise the Licence Cash Lock-Up trigger to apply where any of SWS or the Issuer's monitored ratings for Ofwat's purposes are at or below BBB/Baa2 with a negative outlook, which took effect from 1 April 2025. The modification includes a 3-month grace period between the point that a rating falls to the new trigger level of BBB/Baa2 with negative outlook and the Licence Cash Lock-Up being applied. During this period, companies can submit a request to Ofwat to determine (or Ofwat may determine on its own initiative) that the cash lock-up should not apply on the basis that the company's financial resilience is not at risk. If a relevant credit rating were to be BBB-/Baa3 or lower (as is currently the case for SWS), then the cash lock-up would automatically apply. The Licence Cash Lock-Up is currently set at BBB-/Baa3, being the lowest investment grade rating and SWS is currently subject to a Licence Cash Lock-Up. The Licence Cash Lock-Up stops most payments being made by SWS to other group companies, including dividend payments (regardless of purpose, e.g., for paying shareholder distributions or servicing of debt interest payments of other group companies). This will not prevent payments by SWS of interest or principal to bondholders or fees on intercompany

loans made to SWS by the Issuer, provided that the Issuer remains in the SWS Financing Group.

These modifications to the ring-fencing licence conditions could increase or prolong the likelihood of SWS not being able to pay a dividend, affecting the equity proposition that SWS presents. These factors could potentially give rise to increases in associated funding costs, affect SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme.

2.10 Political Intervention in the water sector

SWS and the UK water industry generally continue to see a high level of scrutiny by regulators and key stakeholders, including the Government, parliamentarians and local politicians.

There remains a significant amount of negative public, media and political scrutiny of the UK water industry, in particular in relation to environmental performance, executive pay, the financial resilience of water and sewerage undertakers and dividends paid to equity investors in the sector. Consequently, there are increased public demands on regulators and the Government to take action and/or reform the regulatory regime that applies to the UK water sector, including that which applies to SWS. The UK Labour Party, whilst in opposition, had pledged to nationalise the UK water industry in the run up to the 2019 General Election, although more recently in July 2023, their current party leader, Sir Keir Starmer argued against the nationalisation of the water sector, stating that "the better route is regulation and enforcing it". Following the UK general election on 4 July 2024, the UK Labour Party has formed a government and are putting together proposals to potentially reform the regulatory framework in the UK water sector, beginning with the Water (Special Measures) Bill which was announced in the King's Speech on 17 July 2024 and received Royal Assent on 24 February 2025 as the Water (Special Measures) Act 2025 (the "**WSM Act**").

The WSM Act seeks to ensure that water companies are better held to account where they have failed the environment and customers and, amongst other things, gives Ofwat new powers to: (i) ban bonuses for senior executives and management where companies fail to meet specified targets, (ii) introduce a fit and proper person test for water company executives and ensure consumer representation on water company boards, (iii) modify the sanctions regime applicable to water companies and their executives by extending sentencing powers to include imprisonment for obstruction of investigations by the EA and DWI, enable automatic penalties for certain offences, and lower the burden of proof for imposing civil sanctions, (iv) introduce obligations related to pollution incident reduction plans and real time reporting of emergency overflows, (v) modify licences to recover shortfalls in funding for a special administration from consumers and (vi) ensure that that the Secretary of State and Ofwat are notified ahead of any winding up petitions. The WSM Act also makes provision for considerable secondary legislation to implement its objectives.

The water sector in England and Wales is subject to economic regulation by a regulator, the Water Services Regulation Authority (Ofwat), which is independent of the Government. The economic regulator's duties and powers are set out in primary legislation (the WIA, as amended). As with other economic regulators, the Government may set out its strategic priorities for the sector in a 'Statement of Strategic Priorities' ("**SPS**"), and the economic regulator must act in accordance with this statement. This customarily happens once in each parliament. The previous Government issued its most recent SPS for the sector in February 2022 (the "**February 2022 SPS**") and a new SPS has yet to be issued. The priorities set out in the February 2022 SPS were to protect and enhance the environment; deliver a resilient water sector; serve and protect customers; and use markets to deliver for customers.

In March 2023, the House of Lords Industry and Regulators Committee published its report following its inquiry into the work of Ofwat which, amongst other things, looked at Ofwat's performance in relation to its statutory duties, the investment and approach needed to prevent

storm overflow overuse, and steps that must be taken to secure future water supply. The Committee recommended that Ofwat be more proactive in using its special administration powers to change the management of continued poor performers in the sector.

Following responses by the Government and Ofwat in June 2023, the Industry and Regulators Committee launched a further follow-up inquiry on Ofwat, the water industry and the role of Government. The committee's follow-up inquiry concluded in September 2023. The committee concluded that the Government should provide stronger policy direction to Ofwat, including on the trade-off between investment and bills, and argued that "continued under-investment" will have serious long-term consequences. In December 2023, the Government responded to this recommendation stating that it "has given clear guidance through legislation and policy papers like the Plan for Water on what the priorities for the water sector should be" and "It is now up to Ofwat as the independent regulator to scrutinise proposed company plans to ensure they meet the government's requirements."

On 28 June 2022, the Office for Environmental Protection (the "**OEP**") announced that it was carrying out an investigation into the roles of Ofwat, the Environment Agency and the DEFRA Secretary of State in the regulation of combined sewer overflows ("**CSOs**") in England, after receiving a complaint alleging that the regulators had failed to comply with their legal duties relating to the monitoring and enforcement of water companies' management of sewage. On 12 September 2023, the OEP announced that, as a result of information gathered during its investigation, it believes there may have been failures to comply with environmental laws by all three public authorities. The OEP has issued 'information notices' to all three public authorities setting out the details of the potential failures, giving them two months to respond. This investigation, the public authorities' response and any proposed remedial action could potentially expose SWS to increased scrutiny from these authorities as well as increased compliance and enforcement risk.

There can be no certainty that there will not be changes to the regulatory regime to which SWS is subject. Additionally, the current Government (or any future government elected following future general elections), may take a different position to that taken by the previous government. Future intervention by the Government in the water markets, or changes in governmental policy, may affect SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme. For more information on financial ratios and covenant requirements please see Chapter 7 (*Summary of the Financing Agreements – Common Terms Agreement – Covenants - Trigger Events – Events of Default*).

2.11 Thames Water and the UK Water Sector

On 5 April 2024, Thames Water Utilities Limited's ("**Thames Water**") indirect parent company, Kemble Water Finance Limited, announced that it had sent a formal notice of default to the holders of its debt instruments and to the respective agents under its banking facilities. In addition, on the same date Thames Water (Kemble) Finance Plc sent a formal notice of default to the note trustee in respect of its £400,000,000 4.625 per cent. Senior Secured Notes due 2026. There has been significant press speculation surrounding Thames Water's financial position since June 2023 when Thames Water's CEO Sarah Bentley resigned and Thames Water has since been under significant political, regulatory and media scrutiny.

Against the above backdrop, Thames Water has engaged with its existing creditor groups to provide additional debt financing of up to £3 billion to extend its liquidity runway to allow it sufficient time to propose a holistic restructuring transaction to its creditors. To permit the advance of the additional debt financing and extend the maturities of certain debt instruments, in late 2024 Thames Water proposed a restructuring plan to its creditors pursuant to Part 26A of the Companies Act 2006. Despite sustained opposition by a group of subordinated creditors, the English court sanctioned the restructuring plan on 18 February 2025 and dismissed a subsequent appeal. The restructuring plan was intended as a bridge to a more holistic recapitalisation of the Thames Water group through an equity-raise process

to fulfil its investment plans for AMP8, which may be implemented through a further restructuring plan. However, on 3 June 2025 Thames Water announced that its preferred bidder had withdrawn from the process.

On 14 February 2025, Thames Water announced that it had requested that Ofwat refer its PR24 Final Determination to the CMA for re-determination. Following a series of announcements deferring the referral to the CMA, Thames Water confirmed on 21 October 2025 that it and Ofwat had agreed that Ofwat would further defer making a referral to the CMA in order to allow discussions between Thames Water's senior creditors, Ofwat and other stakeholders to continue in relation to a potential market-led solution to the recapitalisation of the company.

There continues to be on-going press speculation that Thames Water may be subject to a special administration order. The special administration regime has not previously been used for a UK water company, and its application could lead to a temporary and/or permanent decrease in investor confidence in companies in the UK water sector, particularly those with higher levels of gearing. The increased scrutiny regarding the performance and financial resilience of Thames Water and other water and sewerage companies could lead to increased governmental, political and/or regulatory intervention (including investigations by Ofwat, the EA and/or DEFRA, contingency planning, rigorous enforcement of current legislation and regulation and the enactment of new more stringent regulation and legislation), increased litigation and fines which could each affect investor confidence in the UK water sector.

These factors could result in a reduced ability for SWS or the Issuer to raise new capital to refinance existing indebtedness or to finance SWS's business plan. These factors could also result in a higher cost of funding for any capital raised by SWS or the Issuer and could negatively impact SWS's business, overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Instrument of Appointment and legislation. This could affect the Issuer's and SWS's ability to make timely payment of principal and interest under the Bonds.

For more information on financial ratios and covenant requirements please see Chapter 7 (*Summary of the Financing Agreements – Common Terms Agreement – Covenants - Trigger Events – Events of Default*).

3 Risks Relating to SWS – Failure to Meet Costs Allowed under the Price Controls

3.1 Price Controls (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Economic Regulation*")

Price Review: SWS operates within an economic regulatory framework whereby Ofwat sets price controls on the revenues that SWS can raise, and together with the DWI and EA (each sponsored by DEFRA), monitors and enforces compliance with SWS's licence, service and environmental obligations. A more detailed description on the regulatory framework is found in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Economic Regulation*" and "*Water and Wastewater Regulation Generally*".

The price control mechanism controls the total revenue companies can recover from customers via bills for water supply and water recycling services. Certain charges are not included in the price control formula but are determined on an individual basis. The price controls are set by Ofwat for each Regulated Company individually and reflect the scale of its assumed expenditure, its cost of capital as determined by Ofwat, and its operational and environmental obligations, together with Ofwat's judgment to the scope for it to improve its efficiency.

On 13 December 2022, Ofwat published its final methodology for the period starting in 2025 ("**PR24**") that sets out the framework that it will use for the price control period running from 2025 to 2030 (the "**PR24 Final Methodology**"). The PR24 Final Methodology represents an evolution of Ofwat's PR19 methodology and emphasises that the water sector faces significant challenges, including that significantly better outcomes for the environment are required. On 8 December 2022, DEFRA published legally binding targets to protect the environment pursuant to the Environment Act 2021. These targets include cutting water

pollution and are the latest of a series of environment measures reflecting increasing social and political concern about the environment.

On 11 July 2024, Ofwat published for consultation its draft determinations (the "**DD**") for PR24. As part of this consultation process, SWS has considered the information contained in SWS's DD and published its response to Ofwat on 28 August 2024. A key element of the response was that SWS's Final Determination needs to be affordable, deliverable, financeable and investable, which the SWS board did not assess the DD to be at the time. In its response, SWS carefully considered the changes which might be required to ensure that its plan was affordable, deliverable, financeable and investable, which are focused on five core areas: adjustments to the overall risk and return package to a fair level to support investability by recalibrating incentives and allowances; allowing appropriate levels of weighted average cost of capital and RCV recovery rates to make the price control financeable an increase in total expenditure ("**Totex**") allowances to a level where SWS can sustainably run the business and deliver a step change in investment for customers and the environment; the support for the use of a delivery mechanism and alternative market-based delivery to diversify delivery risk and deliver value for money; and an endorsement of SWS's approach to managing affordability and taking care of customers.

After a detailed review of PR24 final determination published by Ofwat on 19 December 2024 (the "**FD**"), SWS's board has requested Ofwat to refer the FD for independent review by the CMA. The outcome of the CMA review was expected to complete within 6 months from the date of the formal reference by Ofwat, but in April 2025, the CMA requested Ofwat for an extension until 17 March 2026, which was granted. SWS received the CMA's provisional determinations in October 2025 and SWS is preparing a response. The final outcome of the CMA's determination is still uncertain.

In response to structural challenges in the UK water sector and public and government concerns over the performance of the water companies, the current government launched 'The Cunliffe Review' an Independent Commission into the water sector and its regulation. Sir Jon Cunliffe's final report of the Independent Commission was published on 21 July 2025 and includes a total of 88 recommendations for reform of the water sector in England and Wales, including the consolidation of Ofwat and the merger of its functions (plus those of the EA (in part), DWI and Natural England) into a unified "super-regulator" (see *Chapter 6 – Regulation of the Water and Wastewater Industry in England and Wales – Regulatory Developments – the Cunliffe Review*).

On 1 July 2025, SWS announced that it had secured an offer of equity support from a consortium led by funds managed by Macquarie Asset Management to support its investment programme for the AMP8 Period, comprising a legally binding equity commitment of £655 million provided on the terms of an equity commitment letter and subject to certain conditions, and confirmation of intent to provide further equity commitments of up to a further £545 million - and with a minimum of £245 million - by December 2025 (see Chapter 5 "*Description of the SWS Financing Group*" under "*Equity Raise, Scheme of Arrangement and STID Proposals*"). Any delay in or failure to complete the Equity Raise could negatively impact SWS's business, overall financial condition and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Instrument of Appointment and legislation. This could negatively affect the Issuer's and SWS's ability to make timely payments of principal and interest under the Bonds.

In order for SWS to continue to deliver its services in compliance with existing and future environmental measures, targets, legislation and regulation, SWS may need to access further funding from the debt markets (see "*Risks Relating to the Issuer – Financing Risks*" under "*Future Financing*") and further equity investment. Access to further funding from debt and equity investors is dependent on the regulatory process including the PR24 Draft and Final Determination, and, in turn, future price reviews – if the return offered through these price reviews is not commensurate with the level of risk within SWS's business plan then SWS may not be able to secure the capital needed to fund its business plan and improve the level of service provided to customers.

Although Ofwat has a duty to exercise and perform its duties in the manner it considers best calculated to, among other primary duties, ensure that all water companies including SWS

are able (in particular, by securing reasonable returns on its capital) to finance the proper carrying out of its functions, an adverse price determination, which would adversely affect turnover, profitability and cash flow, may occur as a result of a number of factors. These include an inadequate allowed cost of capital, calibration of risk and return, regulatory assumptions concerning operating expenses and required capital expenditure, as well as turnover forecasts proving not to be sufficiently accurate. Further, there are also a number of cost items which will remain uncertain into AMP8. The FD has set out a number of mechanisms that Ofwat could use in its decision for dealing with the uncertainties, including: (i) notified items – whereby if specific items materially increase in cost, SWS may seek an interim determination; (ii) large scheme gated process – whereby large schemes can have their funding allowances adjusted following the completion of various stage gates; and (iii) storm overflows uncertainty mechanism – whereby a funding reconciliation is provided at PR29 if additional overflow schemes and discharges are delivered during the AMP8 Period (and certain conditions are met). Ofwat also has indexation approaches where labour and energy prices vary by more than allowances (assessed using national indices). Notwithstanding these mechanisms, SWS may be adversely impacted if the revenues and allowances received do not match the costs incurred in relation to its committed delivery requirements.

Interim Determinations: As described in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales – Interim Determination of a Price Limit*", an Interim Determination of price limits (an "**IDOK**") may be made between Periodic Reviews in specified circumstances, including, in the cases of SWS and most other Regulated Companies, the circumstances contemplated by the Substantial Effects Clause in the Licence. In contrast to Periodic Reviews, the methodology to be applied for any IDOK is set out in detail in the Licence and the scope for discretion is narrower.

There is, however, no assurance that any IDOK sought by SWS will be made or, if an IDOK or determination pursuant to the provisions of the Substantial Effects Clause is made, that any adjustment made pursuant to such an IDOK, or determination pursuant to the Substantial Effects Clause, as the case may be, will provide adequate revenue compensation to SWS. Therefore, SWS would have to bear any additional loss from its own resources.

If SWS is not able to finance expenditure and investment programmes (whether through insufficient revenues and/or the linked ability to raise capital), SWS may face challenges in meeting its compliance obligations over successive AMPs and is therefore likely to incur reputational damage, economic penalties and/or fines which would of themselves further adversely affect SWS's ability to raise the revenue and capital required to meet its compliance obligations. This could in turn lead to enforcement action being taken against SWS. See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Enforcement Powers*".

SWS revenue and cost considerations: The scale of work SWS intend to undertake to achieve transformational and organisational change to 2026 and beyond presents the risk that the cash generated by the business may not be sufficient to enable SWS to make full and timely payment of amounts due to creditors. This could have a material adverse impact on SWS and, consequently, on the Issuer's ability to meet its obligations (including the payment of principal and interest) under the Bonds.

3.2 Revenue Deviations from Ofwat's Projections (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Price Control*")

For the AMP8 period, a revenue forecasting incentive ("**RFI**") mechanism applies. The RFI is a symmetric revenue adjustment applied in-period to reconcile any revenue, under or over-recovery in an earlier year. Where differences between actual and allowed revenues are greater than 2%, the RFI applies a financial penalty. The RFI is applied to the network plus and water resources price controls.

The price controls determined by Ofwat for the AMP8 Period are based, *inter alia*, on assumptions of Totex SWS requires to deliver its obligations in each year of the AMP. For a range of reasons, SWS's expenditure in the relevant period may exceed these assumed sums and, while the terms of the price control enable SWS to recover a share of any incremental

expenditure required above the assumed sum from customers through price controls for the next AMP, the company's profitability would still be adversely affected.

Ofwat also makes assumptions about the amount of capital expenditure and operational expenditure which SWS requires to deliver its obligations in each year of the AMP. For a range of reasons, SWS's capital expenditure and/or operational expenditure in the relevant period may deviate from these assumed sums even if SWS remains within the assumed Totex for that period, and any such deviation may have an impact on certain of the financial ratios which form part of the financial covenants given by SWS (see Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement*").

3.3 Capital Investment (See Chapter 5 "*Description of the SWS Financing Group*" under "*Capital Investment Programme*")

The Appointed Business requires significant capital expenditure for additions to, or replacement of, plant and equipment for its water supply and sewerage facilities and networks. The price limits set by Ofwat every five years take into account the level of capital expenditure expected to be incurred during the relevant Periodic Review Period and the associated funding costs and operating costs.

If SWS is unable to deliver its capital investment programme at expected expenditure levels or is unable to secure the expected level of efficiency savings on its capital investment programme, or the programme falls behind schedule or contains incorrect assumptions by SWS as to the capital investment required, SWS's profitability might suffer because of a need for increased capital expenditure. Alternatively, failure to make the required investment could result in SWS having to pay substantial penalties under the outcomes framework originally introduced by Ofwat at Price Review 14 ("**PR14**"). SWS's ability to meet regulatory output targets and environmental performance standards could also be adversely affected by such failure, which may result in enforcement action or other regulatory sanctions and the need for further increases in capital expenditure and operating expenditure by SWS. Failure to meet the terms of any enforcement order may result in penalties imposed by Ofwat of up to 10 per cent of turnover.

3.4 Performance Commitments and Incentives (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*")

For each five-year AMP Period, SWS agrees to a number of commitments in relation to its operational performance ("**performance commitments**") across price controls in wholesale water, wholesale water network, wholesale wastewater network, bioresources and household retail. Actual performance against these commitments will increase or decrease revenues where commitments have financial penalties associated with underperformance or rewards for outperformance (outcome delivery incentives, "**ODIs**"). These incentives are monitored during the relevant AMP Period.

As with other water companies, Ofwat's Final Determination set Southern Water Performance Commitment Levels for operational performance; these targets may be revised by the CMA regulatory appeal. There is a risk of ODI penalties as well as rewards.

There is a risk that any penalties incurred may affect the Issuer's ability to meet its payment obligations under the Bonds.

3.5 Failure by SWS to deliver the business plan

Delivery of SWS's 2025-2030 business plan is dependent on steadily improving performance between 2025 and 2030. However, there is a risk SWS may not achieve the levels of performance it set for 2025 to 2030 as events outside its control can have a large impact on the improvements SWS can deliver. If the return offered through SWS's price reviews is not commensurate with the level of risk within SWS's business plan, then SWS may not be able to secure the capital needed to fund its business plan and improve the level of service provided to customers. A failure to deliver the business plan, or if Totex is higher than current forecast expenditure, could impact the ability to deliver targeted business plan outputs and operational performance outcomes leading to an adverse effect on SWS's business, profitability, financial covenant headroom or financial condition.

3.6 Inflation (see Chapter 5 "*Description of the SWS Financing Group*")

For AMP8, wholesale revenues are indexed by reference to CPIH, a measure of CPI inflation including housing costs from 1 April 2020. CPIH is the main measure of inflation currently used by the Office for National Statistics ("**ONS**") and is expected to significantly reduce the volatility of bills because RPI is a more volatile measure of inflation than CPIH. In addition, 50 per cent. of RCV, as at 1 April 2020, is indexed by the RPI, and the remainder of the RCV as at that date, plus any new RCV added after that date, will be indexed by CPIH. In their final PR24 methodology, and consistent with previous guidance, Ofwat have indicated their intent to fully transition to CPIH indexation at PR24.

Southern Water is exposed to inflation risk on revenue and costs and its financial instruments as well as the impact inflation is having on interest rates. Due to the timing of tariff setting on revenues for the following financial year being based on the prior intra year inflation indices, this creates a potential shortfall in revenues. As these tariffs are set in advance of each financial year and cannot be adjusted intra-year, in a period of rising inflation there may be a timing mismatch or lag where there could be increased costs without a corresponding increase in revenue in the same period. Southern Water may also come under political or regulatory pressure not to increase these tariffs in line with inflation and this would result in further revenue shortfall and mismatch which may not be recoverable in the future.

During periods of high levels of inflation, where construction inflation is higher than CPIH, this also increases the risk of under-performance in the Capex Programmes, as a result of increasing construction inflation (impacting labour, plant, materials) impacting the cost of delivery of these programmes. This could have an adverse impact on Southern Water's financial position.

There has been cost pressure across some of the other key components of Southern Water's cost base (labour, energy, chemicals and other costs, see 2.6 "*Energy Costs Volatility*") and these are expected to continue beyond the current financial year 2025/26. The inability to contain the impact of rising costs due to rising inflation could require a re-prioritisation of the investment programmes and reduced service levels, thus impacting customer service and also operational performance. All of which may consequently impact Southern Water's business, results of operations and its overall financial condition and therefore its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Bonds issued under the Programme.

The SWS Financing Group has financial instrument liabilities linked to RPI and CPI, including in the form of Indexed Bonds. The mismatch following the change to CPIH and the full transition to that measure which is anticipated could lead to SWS not having sufficient resources to make payments of interest and principal, in particular on these instruments which are linked to RPI. In addition, the transition to CPIH could have financial risks for SWS in terms of RCV and revenue growth.

As with all service providers, in periods of rising inflation there is a risk on customers' ability to pay their bills resulting in increased bad debts, therefore impacting revenue, bad debt provisions increasing operation costs due to additional collection activity and the associated costs, financial performance, cashflow, and associated covenants, also (see 2.8 "*Non-Recovery of Debts*").

As a result of macroeconomic factors and global inflationary pressures, central banks have, until recently, been responding by raising interest rates, resulting in higher borrowing costs. As at the date of this Prospectus, inflation rates have been softening, with UK CPI inflation reported at 3.8 per cent. in the 12 months to September 2025, while interest rates in the United Kingdom have remained steady, with the Monetary Policy Committee of the Bank of England voting to maintain the base rate of interest at 4 per cent. on 18 September 2025. Despite the majority of Southern's debt being fixed, as new debt is required or existing debt refinanced then these will be at the prevailing market interest rates. The cost pressures this brings (alongside other cost pressures mentioned here) could affect Southern's business, results and financial condition and therefore its ability to meet its financial ratio and covenant requirements under the CTA and to raise finance.

More generally, in April 2021 the trustees of the BT, Ford and Marks & Spencer pension schemes filed an application for a judicial review, which was granted in December 2021, over the legality of the planned change to the calculation of RPI, which would effectively replace RPI with the CPIH in 2030, which they contended could leave millions of pensioners with RPI-linked private sector final salary pensions worse off. On 1 September 2022 the High Court ruled in favour of the Government, stating the proposed changes can legally and practically be made by the Government in February 2030, adding that in a time of rising prices, it has never been more important to have accurate and trusted measures of inflation. This High Court decision will have a significant impact on index-linked gilt investors and other legacy users of RPI.

3.7 Energy Costs Volatility (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Urban Waste Water Treatment Directive*")

SWS faces energy cost volatility across three key dimensions: wholesale electricity prices, non-commodity costs ("**NCCs**"), and energy volume fluctuations. Wholesale prices, which for 2025/26 are expected to account for 45% of SWS' energy expenditure, are highly volatile in the short term. While SWS aims to mitigate this through a structured multi-year hedging strategy, there can be no assurance that this strategy will be successful. NCCs tend to be more predictable than wholesale prices but can still vary due to reconciliation events influenced by external factors beyond SWS' control. Energy volume volatility arises from operational variability in water supply, wastewater treatment, and renewable generation. We aim to manage this through targeted efficiency, generation, metering, and energy management initiatives.

SWS is a nationally significant energy consumer, and energy represents a significant proportion of its total operating costs. Therefore, SWS is exposed to the risk of rising energy costs, particularly as the NCC component of electricity pricing (comprising network charges, policy levies, and balancing services) continues to increase. NCCs are largely driven by UK-wide decarbonisation policies, grid infrastructure upgrades, and the integration of intermittent renewable generation, all of which are significant to the transition to a low-carbon energy system but result in higher pass-through costs for end users.

The downward trend in wholesale energy prices since the peaks of 2022 has since levelled out, though prices have not yet returned to pre-2022 levels and wholesale prices continue to carry risk due to global economic and geopolitical factors which can influence rapid market changes. NCCs are expected to rise steadily throughout AMP8 and beyond, creating a structural upward pressure on total energy costs irrespective of wholesale market movements.

SWS has embedded a range of energy efficiency and self-generation measures into its AMP8 business plan. These include:

- Further investment in renewable energy technologies across operational sites, such as solar PV arrays and combined heat and power ("**CHP**") units that utilise bio-methane produced during wastewater treatment.
- Upgrades to energy management systems, including the replacement of legacy reporting tools with an ISO50001-ready Energy Management and Optimisation System intended to enable better integration of energy data with operational technology platforms, facilitating real-time optimisation and targeted interventions.
- Deployment of electrical signature analysis hardware to optimise the performance of rotating plant, improving asset efficiency and reducing energy consumption across critical infrastructure.
- Load management and demand-side response initiatives to reduce peak-time grid dependency and leverage flexibility markets where feasible.

Prior to the recent volatility in the wholesale market, SWS operated a Capital At Risk hedging strategy. This protected SWS against the peak in prices in 2022. In 2023 a time-based hedging strategy was introduced to further mitigate financial risk against price increases. This has provided a high degree of cost certainty for planning and protected SWS against further volatility during the remainder of AMP7 and into AMP8 . However, higher

prices - mainly driven by rising non-commodity elements - have inevitably increased energy costs. As of September 2025, SWS are 100% hedged for 2025/26 and 2026/27, and 67% hedged for 2027/28 which is the current liquidity horizon. Overall, SWS is 53% hedged for AMP8. The hedging strategy is authorised by the CFO and reviewed regularly by the Energy Panel to ensure that it remains a fit good fit for current and forecasted market conditions, the risk appetite of the wider SWS organisation, and the energy expenditure allowances. The strategy acknowledges the potential to utilise Corporate Power Purchase Agreements to gain price certainty should that be deemed desirable - with a particular interest in locally sourced renewable power.

However, further increases in energy prices and/or the cost of other commodities could lead to greater operating costs which could adversely affect SWS's business, results of operations, profitability or financial condition. This could result in SWS having insufficient revenues to meet its financing obligations

3.8 Erratic Weather and Climate Change (See Chapter 6 "*Regulation of the Water and Wastewater industry in England and Wales*" under "*Drinking Water and Environmental Regulation*")

Sewer flooding: changing rainfall patterns and intense storms, as well as rising sea levels, increase the risk of flooding if the volumes overwhelm SWS's assets. Excessive rainfall can also lead to very high groundwater levels which SWS cannot control. This can cause flooding of private land and property and lead to the inundation of SWS's sewers and pumping stations. Rising sea levels would also increase the risk of flooding SWS' sewers, pumping stations and wastewater treatment works which can be close to the sea. Although SWS is developing new approaches to assess future risks, it can be difficult to accurately forecast the occurrence and effects of changing rainfall patterns. The financial costs of measures required to deal with sewer flooding may not, therefore, be taken into account in a Periodic Review, and such financial costs could have a material adverse impact on the operational performance and financial condition of SWS.

Water shortages: Changing weather patterns will pose an increasing challenge for SWS in future years, both in terms of the volume of water available and resilience to extreme weather. This may be exacerbated by growing population and ongoing urbanisation. SWS may also need to take measures to protect local environment needs which can result in a reduction in the amount of water that can be abstracted for water supply and cause water shortages. In the event of water shortages, additional costs may be incurred by SWS in order to provide emergency reinforcement to supplies in areas of shortage, which may adversely affect its business, results of operations, profitability or financial condition. In addition, restrictions on the use or supply of water (including temporary use bans and Drought Orders or Drought Permits) may adversely affect SWS's turnover and may, in very extreme circumstances requiring an Emergency Drought Order (which have never been experienced by SWS), lead to significant compensation becoming due to customers because of interruptions to supply, both of which could have a material adverse impact on the business, financial condition or operational performance of SWS.

SWS has agreed with EA to take less water from its surface water sources on the River Test and River Itchen in Hampshire in dry years. As a result, it has a large supply-demand deficit to resolve in a design drought scenario, which is a 1 in a 200 year frequency drought event (the "**Design Drought Scenario**"), and has proposed a series of interventions to recover this deficit in its 2019 Water Resources Management Plan (the "**SWS WRMP**") by 2029-30 (see Chapter 5 "*Description of the SWS Financing Group*" under "*Water Supply*" for further information on how SWS intends to recover this deficit). Southern Water has an all best endeavours obligation to resolve the supply-demand water resources deficit by 2027, and is working collaboratively with the EA, DWI, Ofwat and other UK water companies through the RAPID group (Regulators' Alliance for Progressing Infrastructure Development) to develop the most appropriate interventions to meet the future water supply deficit throughout the UK. Negative consequences may arise in the event that Southern Water is unable to satisfy its obligations by 2027 (or such later date as may be agreed with the relevant parties), including that its operational expenditure in relation to the SWS WRMP may be non-

recoverable unless the EA, DWI and Ofwat agree to accommodate such delays. Any non-recoverable expenditure would be significant.

Rising sea levels could result in a loss of deployable output. Surface water works could be susceptible to increased flooding, and river estuary sources to increased salinity. Ground waters near the coast could suffer sea water intrusion into aquifers, particularly in low-lying coastal areas such as Brighton and Worthing. These risks have been identified in the SWS WRMP however quantification of the risks is currently highly uncertain.

SWS obtains a high proportion (approximately 67 per cent.) of the water which it supplies from underground sources rather than rivers and reservoirs, and inadequate winter rainfall over two or more years may prejudice the adequate recharging of such sources (see Chapter 5 "*Description of the SWS Financing Group*" under "*Water Resources*" for further information on how SWS manages this supply risk).

Potential water shortages may be exacerbated by: (i) reductions in the volume of water licensed to be abstracted imposed by the EA to mitigate environmental damage or to achieve sustainable levels of abstraction; (ii) sites being out of service; or (iii) the raw water not being suitable for use. Costs may be incurred by SWS in implementing replacement sources for which SWS may not be compensated, and abstraction charges could be increased by the EA to cover compensation payments made to other abstractors whose licences are revoked or varied to alleviate environmental impact, each of which could have a material adverse impact on the business, financial condition or operational performance of SWS.

Owing to the limitations imposed on costs allowed under the price control, there is the risk that SWS's efforts to adapt its business to the effects of climate change are unable to keep pace with the risks described above. This could have a material adverse impact on the business, financial condition or operational performance of SWS.

Freeze-thaw events: Rapid freeze thaw events could cause damage to SWS and its operations, for example by causing flooding or damage to service infrastructure assets.

3.9 Non-Recovery of Debts

As with all service providers, SWS is exposed to the risk of potential non-payment by customers of their debt, which may cause SWS's profitability and operating cash flows to suffer. This risk is exacerbated by the WIA, which prohibits the disconnection for non-payment of a water supply for domestic use in any premises and the limiting of a supply with the intention of enforcing payment for domestic use in any premises, although allowance is made by Ofwat in the price limits at each Periodic Review for a proportion of debt deemed to be irrecoverable. To achieve a resetting of its price limits through an IDOK outside a Periodic Review Period when changes in the regulatory assumptions as to the level of non-recoverable debt are material, SWS would need to provide evidential proof that: (i) the increase was due to a deterioration in the economy; and (ii) it has put in place appropriate procedures and measures to mitigate the increase in debt levels. If the IDOK is unsuccessful, SWS may, suffer losses from its inability to recover its debts fully, which could have a material adverse impact on the business, financial condition or operational performance of SWS.

3.10 Procurement Risk

SWS is now subject to the Procurement Act 2023, which replaced the Utilities Contracts Regulations 2016 and came into force on 24 February 2025. Under this new regime, contracting authorities must continue to follow defined procedures when awarding contracts above specified financial thresholds (currently £429,809 for services, £884,720 for 'light touch' contracts and £5,372,609 for works, in each case including VAT). These procedures are designed to ensure transparency, fairness, and non-discriminatory practices, typically involving publication on the Government's "Find a Tender" service and the conducting of a competitive procurement process. Failure to comply with the requirements of the Procurement Act 2023 could result in contracts being declared ineffective, expose SWS to damages claims from unsuccessful bidders, and lead to operational disruption and additional costs. Such outcomes could have a material adverse impact on the business, financial condition or operational performance of SWS.

4 Risks Relating to the SWS Financing Group – Legal Considerations

4.1 Ability to Grant Security (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Protected Land*" and "*Security*")

A Regulated Company's ability to grant security over its assets and the enforcement of such security are restricted by the provisions of the WIA and its licence. For example, the WIA restricts a Regulated Company's ability to dispose of interests in (or create a charge or mortgage over) Protected Land. Accordingly, the licence restricts a Regulated Company's ability to create a charge or mortgage over Protected Land. In the case of SWS, the Issuer estimates that the vast majority of SWS's assets by value are tangible property which is Protected Land and, therefore, cannot be effectively secured. This necessarily affects the ability of SWS to create a floating charge over the whole or substantially the whole of its business. Furthermore, in any event, there is no right of a floating charge holder under the WIA to block the appointment of a Special Administrator.

The Secretary of State and Ofwat have rights under the WIA to apply to the court for the appointment of a Special Administrator in certain circumstances in respect of SWS and its business. The appointment of a Special Administrator effectively places a moratorium upon any holder of security from enforcing that security (see the section "*Special Administration*" below). Under the WIA, there is no right to block the appointment of a Special Administrator equivalent to the right that a holder of a floating charge over the whole or of substantially the whole of the business of a non-regulated company may have, in certain circumstances, to block the appointment of a conventional Insolvency Act administrator.

There are also certain legal restrictions which arise under the WIA and SWS's Licence affecting the enforcement of the security created under the Security Agreement. For example, such enforcement is prohibited unless the person enforcing the security has first given 14 days' notice to Ofwat or the Secretary of State, giving them time to petition for the appointment of a Special Administrator.

Accordingly, the security provided over the assets of SWS in favour of the Security Trustee in respect of the Issuer's obligations under the Bonds affords significantly less protection to the Security Trustee (and, therefore, the Bondholders) than would be the case if SWS were not a Regulated Company subject to the provisions of the WIA and its Licence.

The considerations described above do not apply to the fixed and floating charges created under the Security Agreement by SWSGH, SWSH, SWFII and the Issuer because they are not Regulated Companies. The enforcement of the security granted under the Security Agreement over the shares in any company in the SWS Financing Group (other than the Issuer and SWFII), including any holding company of SWS, would not be subject to the moratorium set out in the WIA nor would it be an event which would itself result in the making of the Special Administration Order. Notwithstanding this, given Ofwat's general duties under the WIA to exercise its powers to ensure that the functions of a Regulated Company are properly carried out, the Issuer anticipates that any intended enforcement of the Security granted by SWSH or SWSGH over, and subsequently any planned disposal to a third-party purchaser of, the shares in SWS would involve consultation with Ofwat. In addition, it is anticipated that any intended enforcement of the security created by SWSH or SWSGH under the Security Agreement, to the extent that such enforcement would amount to a relevant merger situation for the purposes of the Enterprise Act or a concentration with a European Community dimension for the purposes of the European Merger Regulation, would require consultation with Ofwat and would be reviewable by the CMA or the European Commission.

Notice of the creation of the Security by SWS has not been and will not be given to SWS's customers or to SWS's contractual counterparties in respect of its contracts (other than certain material contracts). In addition, any security over any amounts due from customers that constitute statutory receivables may be limited by law. In addition, if SWS were to acquire any land that was not Protected Land the charge over that land granted by the Security Agreement would take effect in equity only. Accordingly, until any such assignment is perfected, registration is effected with HM Land Registry in respect of registered land or

certain other action is taken in respect of unregistered land, any such assignment or charge may be or become subject to prior equities arising (such as rights of set-off).

As a result, there may be challenges in enforcing the Security and the amount and nature of the Security Interest provided in respect of the Bonds may not be sufficient to provide payment of amounts due and owing in respect of the Bonds.

4.2 Special Administration (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Special Administration Orders*" and "*General*")

The WIA contains provisions enabling the Secretary of State or Ofwat (with the permission of the Secretary of State) to secure the general continuity of water supply and, where applicable, sewerage services by petitioning the High Court for the appointment of a Special Administrator, in certain circumstances (for example, where SWS is in breach of its principal duties under its Licence or of the provisions of a final or confirmed provisional enforcement order (and, in either case, the breach is serious enough to make it inappropriate for SWS to continue to hold its Licence) or is unable, or is unlikely to be able, to pay its debts). In addition, a petition by a creditor of SWS to the High Court for the winding-up of SWS could lead to the appointment of a Special Administrator where the Court is satisfied that it would be appropriate to make such a winding-up order if the company were not a company holding an appointment under the WIA.

On 22 March 2023, the House of Lords Industry and Regulators Committee published a report on its inquiry into the work of Ofwat. The Committee recommended that Ofwat be more proactive in using its special administration powers to change the management of continued poor performers in the sector.

Ofwat and the Government responded to this report in May and June 2023 respectively. On the Committee's recommendation that Ofwat should consider being more proactive in the use of its special administration powers, Ofwat acknowledged that where appropriate it would do so, in particular where this would best enable it to fulfil its various duties. Ofwat also acknowledged that it has a role in working with companies to support them in pursuing alternatives to special administration where this is in the long-term interests of customers. This does not, however, mean maintaining an inefficient company that would otherwise fail. Meanwhile, the Government reiterated that special administration is the ultimate enforcement tool and (i) is only available where the statutory insolvency grounds or enforcement grounds are made out, and (ii) should only be utilised where appropriate and where other means are inadequate. The Government also acknowledged that Ofwat is expected to allow funding for water companies to fulfil their statutory duties.

The duties and functions of a Special Administrator differ in certain important respects to those of an administrator of a company which is not a Regulated Company under English insolvency legislation. During the period of the Special Administration Order, SWS would have to be managed by the Special Administrator for the purposes of the order and in a manner which protects the interests of shareholders and creditors. As noted above, while the order is in force, no steps may be taken to enforce any security over the property of SWS except with the consent of the Special Administrator or the leave of the Court. A Special Administrator would be able to dispose of assets free of any floating charge existing in relation to them. On such a disposal, however, the proceeds would be treated as if subject to a floating charge which has the same priority as that afforded to the original security. A Special Administrator may not dispose of property which is the subject of a fixed charge without the agreement of the relevant creditor except under an order of the Court. On such a disposal, the Special Administrator must account for the proceeds to the chargee, although the disposal proceeds to which the chargee is entitled are determined by reference to "the best price which is reasonably available on a sale which is consistent with the purposes of the Special Administration Order" as opposed to an amount not less than "open market value", which would apply in a conventional administration for a company which is not a Regulated Company under English insolvency legislation.

Where the grounds for a special administration order are that a company is or is likely to be unable to pay its debts, the purpose of the order is to rescue the company as a going concern. To achieve this purpose, the special administrator may propose: (a) a company voluntary

arrangement under Part 1 of the Insolvency Act 1986, or (b) a compromise or arrangement in accordance with Part 26 or Part 26A of the Companies Act 2006.

If the special administrator thinks that it is not likely to be possible to rescue the company as a going concern, or that transfer is likely to secure more effective performance of the Regulated Company's functions, or the order has been made on any other grounds, the purposes of the order consist of:

(i) transferring to one or more different Regulated Companies as much of the business of the Undertaker in special administration as is necessary in order to ensure that the functions which have been vested in such a Regulated Company by virtue of its Appointment are properly carried out; and

(ii) pending the transfer, the carrying out of those functions.

Because of the statutory purposes of a Special Administration Order, it is not open to a Special Administrator to accept an offer to purchase the assets on a break-up basis in circumstances where the purchaser would be unable to properly carry out the relevant functions of a Regulated Company. The transfer is effected by a transfer scheme which the Special Administrator puts in place (the "**Transfer Scheme**"), subject to the approval of the Secretary of State or Ofwat on behalf of the existing Regulated Company. The Transfer Scheme may provide for the transfer of the property, rights and liabilities of the existing Regulated Company to the new Regulated Company(ies) and may also provide for the transfer of the existing Regulated Company's instrument of appointment (with modifications as set out in the Transfer Scheme) to the new Regulated Company(ies).

The Flood and Water Management Act 2010 (the "**FWM Act**") amends the special administration regime in the WIA to bring it in line with modern insolvency practice in unregulated industries. The FWM Act also streamlines the procedures for transferring a failing company to new owners. The previous regime only enabled the Special Administrator to transfer the appointment and assets of a failing water company onto one or more new owners. The changes enable the Special Administrator to pursue the goal of rescuing the Regulated Company as a going concern if this is reasonably practicable. Some of these provisions came into force as of 12 January 2024 by virtue of the Flood and Water Management Act 2010 (Commencement No. 10) Order 2024 (see "*Updates to the Special Administration Regime*" under "*Licences*" in Chapter 6 (*Regulation of the Water and Wastewater Industry in England and Wales*)).

There can be no assurance that any Transfer Scheme in the context of a Special Administration regime could be achieved on terms that would enable creditors to recover amounts due to them in full.

4.3 Change of Law (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 19 (*Miscellaneous*))

The structure of the transaction and, among other things, the issue of the Bonds and ratings assigned to the Bonds are based on law, tax and administrative practice in effect at the date hereof, having due regard to the expected tax treatment of all relevant entities under such law, tax and administrative practice. No assurance can be given that there will not be any change to such law, tax or administrative practice after the date of this Prospectus which change might impact on the Bonds and the expected payments of interest and repayment of principal.

5 Risks Relating to the SWS Financing Group – Environmental Consideration and Ofwat Asset Health

5.1 Costs of Compliance with Environmental Laws and Regulations (See Chapter 3 "*Risk Factors*" under "*Risks Relating to SWS – Regulatory, Legislative and Political Risks – Investigations*" and Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Drinking Water and Environmental Regulation*")

SWS's water supply and sewerage operations are subject to a number of UK laws and regulations relating to the protection of the environment and human health (including retained EU law), enforced primarily by the DWI and the EA. These laws establish, among

other things, standards for drinking water, abstraction, and the discharge of wastewater and other polluting discharges into the environment, and procedures governing operational development.

It is possible that SWS and other Regulated Companies will incur significant costs in the future in order to comply with requirements imposed under existing or future environmental laws and regulations (including nature conservation legislation). Although the costs arising from such changes in legal requirements may, in certain cases, be eligible for the purposes of the IDOK provisions or fall to be considered as part of a Periodic Review, there can be no certainty as to how and whether future environmental laws and regulations will impact the business and financial condition of SWS and/or the interests of the Bondholders. It is possible that Ofwat may determine that the cost of fulfilling certain obligations is likely to be less than the cost actually incurred by SWS in fulfilling such obligations. In such circumstances, the funding allowed by Ofwat may not totally cover the actual costs and SWS would bear this additional element. In practice, the funding allowed by Ofwat is set for a package of obligations and some will cost more and some less.

Quality standards: SWS is under a duty to supply water that is wholesome at the time of supply. "Wholesomeness" is defined by reference to standards and other requirements set out in the Water Quality Regulations. Under the WIA, the DWI is required to take enforcement action against SWS for any breach of quality standards, or of monitoring, treatment, record keeping and/or information requirements of the Water Quality Regulations, unless the breach is trivial or unlikely to recur, or SWS has taken immediate remedial action, or has submitted a legally binding programme of work in the form of a Section 19 Undertaking to achieve compliance within an acceptable timescale or agrees to a notice served under Regulation 28(4) of the Water Quality Regulations (the "**Regulation 28(4) Notice**"). If there has been such a breach and SWS does not give a Section 19 Undertaking or fails to comply with its terms, or fails to comply with the terms of a Regulation 28(4) Notice, the DWI may make a provisional or final enforcement order to secure compliance. During 2022, SWS undertook reviews of the capital works plans at its four largest strategic water treatment works: Hardham, Burham, Testwood and Otterbourne. The reviews took a bottom-up approach to understand potential water quality risks within the wider context of the supply system followed by programming improvements to reduce such risk. These reviews resulted in the 'Supply Resilience Enhancement Programme' which the DWI incorporated into four final enforcement orders issued in February 2023. The DWI also issued a final enforcement order for work at Timsbury and Twyford in February 2023 due to delays in the delivery of the improvement programmes. See "*Breach of Licence*" above for further information on failure to comply with a final enforcement order.

In addition, SWS may be prosecuted and fined if it supplies water that is unfit for human consumption under section 70 of the WIA. Section 19 Undertakings, enforcement action and prosecutions could materially affect the way that SWS operates, prejudice its reputation and result in the imposition of substantial penalties or other costs and/or requirements to clean up or otherwise deal with the effects of contamination and/or operational requirements to upgrade plant and equipment, each of which could adversely affect SWS's business, results of operations, profitability or financial position. Drinking water quality standards may be more rigorously enforced over time and may become more stringent and new drinking water requirements may be introduced (for instance, mandatory fluoridation – see Chapter 5 "*Description of the SWS Financing Group*" under "*Fluoride Dosing*"). Each of these factors could increase SWS's operating and/or capital costs. These costs may be wholly or partly recoverable through the mechanisms referred to in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" or future Periodic Reviews, but, in the event that such recovery is not possible, such costs could adversely affect SWS's business, results of operations, profitability or financial position.

Under the Environmental Permitting (England and Wales) Regulations 2016 ("**EP Regulations 2016**") (as amended by the Environmental Permitting (England and Wales) Regulations 2016), it is a criminal offence for a person to cause or knowingly permit any poisonous, noxious or polluting matter or trade or sewage effluent to enter controlled waters (including most rivers and other inland and coastal waters) other than in accordance with the terms of an environmental permit. The principal prosecuting body is the EA.

The terms of the environmental permit will depend largely on the type of discharge and when the permit was granted. The EA has discretion as to the terms on which Environmental Permits are granted or existing are altered. The disposal of wastewater sludge from wastewater treatment works is also controlled.

The EA also regulates water abstraction, issuing site specific abstraction licences under The Water Resources (Abstraction and Impounding) Regulations 2006. These licences regulate the volume, rate and seasonality of abstraction. The EA creates improvement programmes on a cyclical basis as part of the water industry Periodic Reviews, called the 'Water Industry National Environment Programme' ("**WINEP**"). These define site specific improvements which may be required under current or future environmental regulation and identifies the planned changes in permits or licences.

In addition, the EA can require Companies to make improvements in key areas via regulatory improvement programmes such as abstraction compliance and pollution incident reduction. If necessary, the EA can require improvements to be undertaken under regulatory enforcement. These costs may be wholly or partly recoverable through the mechanisms referred to in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" or future Periodic Reviews, but, in the event that such recovery is not possible, such costs could adversely affect SWS's business, results of operations, profitability or financial position.

Pollution or drinking water quality incidents may also give rise to breaches of any operational Environmental Permits held by SWS, which could result in penalties and/or termination or corrective action under regulatory enforcement powers.

Carbon reduction: As a large consumer of energy, SWS has been subject to increased costs, directly and indirectly, by carbon trading schemes. Tighter caps on emissions and full auctioning of allowances applied to most electricity generators in Phase III of the EU Emissions Trading Scheme (2013 to 2020).

The UK left the EU ETS in 2021 following the June 2016 referendum in favour of the UK leaving the EU and the replacement UK ETS scheme began operating in January 2021 with the aim of reducing emissions caps by 5 per cent. Energy transition costs will continue to be part of the cost of electricity and with the Government's commitment to achieve its goal of becoming a net zero carbon emission country by 2050, these costs are unlikely to decline.

In addition to the UK legal obligation to become a net zero carbon emission country by 2050, the English water sector signed up to achieving net zero carbon emissions by 2030. This is one of five Public Interest Commitments which were established in March 2019 by Water UK and are currently voluntary. SWS published its net zero plan in 2021, setting out its intention to achieve the target by improving energy efficiency, purchasing renewable energy, supporting sequestration and offsetting any remaining emissions responsibly. This confirmed the target of reaching net zero operational emissions by 2030. However, SWS has since revised its approach in response to regulatory and legislative targets, now aiming to achieve the net zero ambition by 2050. This is aligned with the net zero principles and key areas that are crucial to the achievement of net zero that Ofwat highlighted in their recent net zero position paper.

SWS was also a registered participant of the UK's Carbon Reduction Commitment Energy Efficiency Scheme, although this scheme has now been scrapped by the Government. As of April 2019, Streamlined Energy and Carbon Reporting replaced the Carbon Reduction Commitment ("**CRC**"). This means SWS is required to report in the annual directors' report: Annual and prior year Green House Gas ("**GHG**") emissions, energy usage, at least one intensity ratio, energy efficiency actions taken, along with the methodologies used to calculate.

Biodiversity: The Environment Act 2021 created new commitments and strengthened previous legislation which has implications on how SWS manages the impacts of its operations on biodiversity. For example, this legislation strengthens the Natural Environment and Rural Communities Act, which means SWS has to maintain and enhance biodiversity so far as consistent with the proper exercise of its functions whilst promoting the resilience of

ecosystems. This duty effectively means SWS must prevent loss, damage and mitigate any such loss.

Additionally, the Environment Act 2021 amended the Town and County Planning Act of 1990 to enshrine statutory biodiversity net gain, requiring any qualifying development requiring planning permission to ensure a statutory 10 per cent. minimum biodiversity net gain, and to monitor and manage this for a minimum of 30 years.

Ofwat introduced a performance commitment related to biodiversity within its PR24 process for the AMP8 business plans, requiring water companies to uplift biodiversity from a standardised survey baseline across its estate.

Measures to tackle biodiversity loss and policies intended to protect and enhance wildlife and habitats may, amongst other impacts, limit access to water resources in areas deemed to be ecologically sensitive. For example, SWS has entered into an agreement with the EA to abstract less water from the River Test and River Itchen (a Section 20 Agreement) to help protect the extremely rare chalk streams and associated wildlife in those regions. Failure to meet the requirements of any laws and regulations on biodiversity protection and enhancement, or damage to the environment caused by SWS's activities could result in reputational risk, legal proceedings or other measures being taken against SWS. These factors could affect SWS's business, such as delaying capital programmes, restricting operational activities and impacting SWS's ability to meet environmental performance standards and targets. There could also be direct financial incentives or penalties through the Ofwat Biodiversity Performance Commitment. The region SWS serves includes, amongst other terrestrial and aquatic designations, over 350 sites of special scientific interest, two UNESCO World Heritage biosphere reserves, 38 special areas of conservation, and 13 RAMSAR sites. There are many more Local Wildlife Sites, Wildlife Trust, RSPB or National Trust (and other NGO) Nature Reserves across the region within which SWS operates. Whilst limited in their statutory protection, many contain rare or locally significant local wildlife and community interests and carry a reputational risk if damaged through SWS' operations.

Enforcement action: Following the implementation of the sentencing council guidelines for environmental offences in July 2014, for those cases involving the highest levels of culpability (whether assessed as low culpability, negligent, reckless or deliberate) and harm, the courts have the power to impose fines significantly in excess of £1 million per incident. The guidelines do not provide for any limit on the fine that can be imposed and the levels of fines for Very Large Organisations (as defined in the sentencing guidelines) can be difficult to predict. The Court of Appeal has ruled that a fine matching 100% of an organisation's pre-tax net profit may not be considered to be manifestly excessive. While the current guidelines remain in place, the Environmental Audit Committee, a cross-party committee of MPs responsible for the 2021 inquiry into river water quality, has called for their review as part of their report issued in January 2022. The Government response to the report was published in May 2022, and stated that the sentencing council will consider the recommendation in due course, and any changes to sentencing guidelines would be subject to public consultation. As at the date of this Prospectus, SWS has not received any further information in this respect and is not aware of any public consultation, proposed or otherwise.

Storm overflows: In relation to storm overflows, the Environment Act 2021 has introduced new obligations on both the Secretary of State and sewerage undertakers. Sewerage undertakers will be required to report annually by 1 April on their storm overflows, providing a range of data on the location of the overflow, the watercourse into which the overflow discharges, the frequency and duration of the discharges, the volume of each discharge and information on any investigations that have taken place or improvement works undertaken in relation to the storm overflow. The Secretary of State is subject to a requirement to prepare a plan for reducing discharges from storm overflows and the adverse impacts of those discharges and must report annually on the progress made in implementing the plan. The Government published such plan in August 2022 (updated in September 2023) which is titled "Storm overflows discharge reduction plan". The plan sets water companies targets to reduce all storm overflows. As part of this plan, by 2035, water companies are required to improve all storm overflows discharging near every designated bathing water and improve 75% of

overflows discharging into or near high priority nature sites. By 2045, water companies will have improved all remaining storm overflows discharging into or near 'high priority sites'. By 2050, no storm overflows will be permitted to operate outside of unusually heavy rainfall or to cause any adverse ecological harm. Failure of the water companies to meet these targets could result in fines or a requirement for them to return money to their customers.

Ofwat similarly published measures in June 2023 that will penalise companies that do not fully monitor storm overflows. Where a storm overflow is not monitored, or a monitor is not functioning correctly, Ofwat will assume that the overflow has spilled 100 times each year when calculating a company's performance against its performance commitments. The impact of these requirements will not only be in the increased costs required to prepare and publish the reports but may also result in an increase in investment and capital expenditure needed in order for sewerage undertakers to be in a position to report given the level of data required and to ensure compliance with the regulations. There is also a concern that such investment will not be covered in the Periodic Review process.

The environmental legislation governing SWS's business means that SWS is at risk of enforcement action, prosecution, substantial fines, requirements to deal with the effects of contamination and/or upgrade plant and equipment, in the event of incidents such as the escape of sewage or a breach of water quality standards. The UK water and sewerage industry is facing unprecedented levels of scrutiny from a wide range of stakeholders, including governments and regulators, NGOs, local communities and other stakeholders. There is heightened focus on the environmental performance and compliance status of the industry as a whole, in particular in relation to wastewater discharges. Stakeholder groups are increasingly calling for greater regulatory enforcement action to be taken, and the Environment Agency has indicated it intends to pursue more aggressive enforcement action, including against directors of water companies. Following a public consultation launched in April 2023, on 12 July 2023, the Government announced plans to strengthen the maximum civil sanctions imposable for environmental offences. On 11 December 2023, the EA published its updated enforcement and sanctions policy which applies to offences that occur from 11 December 2023 onwards. Changes to Variable Monetary Penalties ("**VMPs**") came by statutory instruments amending the EP Regulations 2016 and the Environmental Civil Sanctions (England) Order 2010 (Order). As of 11 December 2023, the EA can now impose potentially significant financial penalties on companies that pollute the environment without bringing criminal proceedings. The previous £250,000 cap on VMPs under the Environmental Civil Sanctions (England) Order 2010 has been removed, and the range of offences for which VMPs can be imposed has been expanded. This environment could result in an increase in enforcement activity and third-party claims as well as substantial fines, compensation payments and requirements to invest in infrastructure and increased operating costs, all of which could materially and adversely affect SWS's reputation and/or financial position.

The Office for Environmental Protection (the "**OEP**") and the Government continue to scrutinise environment and water regulators in England and Ofwat more generally. On 12 September 2023, the OEP announced that, as a result of information gathered during its investigation, it believes there may have been failures to comply with environmental laws by Ofwat, the EA and DEFRA. Similarly, in 2023, the House of Lords Industry and Regulators Committee published a report on its inquiry into the work of Ofwat. Its key findings included that Ofwat and the EA must go further to hold water companies to account for environmental pollution through penalties and prosecution and that water companies have been overly focused on maximising financial returns at the expense of the environment, operational performance and financial sustainability. Given that SWS is regulated by both the EA and Ofwat, there may be heightened financial risks for SWS if the EA and/or Ofwat adopt a stricter enforcement approach in light of the OEP's criticism.

5.2 **Catastrophe Risk** (See Chapter 5 "*Description of the SWS Financing Group*" under "*Insurance*")

Catastrophic events such as dam bursts, fires, earthquakes, floods, droughts, terrorist attacks, diseases, plant failure or other similar events could result in personal injury, loss of life, pollution or environmental damage, severe damage to or destruction of SWS's operational

assets. Subject to a possible IDOK under the Substantial Effects Clause, any costs resulting from suspension of operations of SWS could have a material adverse effect on the ability of SWS to meet its financing obligations.

Although the CTA requires SWS to maintain insurance (including business interruption insurance) to protect against certain of these risks, the proceeds from such insurance may not be adequate to cover reduced revenues, increased expenses or other losses or liabilities arising from the occurrence of any of the events described above. Moreover, there can be no assurance that such insurance coverage will be available for some or all of these risks in the future at commercially reasonable rates or at all (see further Chapter 5 "*Description of the SWS Financing Group – Insurance*").

Service interruptions due to key site or installation disruption: Unexpected failure or disruption (including criminal acts or major health and safety incidents) at a key site or installation (including a reservoir or treatment works) could cause a significant interruption to the supply of services (in terms of duration or number of customers affected), materially affecting the way that SWS operates, prejudicing its reputation and resulting in additional costs, including liability to customers or loss of revenue, each of which could have a material adverse impact on the business, financial condition or operational performance of SWS. This could result in SWS having insufficient revenues to meet its financing obligations.

Contamination of water supplies: Water supplies may be subject to contamination, including contamination from the presence of naturally occurring compounds and pollution from man-made substances or criminal acts. In the event that SWS's water supply is contaminated and it is unable to substitute water supply from an uncontaminated water source, or to treat adequately the contaminated water source in a cost-effective manner, there may be an adverse effect on its business, results of operation, profitability or financial condition because of the resulting damage to reputation and required capital and operational expenditures. SWS could also be fined for breaches of statutory requirements or regulations or held liable for human exposure to hazardous substances in its water supplies or other environmental damage, which could have a material adverse impact on the business, financial condition or operational performance of SWS.

Such operational costs may be partly recoverable through the mechanisms referred to in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*PR19: Changes to Price Limits*" or future Periodic Reviews but, in the event that such recovery is not possible, such costs could be significant and could have a material adverse impact on the business, financial condition or operational performance of SWS. SWS also maintains insurance policies in relation to legal liabilities likely to be associated with these risks. However, all the costs of any such liabilities may not be covered by insurance, and insurance coverage may not continue to be available in the future. In addition, contamination of supplies could exacerbate water shortages, giving rise to the issues described above.

Disruption at key sites or installations: Some of SWS's sites or installations (including certain reservoirs, pumping stations and/or water or wastewater treatment works) account for a relatively large percentage of the operations of the Appointed Business. These sites and installations are, therefore, key to the ongoing proper operation of the Appointed Business and, as a result, SWS's business, results of operations, profitability or financial condition could be adversely affected in the event of an unexpected major disruption (including because of criminal acts or a major health and safety incident) at one or more of these sites or installations.

There is also a risk that extreme weather conditions could cause flooding, prolonged periods of drought and/or operational difficulties, which could adversely affect SWS's service performance and give rise to potential penalties, the need to pay compensation to customers or other regulatory action. In this regard, SWS maintains insurance cover consistent with the generally accepted practices of prudent water and sewage companies, and this includes business interruption insurance.

5.3 Ofwat Asset Health (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Licences*")

Under the WIA, all water and sewerage companies have a general duty to develop and maintain an efficient and economical system of water supply and to make provision for dealing effectually, by means of sewage disposal works or otherwise, with the contents of the sewers in its sewerage system.

Ofwat monitors asset health using ODIs. For AMP8, four performance commitments were explicitly identified as relating to asset health – mains repairs, unplanned outages, sewer collapses and treatment works compliance. The maximum penalty for sewer collapses is uncapped, but based on recent performance is unlikely to exceed £3 million over the AMP. The remaining three asset health performance commitments had a theoretical maximum ODI penalty of £183 million, with treatment works compliance (£100 million) and unplanned outage (£53 million) being the largest. On 26 September 2023, Ofwat published a draft determination of SWS's in period ODI outcomes for 2022/23 (including C-MeX & D-MeX) and calculated that SWS was required to reduce customer bills in 2024/25 by £42.903 million. The potential impact of the financial penalties on Southern Water's financial condition is still under review. In its final determination published on 14 November 2023, Ofwat confirmed this total amount, however, Ofwat decided to defer £21.451 million of SWS's underperformance payments for 2022/23, such that this reduction will only be applied to customer bills in 2025/26. On 23 October 2025, Ofwat published its annual Water Company Performance Report which assessed Southern Water's performance as "lagging behind" in 2024/25. Due to the draft end of period blind year adjustment issued by Ofwat, AMP8 bills in 2026-27 will be reduced by £128.92. The final determination of these in period ODI outcomes will be published in November 2025.

For AMP8, Ofwat has set incentive rates based on their view of appropriate proportion of risk for all performance commitments including asset health-related performance commitments. The PR24 FD indicates that Ofwat will have the same asset health performance commitments as at PR19 – mains repairs, unplanned outage and sewer collapses. Wider performance commitments, which measure direct impacts on customers and the environment can also provide insight about a company's asset health, such as leakage, pollution incidents, the compliance risk index and discharge permit compliance. Ofwat will also complement its asset health performance commitments with wider monitoring activities such as its proposed integrated monitoring framework for operational resilience.

Additionally, Ofwat has introduced the Ofwat asset health reopener process (the "**Reopener**") to address concerns that the existing regulatory framework does not adequately support long-term investment in asset health, particularly for long-life civil assets. There is evidence of deferred investment in critical infrastructure, and the sector has expressed concern about ageing assets approaching end-of-life. The Reopener aims to enable a step change in capital maintenance investment to improve operational resilience and customer outcomes.

The process is structured around a two-stage submission window spanning from 2025 to 2027. Initial data collection will begin in 2025, with the first submission window open from March to May 2026. Ofwat will make initial decisions by July 2026, followed by consultation and feedback. A second submission window is scheduled for March to May 2027, with final allowances potentially provided in 2027 or 2028. Investment proposals must pass five assessment gates: demonstrating the need for a step change, being the best option for customers, having robust and efficient costs, ensuring customer protection through price control deliverables ("**PCD**"), and presenting a clear delivery plan. Proposals are assessed on a pass/fail basis or may be subject to cost challenges.

A key element of the framework is determining "What Base Buys" ("**WBB**"), which ensures that proposed investments are additional to those already funded through PR24 base allowances. Ofwat is exploring various approaches to define WBB.

The Reopener is limited to a subset of priority asset classes across water and wastewater, with a strong focus on long-life civil assets. These include network storage (service reservoirs, water towers, contact tanks), boreholes, civil assets at treatment works and supply works (rapid gravity filters, activated sludge tanks, settlement tanks, trickling filters), and

gravity sewers. These assets were selected based on criticality, known performance issues, visible condition, data availability, and sector relevance. Assets like mechanical, electrical, instrumentation, control and automation ("**MEICA**") components, disinfection systems, trunk mains, and chemical storage were excluded due to shorter lifespans, existing funding, or data limitations.

Supporting activities include workshops, development of a condition grade methodology, and data requests for workload and expenditure information. Ofwat is also encouraging companies to improve asset management maturity, including ISO 55001:2024 certification. The process is designed to inform future regulatory decisions, including PR29, and to promote sustainable investment in asset health across the sector.

Despite Ofwat limiting the scope of the Reopener to a defined list of priority asset classes, SWS is considering additional Southern Water priority assets that may warrant inclusion in this process. In SWS's case, rising mains and trunk mains are key asset groups not currently on Ofwat's priority list, but which SWS believes may present a compelling case for further consideration given their criticality and condition challenges.

In addition, Ofwat is evolving its monitoring approach to provide a richer picture of operational resilience and improve its understanding of asset health. While the outcomes regime captures a company's failure to mitigate risks when they have an impact on service, it focuses on performance at a point in time. Therefore, it may not always provide the breadth and depth of information needed to gain insight into the effectiveness of a company's approach to maintaining assets or managing current and future risks. Ofwat is therefore developing an integrated monitoring framework to provide a more complete view of asset health and operational resilience. The increase in monitoring may lead to SWS incurring higher compliance costs and possible higher ODI penalties.

In addition to ODI penalties, in extreme circumstances Ofwat may determine that asset health failures constitute a breach of the general duties to maintain effective water and wastewater systems. This may lead to the making of an enforcement order by Ofwat or the Secretary of State, or the imposition of financial penalties of up to 10 per cent. of SWS's turnover.

6 Risks Relating to the Issuer – Financing Considerations (see Chapter 4 "*Financing Structure*")

6.1 Material Uncertainty Related to Going Concern

Each of the Obligors prepared their financial statements for the period ending 31 March 2025 on a basis of going concern with material uncertainty.

SWS has a significant level of expenditure planned to continue to enhance its assets, improve operational performance and begin delivering its plans for AMP8.

To assist in financing its investment programme for the AMP8 Period, on 8 July 2025, SWS accepted an offer of equity support from a consortium led by funds managed by Macquarie Asset Management by way of the Equity Raise.

However, as at the date of finalisation of the financial statements of each of the Obligors, the Initial AMP8 Equity Commitment remained subject to a number of conditions and whilst the consortium led by funds managed by MAM had indicated their support to SWS to confirm their intent to provide commitments up to a further £545 million, these additional commitments had not been received. The directors of each Obligor were of the opinion that the proceeds of the Initial AMP8 Equity Commitment would be received, but given it had not been received at the date of the financial statements and its commitment was not within the directors' control, the directors believed that the risk that the equity was not received constituted a material uncertainty that may cast significant doubt about each of the Obligor's ability to continue as a going concern such that it may be unable to realise its assets and discharge its liabilities in the normal course of business.

However, notwithstanding the material uncertainty above, on the basis of their assessment of each Obligor's overall financial position, and the board approved latest cash flow forecast, the directors had a reasonable expectation that each Obligor had adequate resources to continue in operational existence for the foreseeable future, being a period of at least 12

months from the approval of the financial statements. This assessment includes consideration of the forecast cash flows over the 12 months to July 2026 of each Obligor, and the capital structure of each Obligor and financing needs for the period. For this reason, the directors continued to adopt the going concern basis of accounting in preparing the annual financial statements for each Obligor.

If the Obligors were unable to operate as a going concern this may lead to the making of a Special Administration Order in respect of SWS (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales – Special Administration Orders*") or the winding up in respect of the other Obligors, which could also have an adverse impact the other Obligors and reduce the amount available to the Issuer to repay the Bondholders and the Bondholders may not recover the full amount owing to them under the Bonds.

6.2 Future Financing

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

(i) finance future capital enhancements to SWS's asset base;

(ii) on each Interest Payment Date on which principal is required to be repaid and on the maturity date of the relevant Sub-Classes of Bonds, refinance the Bonds; and

(iii) refinance any other debt (including for liquidity or working capital purposes) the terms of which have become inefficient or which have a scheduled partial or final maturity prior to the final maturity of the Bonds.

While the CTA and the STID contemplate the terms and conditions on, and circumstances under, which such additional indebtedness can be raised, there can be no assurance that the SWS Financing Group will be able to raise sufficient funds, or funds at a suitable interest rate, or on suitable terms, at the requisite time such that the purposes for which such financing is being raised are fulfilled, and, in particular, such that all amounts then due and payable on the Bonds or any other maturing indebtedness will be capable of being so paid when due.

Following occurrence of Trigger Events under the Common Terms Agreement (see further "*Risks Relating to SWS – Consequences of Trigger Events*"), SWS and the Issuer are not permitted to make Restricted Payments or incur certain types of indebtedness, among other consequences.

Although SWS has obtained £375 million from funds managed by Macquarie Asset Management (see Chapter 4 "*Financing Structure*" under "*History and Background*"), the restrictions on debt incurrence may have an adverse effect on SWS's business, results of operations and overall financial condition, its ability to meet financial ratio and covenant requirements under the Common Terms Agreement and to raise permitted forms of finance, comply with its obligations under the Licence and legislation and ultimately affect the payment of principal and interest under the Issuer/SWS Loan Agreements, and consequently the Issuer's ability to meet its obligations under the Bonds issued under the Programme.

6.3 Failure to Deliver Operational Performance or Cost Savings Implicit in the Periodic Reviews (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Economic Regulation*")

Operating cost savings to be achieved during an AMP Period are implicit in the Periodic Review. To assist the achievement of these operating cost savings, a major transformation and efficiency programme is underway including the business plan. However, there remain risks relating to the delivery of the plan. If operational performance were to deteriorate, this deterioration may be reflected by less favourable outcomes in future Periodic Reviews which could cause SWS's profitability to suffer.

6.4 Cost of Debt (See Chapter 4 "*Financing Structure*")

The net operating revenues generated by SWS from its water and wastewater business may not be sufficient to enable it to make full and timely payment of amounts due to creditors, including under the Issuer/SWS Loan Agreements. This could have a material adverse impact on the Issuer's ability to meet its obligations (including the payment of principal and interest) under the Bonds.

In addition, Ofwat assesses the cost of debt at price reviews on the basis of a hypothetical efficiently financed company. According to Ofwat, such a company would retain the flexibility to respond to changing market conditions and hold a balanced portfolio of debt. There is no guarantee, therefore, that allowance would be made for the costs of then existing fixed rate debt, if current forward-looking rates at the time were lower and if Ofwat took the view that such debt had not been prudently incurred.

6.5 Leverage (See Chapter 4 "*Financing Structure*")

As at the date of this Prospectus, the SWS Financing Group has indebtedness in relation to its shareholders' equity. Taking into account retained cash reserves, such leverage of the SWS Financing Group was 74 cent. of RCV as at 31 March 2025. In addition, also as at 31 March 2025, SWS had in issue Preference Shares for a consideration of £64.7 million, which is subordinated to the Class A Debt and the Class B Debt pursuant to the Intercreditor Arrangements. The ability of SWS to improve its operating performance and financial results will depend upon economic, financial, competitive, regulatory and other factors beyond its control, including fluctuations in interest rates, inflation and other general economic conditions in the United Kingdom.

Further, and as noted above, Ofwat assesses the cost of debt at price reviews on the basis of a hypothetical efficiently financed company. There can be no assurance as to SWS's ability to meet its financing requirements and no assurance that SWS's degree of leverage will not have a material adverse impact on its ability to pay amounts under the Issuer/SWS Loan Agreements, which would enable the Issuer to pay amounts due and owing in respect of the Bonds.

Incurrence of additional indebtedness by SWS or the Issuer, which is permitted under the Finance Documents, may materially affect the ability of SWS, the Issuer or the other Obligors to pay amounts due and owing in respect of the Bonds.

6.6 Termination of a Hedging Agreement (See Chapter 7 "*Summary of the Financing Agreements*" under "*Hedging Agreements*")

The Issuer may be left exposed to interest rate risk or currency risk in the event that there is an early termination of any Hedging Agreement. A Hedging Agreement may be terminated in the circumstances set out in Chapter 7 "*Summary of the Financing Agreements – Hedging Agreements*", including where the Hedge Counterparty is required to gross up for, or receive, payments from which tax has been required to be deducted or withheld by law, which requirement has not been able to be avoided, notwithstanding the Issuer and the Hedge Counterparty having used reasonable endeavours to do so in accordance with the relevant Hedging Agreement. If a Hedging Agreement is terminated and the Issuer is unable to find a replacement Hedge Counterparty, then the funds available to the Issuer may be insufficient to meet fully its obligations under the Bonds, as a result of adverse fluctuations in interest rates and exchange rates or making any termination payment to the Hedge Counterparty, which payment will be in accordance with the Payment Priorities (see Chapter 7 "*Summary of the Financing Agreements – Cash Management*").

6.7 Funding Risks in Relation to the Defined Benefits under SWPS (See Chapter 5 "*Description of the SWS Financing Group*" under "*Pensions*")

The two pension schemes which operate predominantly for SWS employees are the Southern Water Pension Scheme (the "**SWPS**") and a CSP (together, the "**Pension Schemes**"). The SWPS is a funded defined benefit arrangement and the CSP is a defined contribution scheme.

The funding level of the SWPS is a net FRS 17 deficit of £48.9 million before deferred tax as at 31 March 2025 (2024: £78 million). The increase in deficit is present mainly as a result of lower than assumed returns on scheme assets, in part due to the negative impact on the liability-driven investment funds of increasing yields and higher than expected inflation.

On 31 March 2022, SWS made an additional one-off lump sum deficit contribution of £59.6 million into SWPS. This constituted a payment of the 1 April 2022 contribution of £20.6 million plus a further prepayment of £39 million in relation to deficit contributions due until 31 March 2025. On 13 March 2023, SWS and the trustee of SWPS agreed a new schedule of contributions following the completion of the 31 March 2022 triennial actuarial valuation.

Future contributions will be dependent on levels of RPI and the expected deficit contributions over the period from 14 March 2023 to 1 April 2029 have been agreed as follows:

(a) from 2023 to 2029, annual contributions of £21.0 million, increased to the relevant payment year in line with the actual increase in RPI between December 2022 and the December immediately prior to the relevant payment year; and

(b) an additional £500,000 per annum from 2023 to 2028 (inclusive), which, together with the equivalent amounts paid since 2018, is recognised as an advance on part of the deficit contribution due in 2029.

Accordingly, the deficit contribution payable in 2029 will be reduced by £5.5 million from the amount otherwise calculated under (a) above. The base deficit contributions (before adjustment for RPI) outlined in (a) and (b) above, and offset where relevant by the £39 million prepayment also described above, are payable by 1 April of the relevant year and total £105.3 million. If the assumptions documented in the SWPS's Statement of Funding Principles dated 14 March 2023 materialise in practice, the deficit will be removed by 1 April 2029.

In summary, the main risk factors are:

(a) The Pensions Act 2004 allows the UK pensions regulatory body (the "**Pensions Regulator**") to impose a scheme funding target and employer contribution rate if those matters cannot be agreed between the scheme trustees and the employers or what is agreed is not appropriate having regard to the nature and circumstances of the scheme. This may result in more onerous funding requirements for employers.

(b) The trustee of the SWPS has the power to wind up the SWPS in certain circumstances (e.g. if they think it unlikely that sufficient funding will be available to provide all benefits in full). Winding up the SWPS would result in a statutory obligation on the various participating employers to fund deficits in the SWPS by reference to a "buy-out basis". Additionally, legislation provides that a similar statutory debt may be triggered in certain circumstances if SWS went into liquidation.

(c) The Pensions Act 2004 gives certain powers to the Pensions Regulator to require financial support for defined benefit pension schemes from any company that is connected or associated with the participating employers if certain requirements are met. This applies regardless of whether the companies sought to be made liable have any employees in the pension schemes concerned.

(d) The trustee of the SWPS has control over the investment of the relevant scheme's assets and could (having taken appropriate investment advice and consulted with the employers) alter the investment profile of the schemes. For example, they could exchange equity investments for bonds, which would typically increase the employer funding obligations in relation to the schemes because of the lower rate of return expected from lower-risk bonds.

The foregoing risks are linked to the funding level of the SWPS, which can be adversely affected by a number of factors, including:

(i) reducing bond yields (low yields mean a pension obligation is assessed as having a high value);

(ii) increasing life expectancy (which will make pensions payable for longer and, therefore, more expensive to provide);

(iii) investment returns below expectation;

(iv) actual and expected price inflation (many benefits are linked to price inflation and, ignoring any compensating change in the value of assets and future expected investment returns, an increase in inflation will result in higher benefits being paid);

(v) funding volatility as a result of the mismatch between the assets held and the assets by reference to which the scheme liabilities are calculated; and

(vi) other events occurring which make past service benefits more expensive than anticipated in the actuarial assumptions by reference to which past pension

contributions were assessed, including unanticipated changes to legislation or tax laws or discovery of issues with governing documentation or administration of benefits.

Employer obligations to their pension schemes (including any statutory debt) generally rank as unsecured and non-preferential obligations of the employer, with some limited exceptions.

In previous determinations, some allowance was made for anticipated future pensions contributions and a proportion of existing pension scheme deficits are recoverable through the price limits established by Ofwat. See Chapter 5 "*Description of the SWS Financing Group*" under "*Pensions*" for details on the approach taken by Ofwat for AMP8.

Furthermore, a schedule of deficit annual contributions was agreed with the trustee (please see further Chapter 4 "*Financing Structure – Management and Employees of SWS – Pensions*"). If such deficits were not so recoverable in future, SWS's business, results of operations, profitability or financial condition could be adversely affected.

Any requirement to contribute additional funds into the SWPS to cover any additional deficits could have a material adverse effect on SWS's overall financial position.

6.8 Corporate Structure (See Chapter 4 "*Financing Structure*")

The Issuer is a special purpose financing entity with no business operations other than raising external funding for SWS through the issuance of the Bonds and borrowing under the Liquidity Facilities. Other than the proceeds of the issuance of additional Bonds, the Issuer's principal source of funds will be pursuant to the Issuer/SWS Loan Agreements and funds available to it pursuant to the Liquidity Facilities.

Therefore, the Issuer is subject to all the risks relating to revenues and expenses to which SWS is subject. Such risks could limit funds available to SWS to enable it to satisfy in full and on a timely basis its obligations under the Issuer/SWS Loan Agreements and/or its guarantee under the Security Agreement (see "*SWS Revenue and Cost Considerations*" above).

The DSR Liquidity Facilities and any amounts credited to the Debt Service Reserve Account are intended to cover certain shortfalls in the ability of the Issuer to service payments in relation to the Class A Debt and Class B Debt on any Interest Payment Date (excluding the repayment of principal under the Bonds and the payment of any Subordinated Coupon Amounts under the Class B Bonds). However, on any such Interest Payment Date, there are no assurances that any such shortfalls will be met in whole or in part by amounts standing to the credit of the Debt Service Reserve Account or by the DSR Liquidity Facilities.

The O&M Reserve Facilities and any amounts credited to the O&M Reserve Accounts are intended to cover certain shortfalls in the ability of SWS to meet its operating and capital maintenance expenditure requirements. There are no assurances, however, that any such shortfalls will be met in whole or in part by amounts standing to the credit of the O&M Reserve Accounts or by the O&M Liquidity Facilities.

7 Risks Relating to SWS – Cyber Security

7.1 Loss of Data or Interruption of Key Business Systems

Cyber risk is a high priority for the business; over the last year the volume and complexity of cyber security threats targeting companies in the utility sector have continued to increase and are constantly evolving with key utilities increasingly a target. The publicly acknowledged nation state involvement in the targeting of the utility sector is a key driver in this risk.

On 23 January 2024, SWS announced on its website that it was aware of a claim by a cyber-criminal organisation, through that organisation's website, that the organisation had stolen data from SWS's IT systems. The publication on the cyber-criminal organisation's website, which named SWS, included fewer than 25 screenshots of data and information purportedly taken from SWS's IT systems. SWS launched an investigation, led by independent cyber security specialists and informed all appropriate stakeholders, including the Government, Ofwat, the DWI, the Information Commissioner's Office ("**ICO**") and the National Cyber Security Centre. The investigation identified that SWS had experienced a cyber-attack in

which data held on SWS's corporate file sharing repository, a system used for storing and sharing corporate data, was compromised. SWS has not identified any impact on operational technology used to support the supply of water, or to provide wastewater services, or on any customer relationship systems or financial systems. SWS's operations and services were not affected by the cyber-attack. As at the date of this Prospectus, SWS has informed all individuals whose personal data had been compromised in accordance with SWS's obligations under data protection law. The total number of customers notified was in the order of 5 to 10% of its customer base. SWS also notified all its current and some former employees of the potential compromise to their personal data. SWS did not identify any evidence, other than the screenshots on the cyber-criminal organisation's website, of potentially compromised data having been published or made available online. The ICO is investigating the incident and SWS may incur a financial penalty if the ICO determines that SWS failed to comply with its regulatory duties such as to implement appropriate technical and organisational security measures to protect its IT systems and data. SWS may receive civil claims from individuals or groups of individuals.

Loss of, or misuse of, data could result in a regulatory investigation of breaches of legislation, including, but not limited to, data protection legislation which could have an adverse impact on SWS's operational assets, performance and customer service metrics. In addition to impacts to operational assets, this could also potentially lead to significant penalties, civil liability and/or reputational damage and could require significant remedial investment, which may not be covered by the Periodic Review process. Please see Chapter 5 "*Description of the SWS Financing Group*" under "*Information Technology*" and Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Water Supply*" for further information.

8 Risks Relating to all Bond Issuances

8.1 Bondholders' Rights are Subject to the STID (See Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*")

The Bonds are subject to the provisions of the STID. The STID contains provisions enabling the Security Trustee to implement various modifications, consents and waivers in relation to the Finance Documents and the Bonds, subject to Entrenched Rights and Reserved Matters. See Chapter 7 "*Summary of the Financing Agreements – Security Trust and Intercreditor Deed – Entrenched Rights and Reserved Matters*". The Security Trustee is authorised to act on the instructions of the Class A DIG, or following repayment of the Class A Debt and/or the Class B DIG. Prior to a Default Situation, a Bondholder will not be entitled to vote other than in respect of Entrenched Rights and Reserved Matters.

Prior to a Default Situation, the Bond Trustee may vote on behalf of the Unwrapped Bondholders and (if an FG Event of Default has occurred and is continuing in relation to the relevant Financial Guarantor) the Wrapped Bondholders as part of the Instructing Group and is not entitled to seek directions from the relevant Bondholders in respect of such vote. However, regardless of the proportion that (a) the Outstanding Principal Amount of the Unwrapped Bonds may at any time bear to the aggregate Outstanding Principal Amount of the Unwrapped Bonds and the Wrapped Bonds and (b) (if an FG Event of Default has occurred and is continuing in relation to the relevant Financial Guarantor) the Outstanding Principal Amount of the Wrapped Bonds may at any time bear to the aggregate Outstanding Principal Amount of the Unwrapped Bonds and the Wrapped Bonds, the Bond Trustee will not be obliged to vote and will not be entitled to convene a meeting of Bondholders to seek directions in respect of such vote. Accordingly, subject to Entrenched Rights and Reserved Matters of the Bondholders, prior to a Default Situation, the Outstanding Principal Amount of the Wrapped Bonds in issue (during the continuance of an FG Event of Default in relation to the relevant Financial Guarantor) and the Unwrapped Bonds will not be voted as part of the Class A DIG or Class B DIG, as the case may be, in circumstances where the Bond Trustee is unable or unwilling to exercise its discretion.

During a Default Situation, the Bond Trustee shall be entitled to vote and will be entitled to seek directions from the relevant Bondholders in respect of such vote. However, the Bond Trustee may be prevented from voting if a valid Emergency Instruction Notice is delivered

to the Security Trustee. The Security Trustee will be required to act upon the instructions contained in the Emergency Instruction Notice (see further Chapter 7 "*Summary of the Financing Agreements – Emergency Instruction Procedure*"). In respect of a vote relating to Entrenched Rights and Reserved Matters, the Bond Trustee will be required to seek directions from the Bondholders of each affected Series of Bonds in respect of such vote.

Accordingly, subject to the Entrenched Rights and Reserved Matters of the Bondholders, decisions relating to and binding upon the Bonds may be made by persons with no interest in the Bonds and the Bondholders may be adversely affected as a result. See Chapter 7 "*Summary of the Financing Agreements – Security Trust and Intercreditor Deed*".

Under the terms of the STID and the CTA, any further issues of debt securities by the Issuer must be made subject to the intercreditor arrangements contained in the CTA and the STID (to which the Bonds are also subject). No alteration of the rights of priority of the holders of Class A Bonds may be made without the consent of the relevant Bondholders.

These Entrenched Rights and Reserved Matters may materially and adversely affect the exercise and proceeds of any enforcement of the Security which may, in turn, reduce any recovery amounts in respect of the Bonds.

Subject to such Entrenched Rights and Reserved Matters, the Majority Creditors or, where appropriate, Super-Majority Creditors may make a modification to, or grant any consent or waiver in respect of, the Finance Documents without the need to seek a confirmation from the Rating Agencies as to the then current ratings of the Bonds.

8.2 **Limited Liquidity of the Bonds; Absence of Secondary Market for the Bonds** (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 2 (*Exchanges of Bearer Bonds for Registered Bonds and Transfers of Registered Bonds*))

There can be no assurance that a secondary market will develop, or, if a secondary market does develop for any of the Bonds issued after the date of the Prospectus, that it will provide any holder of Bonds with liquidity or that any such liquidity will continue for the life of the Bonds. Consequently, any purchaser of the Bonds must be prepared to hold such Bonds for an indefinite period of time or until final redemption or maturity of the Bonds. In particular, SWS and the other Obligors entered into the SWS LUA with, among others, beneficial or economic owners of Class A Debt. The terms of the SWS LUA, whilst it is in effect, impose certain transfer restrictions on the Class A creditors who are party to it. Accordingly, if a Class A Creditor who has acceded to the SWS LUA purchases any Bonds issued after the date of this Prospectus (or any purchasers of Bonds so issued accede to the SWS LUA), the liquidity and market value of such Bonds may be adversely affected. The transfer restrictions under the SWS LUA are expected to fall away by 28 November 2025 upon receipt of the Initial Equity Injection.

The liquidity and market value at any time of the Bonds is affected by, among other things, the market view of the credit risk of such Bonds and will generally fluctuate with general interest rate fluctuations, general economic conditions, the condition of certain financial markets, international political events, the performance and financial condition of SWS, developments and trends in the water industry generally and events in the appointed area of SWS.

8.3 **Ratings** (See Chapter 8 "*Terms and Conditions of the Bonds*" under "**The Bonds**" and Part B of the Final Terms)

The ratings assigned by the Rating Agencies to the Class A Unwrapped Bonds reflect only the views of the Rating Agencies and, in assigning the ratings, the Rating Agencies take into consideration the credit quality of SWS and structural features and other aspects of the transaction.

A rating is not a recommendation to buy, sell or hold securities and will depend, among other things, on certain underlying characteristics of the business and financial condition of SWS.

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 (or any of them) as a result of changes in, or unavailability of, information or if, in the Rating Agencies' judgement, circumstances so warrant. If any rating assigned to the Bonds is

lowered or withdrawn, the market value of the Bonds may be reduced. Future events, including events affecting SWS and/or circumstances relating to the water industry generally, could have an adverse impact on the ratings of the Bonds.

See Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Trigger Events, paragraph (ii) (Credit Rating Downgrade)*" and Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Trigger Event Consequences*" for a description of the possible consequences of rating action taken by the Rating Agencies, including in response to SWS's failure to deliver its commitments under the Final Determination or for any other reason.

8.4 Rights Available to Bondholders (See Chapter 7 "*Summary of the Financing Agreements*")

The Bond Trust Deed contains provisions detailing the Bond Trustee's obligations to consider the interests of the Bondholders as regards all powers, trusts, authorities, duties and discretions of the Bond Trustee (except where expressly provided otherwise). Where, in the sole opinion of the Bond Trustee, there is a conflict of interest between the holders of two or more Sub-Classes of Bonds of such Class, the Bond Trustee shall consider the interests of the holders of the Sub-Class of the Class A Bonds or, if there are no Class A Bonds outstanding, the Class B Bonds outstanding with the shortest dated maturity and will not have regard to the consequences of such exercise for any other Bondholders or any other person. The STID provides that the Security Trustee (except in relation to certain Reserved Matters and Entrenched Rights as set out in the STID) will act on instructions of the relevant DIG Representative(s). When so doing, the Security Trustee is not required to have regard to the interests of any Finance Party (including the Bond Trustee as trustee for the Bondholders) in relation to the exercise of such rights and, consequently, has no liability to the Bondholders as a consequence of so acting.

8.5 Withholding Tax under the Bonds (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*) and Condition 10 (*Taxation*))

In the event that withholding taxes are imposed by or in any jurisdiction in respect of payments due under the Bonds, the Issuer is not obliged to gross up or otherwise compensate Bondholders for the fact that the Bondholders will receive, as a result of the imposition of such withholding taxes, cash amounts which are less than those which would otherwise have been received had no such withholding or deduction been required. The Issuer will, in such event, have the option (but not the obligation) of:

(i) redeeming all outstanding Bonds in full; or

(ii) arranging for the substitution of another company in an alternative jurisdiction (subject to certain conditions).

8.6 Treatment of the Bonds for Capital Adequacy Purposes

Regulatory initiatives may have an adverse impact on the regulatory treatment of the Bonds. In Europe, the U.S. and elsewhere there is increased political and regulatory scrutiny of the asset-backed securities industry. This has resulted in numerous measures for increased regulation which are currently at various stages of implementation and which may have an adverse impact on the regulatory position to certain investors in certain securitisation exposures and/or on the incentives for certain investors to invest in securities issued under such structures, and may thereby affect the liquidity of such securities. Investors in the Bonds are responsible for analysing their own regulatory position and none of the Issuer, any member of the SWS Financing Group, the Dealers or the Arranger makes any representation to any prospective investor or purchaser of the Bonds regarding the regulatory treatment of their investment on the Issue Date or at any time in the future.

8.7 Risks Relating to the Guarantors and the Guarantees (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Security*")

The Bonds in issue are, and further Bonds issued under the Programme will be, unconditionally and irrevocably guaranteed and secured by each member of the SWS Financing Group, pursuant to the Security Agreement entered into by each Obligor in favour of the Security Trustee over the entire property, assets, right and undertaking of each Obligor,

and in the case of SWS to the extent permitted by the WIA and its Licence. Each such guarantee constitutes a direct, unconditional and secured obligation of each Obligor. The Security is held by the Security Trustee on trust for the Secured Creditors under the terms of the Security Agreement, subject to the terms of the Security Trust and Intercreditor Deed. Any Bonds (including those previously issued and any further issuance) will be backed by the same assets.

Although the Bondholders will have the benefit of the relevant guarantees, it should be noted that, in respect of the Obligors, that none of them (other than SWS) own any significant assets other than the direct or indirect interest in the shares of the Issuer. There can thus be no assurance that creditors will be able to recover all amounts due to them in full.

9 Risks Relating to the Structure of a Particular Issue of Bonds

9.1 Classes of Bonds (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 4 (*Security, Priority and Relationship with Secured Creditors*))

Under the STID, payments under the Class A Bonds (whatever Sub-Class) rank in priority to payments of principal and interest due on all Sub-Classes of Class B Bonds. If, on any Interest Payment Date, prior to the taking of Enforcement Action after the termination of a Standstill Period, there are insufficient funds available to the Issuer to pay accrued interest or principal on the Class B Bonds, the Issuer's liability to pay such accrued interest will be treated as not having fallen due.

There are no Class B Bonds currently outstanding and the Issuer may not issue Class B Bonds pursuant to the provisions of the Class B Deed Poll (see Chapter 4 "*Financing Structure*" under "*Class B Bonds*").

9.2 Regulation and Reform of EURIBOR or other "benchmarks" Could Adversely Affect any Bonds Linked to such "benchmarks" (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 6 (*Interest and other Calculations*))

EURIBOR and other rates and indices which are deemed to be "benchmarks" have been subject to significant regulatory scrutiny and legislative intervention in recent years. This relates not only to creation and administration of benchmarks, but, also, to the use of a benchmark rate. In the EU, for example, Regulation (EU) 2016/1011 (as amended, the "**EU Benchmark Regulation**") applies to the provision of, contribution of input data to, and the use of, a benchmark within the EU. Similarly, the UK Benchmark Regulation applies to the provision of, contribution of input data to, and the use of, a benchmark within the UK. Legislation such as the EU Benchmark Regulation or the UK Benchmark Regulation could have a material impact on any Bonds linked to EURIBOR or another "benchmark" rate or index, in particular, if the methodology or other terms of the "benchmark" are changed in order to comply with the terms of the EU Benchmark Regulation or the UK Benchmark Regulation or other similar legislation, or if a critical benchmark is discontinued or is determined to be by a regulator to be "no longer representative". Such factors could (among other things) have the effect of reducing or increasing the rate or level, or affecting the volatility of the published rate or level, of the benchmark. They may may also have the effect of discouraging market participants from continuing to administer or contribute to certain "benchmarks", trigger changes in the rules or methodologies used in certain "benchmarks", or lead to the discontinuance or unavailability of quotes of certain "benchmarks".

Although EURIBOR has been reformed in order to comply with the terms of the EU Benchmarks Regulation, it remains uncertain as to how long it will continue in its current form, or whether it will be further reformed or replaced with or an alternative benchmark.

The elimination of EURIBOR or any other benchmark, or changes in the manner of administration of any benchmark, could require or result in an adjustment to the interest calculation provisions of the Conditions (as further described in Condition 6(j)), or result in adverse consequences to holders of any Bonds linked to such benchmark (including Bonds whose interest rates are linked to EURIBOR or any other such benchmark that is subject to reform). Furthermore, even prior to the implementation of any changes, uncertainty as to the nature of alternative reference rates and as to potential changes to such benchmark may adversely affect such benchmark during the term of the relevant Bonds, the return on the

relevant Bonds and the trading market for securities (including the Bonds) based on the same benchmark.

9.3 Floating Rate Bonds (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 6 (*Interest and other Calculations*))

In the case of Floating Rate Bonds for which the rate of interest is determined by reference to EURIBOR or another "benchmark" rate or index, the terms and conditions of the Bonds provide that the applicable "benchmark" rate or index (as the case may be) shall be determined by reference to an identified screen page. In circumstances where such screen page (or any successor or replacement page) is not available, due to the applicable "benchmark" rate or index being discontinued, the terms and conditions of the Bonds provide for the rate of interest to be determined by the Principal Paying Agent by reference to quotations from certain reference banks. Where such quotations are not available, the rate of interest may revert to the rate of interest applicable as at the last preceding Interest Period before the applicable "benchmark" rate or index was discontinued, and, if the applicable "benchmark" rate or index is discontinued permanently, the same rate of interest will continue to be the rate of interest for each successive Interest Period until the maturities of the Bonds, so that the Bonds will effectively become fixed rate bonds utilising the last available applicable "benchmark" rate or index rate.

It is also possible that such an event may be deemed to have occurred prior to the issue date for a Series of Bonds. Moreover, due to the uncertainty concerning the availability of successor rates and alternative reference rates and the involvement of an Independent Adviser in certain circumstances, the relevant fallback provisions may not operate as intended at the relevant time.

Uncertainty as to the continuation of EURIBOR or the applicable "benchmark" rate or index, the availability of quotes from reference banks, and the rate that would be applicable if the relevant "benchmark" rate or index is discontinued may adversely affect the value of and return on the Bonds.

9.4 Bonds that Reference SONIA (See Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 6 (*Interest and other Calculations*))

As disclosed in Chapter 8 "*Terms and Conditions of the Bonds*" under Condition 6 (*Interest and other Calculations*), the Issuer may issue Floating Rate Bonds referencing SONIA. The use of risk-free rates (such as SONIA) have become more commonly used as benchmark rates for bonds in recent years. Most of the rates are backwards-looking, but the methodologies to calculate the risk-free rates are not uniform. Such different methodologies may result in slightly different interest amounts being determined in respect of otherwise similar securities. The Issuer may in the future also issue Bonds referencing SONIA that differ materially in terms of interest determination when compared with any previous SONIA referenced Bonds issued by it under the Programme. Such variations could result in reduced liquidity or increased volatility or might otherwise affect the market price of any SONIA-referenced Bonds issued under the Programme from time to time.

In addition, investors should consider how any mismatch between applicable conventions for the use of reference rates in the bond, loan and derivatives markets may impact any hedging or other financial arrangements which they may put in place in connection with any acquisition, holding or disposal of Bonds referencing such risk-free rates.

Furthermore, interest on Bonds which reference Compounded Daily SONIA is only capable of being determined immediately prior to the relevant Interest Payment Date. It may therefore be difficult for investors in Bonds which reference Compounded Daily SONIA to estimate reliably the amount of interest which will be payable on such Bonds. Further, if Bonds referencing Compounded Daily SONIA become due and payable as a result of an event of default, the rate of interest payable for the final Interest Period in respect of such Bonds shall only be determined immediately prior to the date on which the Bonds become due and payable and shall not be reset thereafter.

9.5 Index-Linked Bonds and Dual Currency Bonds (See Chapter 8 "*Terms and Conditions of the Bonds*" under Conditions 6(e) (*Indexed Bonds*) and 6(m) (*Rounding*))

The Issuer may issue Bonds with principal or interest determined by reference to an index or formula, to changes in the prices of securities or commodities, to movements in currency exchange rates or other factors (each, a "**Relevant Factor**"). In addition, the Issuer may issue Bonds with principal or interest payable in one or more currencies which may be different from the currency in which the Bonds are denominated. Potential investors should be aware that:

(i) the market price of such Bonds may be volatile;

(ii) they may receive no interest;

(iii) payment of principal or interest may occur at a different time than expected;

(iv) the amount of principal payable at redemption may be less than the nominal amount of such Bonds or even zero;

(v) a Relevant Factor may be subject to significant fluctuations that may not correlate with changes in interest rates, currencies or other indices;

(vi) if a Relevant Factor is applied to Bonds in conjunction with a multiplier greater than one or contains some other leverage factor, the effect of changes in the Relevant Factor on principal or interest payable likely will be magnified; and

(vii) the timing of changes in a Relevant Factor may affect the actual yield to investors, even if the average level is consistent with their expectations. In general, the earlier the change in the Relevant Factor, the greater the effect on yield.

Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*) provides that in the case of a fundamental change to the coverage or the basic calculation of RPI, CPI or CPIH, as the case may be, in certain specified circumstances, adjustments to such Index may be made, or a substitute Index (with or without adjustments) may be agreed. At the time of issue of any Indexed Bonds, the applicability or non-applicability of Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*), as the case may be, in the case of a fundamental change to RPI, CPI or CPIH, as the case may be, may have a positive or negative impact on the amount of interest payable on each interest payment date and/or the amount to be repaid upon redemption of Indexed Bonds. Each investor should consider carefully, and seek independent financial advice on, the impact of such changes on their investment.

Prospective Bondholders should be aware that any one or more of these factors may have an adverse impact on the timing and/or amounts paid under the Bond, however, their liability is limited to the maximum value of their investment.

9.6 Green Bonds and Social Bonds (See Chapter 9 "*Use and Estimated Net Amount of Proceeds*")

Sustainable Bonds with a specific use of proceeds may not meet investor expectations or requirements

Prospective investors who intend to invest in any Green Bonds or Social Bonds (collectively, the "**Sustainable Bonds**") issued under the Programme must determine for themselves the relevance of the information in the Prospectus and the relevant Final Terms (for example, regarding the use of proceeds) for the purpose of any investment in the Sustainable Bonds together with any other investigation such investors deem necessary. In particular, no assurance is or can be given to investors that the Green Eligible Categories, the Eligible Green Portfolio, the Social Eligible Categories or the Eligible Social Portfolio (each as defined in Chapter 9 "*Use and Estimated Net Amount of Proceeds*") will satisfy any present or future investment criteria or guidelines with which an investor is required, or intends, to comply, in particular with regard to any direct or indirect environmental or sustainability impact of any project or uses, the subject of or related to, the Southern Water Sustainable Finance Framework (including in relation to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles).

No assurance can be given that the Green Eligible Categories, the Eligible Green Portfolio, the Social Eligible Categories or the Eligible Social Portfolio will meet investor expectations or requirements regarding such "green", "sustainable", "social" or similar labels (including but not limited to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom) or any market standards or guidance, including the ICMA Principles) or any requirements of such labels as they may evolve from time to time. Any Sustainable Bonds issued under the Programme will not be compliant with the EU Green Bond Regulation and are only intended to comply with the requirements and processes in the Southern Water Sustainable Finance Framework.

It is not clear if the establishment under the EU Green Bond Regulation of the "EuGB" label and the optional disclosure templates for bonds marketed as "environmentally sustainable" under the EU Green Bond Regulation could have an impact on investor demand for, and pricing of, green/social/sustainable use of proceeds bonds that do not comply with the requirements of the "EuGB" label or the optional disclosures templates such as the Sustainable Bonds issued under this Programme. It could result in reduced liquidity or lower demand or could otherwise affect the market price of any Sustainable Bonds issued under this Programme that do not comply with those standards proposed the requirements of the EU Green Bond Regulation.

While it is the intention of the Issuer to allocate an amount equal to the net proceeds of any Sustainable Bonds to the Eligible Green Portfolio or the Eligible Social Portfolio and to report on the use of proceeds or the Eligible Green Portfolio or the Eligible Social Portfolio as described in "*Use and Estimated Net Amount of Proceeds*" below and/or in the applicable Final Terms, there is no contractual obligation to do so. There can be no assurance that any projects in the Green Eligible Categories or the Social Eligible Categories will be available or capable of being implemented in, or substantially in, the manner and timeframe anticipated and, accordingly, that the Issuer will be able to use an amount equal to the net proceeds of the issue of such Sustainable Bond for such projects in the Green Eligible Categories or the Social Eligible Categories as intended. In addition, there can be no assurance that projects in the Green Eligible Categories or the Social Eligible Categories will be completed as expected or achieve the impacts or outcomes (environmental, social or otherwise) originally expected or anticipated.

The Issuer does not undertake to ensure that there are at any time sufficient projects in the Green Eligible Categories or the Social Eligible Categories to allow for allocation of an amount equal to the net proceeds of the issue of such Sustainable Bonds in full.

An amount equal to the net proceeds of the issue of any Sustainable Bonds which, from time to time, are not allocated as funding for the Eligible Green Portfolio or the Eligible Social Portfolio is intended by the Issuer to be held pending allocation.

Each prospective investor should have regard to the factors described in the Southern Water Sustainable Finance Framework and the relevant information contained in this Prospectus and seek advice from their independent financial adviser or other professional adviser regarding its purchase of any Sustainable Bonds before deciding to invest. The Southern Water Sustainable Finance Framework may be subject to review and change and may be amended, updated, supplemented, replaced and/or withdrawn from time to time and any subsequent version(s) may differ from any description given in this Prospectus.

The Southern Water Sustainable Finance Framework does not form part of, nor is incorporated by reference, in this Prospectus.

Furthermore, it should be noted that no member of the SWS Financing Group, neither the Arranger nor any Dealer nor any of their affiliates nor any other person makes any representation as to the suitability of the Sustainable Bonds to fulfil environmental and/or social criteria required by prospective investors. No member of the SWS Financing Group is responsible for any third party assessment of the Green Eligible Categories or Social Eligible Categories. None of the Arranger, the Dealers nor their affiliates are responsible for (i) any assessment of the Green Eligible Categories, or (ii) any verification of whether the Eligible Green Investments fall within the Green Eligible Categories, or (iii) any assessment of the

Social Eligible Categories, or (iv) any verification of whether the Eligible Social Investments fall within the Social Eligible Categories, or (v) the monitoring of the use of proceeds. Investors should refer to the SWS website (https://www.southernwater.co.uk/media/qsrhjqbo/5051_sustainablefinancing_framework_2020_v10.pdf (which also does not form part of this Prospectus)), the Southern Water Sustainable Finance Framework and the relevant External Review for further information. The External Review provider(s) have been appointed by SWS and the Issuer.

No assurance of suitability or reliability of any Second Party Opinion or any other opinion or certification of any third party relating to any Sustainable Bonds

In connection with the issue of Sustainable Bonds, the Issuer and/or SWS may request consultants and/or institutions with recognised social and environmental expertise to issue an opinion (i) confirming that the Eligible Green Portfolio (as defined in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" below) has been defined in accordance with the broad categorisation of eligibility for green investments set out in the International Capital Market Association's ("**ICMA**") Green Bond Principles 2018 and the Loan Market Association's ("**LMA**") Green Loan Principles 2020, (ii) confirming that the Eligible Social Portfolio (as defined in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" below) has been defined in accordance with the broad categorisation of eligibility for social investments set out in the ICMA's Social Bond Principles 2020 and the LMA's Green Loan Principles 2020, (iii) confirming that the Eligible Sustainability Portfolio (as defined in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" below) has been defined in accordance with the broad categorisation of eligibility for sustainability investments set out in the ICMA's Sustainability Bond Guidelines 2018 (and/or the ICMA's Sustainability Linked Bond Principles June 2020, as applicable) and the LMA's Green Loan Principles 2020 and/or (iv) regarding the suitability of the Sustainable Bonds as an environmental, social, sustainability and/or sustainable investment (any such opinion, an "**External Review**"). No representation or assurance is given by the Arranger, the Dealers or their affiliates as to the suitability or reliability of any External Review or any opinion, review or certification of any third party (including any post-issuance reports prepared by an external reviewer) made available in connection with an issue of Bonds issued as Sustainable Bonds. The External Review and any other such opinion or, review, certification or post-issuance report is not intended to address any credit, market or other aspects of any investment in any Bonds, including without limitation market price, marketability, investor preference or suitability of any security or any other factors that may affect the value of the Bonds.

Any External Review and the Southern Water Sustainable Finance Framework are not, nor shall they be deemed to be, incorporated in and/or form part of this Prospectus. An External Review and/or the Southern Water Sustainable Finance Framework may not reflect all the risks related to the structure, market, additional risk factors discussed above and other factors that may affect the value of the Green Bonds, Eligible Green Portfolio, Social Bonds or Eligible Social Portfolio. An External Review and/or the Southern Water Sustainable Finance Framework would not constitute a recommendation to buy, sell or hold securities and would only be current as at its publication date. Prospective investors must determine for themselves the relevance of the Southern Water Sustainable Finance Framework, any External Review and/or the information contained therein and/or the provider of any External Review for the purpose of any investment in the Sustainable Bonds. In particular, no assurance or representation is or can be given, including by the Arranger, the Dealers and their affiliates to investors that an External Review and/or the Southern Water Sustainable Finance Framework will reflect any present or future investor expectations or investment criteria with which such investor is required to comply. The Bondholders have no recourse against the provider of any External Review and/or the Southern Water Sustainable Finance Framework. In addition, although the Issuer may agree at the time of issue of any Sustainable Bonds to certain reporting and use of proceeds obligations it would not be an event of default under the Bonds if the Issuer fails to comply. The criteria and/or considerations that formed the basis of an External Review and any other such opinion, review or certification or post-issuance report may change at any time and an External Review may be amended, updated, supplemented, replaced and/or withdrawn at any time. A withdrawal of an External Review and/or the Southern Water Sustainable Finance Framework may affect the value of such

Sustainable Bonds and/or may have consequences for certain investors with portfolio mandates to invest in green and/or social assets.

No breach of contract or Event of Default

None of a failure by the Issuer to allocate the proceeds of any Sustainable Bonds or to report on the use of proceeds or the Eligible Green Portfolio or Eligible Social Portfolio as anticipated or a failure of a third party to issue (or to withdraw) an opinion or, review, certification or post-issuance report in connection with an issue of Sustainable Bonds or the failure of any Sustainable Bonds to meet investors' expectations or requirements regarding any "green", "sustainable", "social" or similar labels (including but not limited to the EU Taxonomy Regulation and any related technical screening criteria, the EU Green Bond Regulation, SFDR, and any implementing legislation and guidelines, or any similar legislation in the United Kingdom or any market standards or guidance, including the ICMA Principles) will constitute an Event of Default or breach of contract with respect to any of the Sustainable Bonds.

Sustainable Bonds are not linked to the performance of the Eligible Green Portfolio or Eligible Social Portfolio, do not benefit from any arrangements to enhance the performance of the Bonds or any contractual rights derived solely from the intended use of proceeds of such Bonds

The performance of the Sustainable Bonds is not linked to the performance of the Eligible Green Portfolio or Eligible Social Portfolio or the performance of the Issuer in respect of any environmental or similar targets. There will be no segregation of assets and liabilities in respect of the Sustainable Bonds and the Eligible Green Portfolio or Eligible Social Portfolio. Consequently, neither payments of principal and/or interest on the Sustainable Bonds nor any rights of Bondholders shall depend on the performance of the Eligible Green Portfolio or Eligible Social Portfolio or the performance of the Issuer in respect of any such environmental or similar targets. Holders of any Sustainable Bonds shall have no preferential rights or priority against the Eligible Green Portfolio or Eligible Social Portfolio nor benefit from any arrangements to enhance the performance of the Bonds.

CHAPTER 4
FINANCING STRUCTURE

History and Background

Sandstone Bidco Limited is the ultimate parent company of the SWS Financing Group and there are no minority shareholdings within this group of companies.

SWC, a wholly-owned subsidiary within the Sandstone Bidco Limited group of companies, holds 100 per cent. of the issued ordinary share capital of SWI. SWC also owns the Class B Preference Shares.

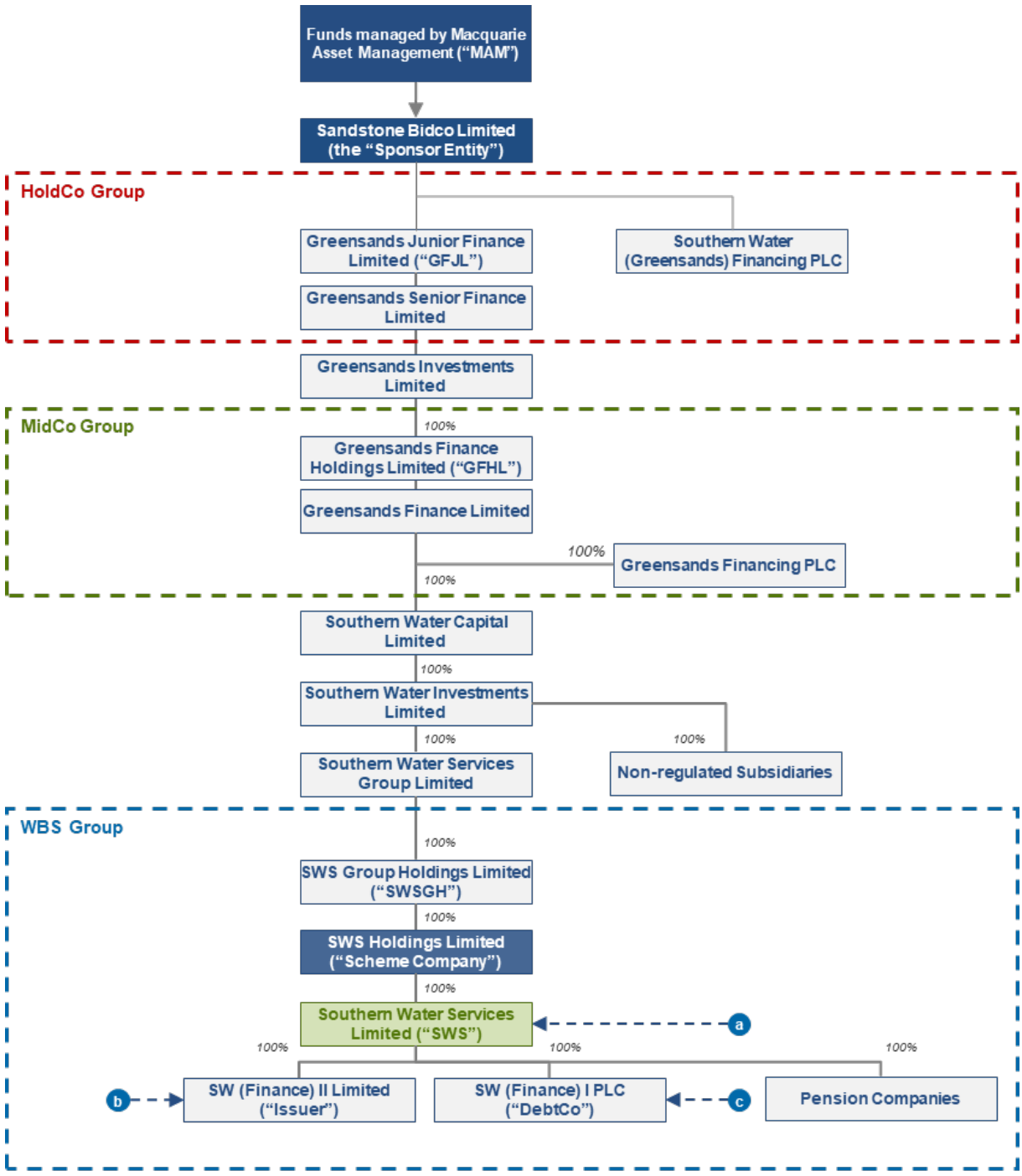
Immediately before the first issue of Bonds on the Initial Issue Date, SWI implemented a corporate reorganisation to facilitate the creation of the SWS Financing Group within the Group. This involved SWSFL transferring its shares in its then immediate subsidiary, SWSG, to SWI; SWI transferring its shares in SWSFL to SWS; and SWS assuming certain existing intra-group indebtedness that SWSG incurred to SWSFL in connection with the First Aqua Acquisition. On 30 September 2022, SWSFL was substituted as Issuer under the Programme for SW (Finance) I PLC.

On 4 July 2025, Sandstone Bidco Limited ("**Sponsor**") acquired all of the shares in Greensands Junior Finance Limited and Southern Water (Greensands) Financing plc through a pre-packaged administration sale conducted by the administrator of Greenlands (UK) Limited, with the full support of their creditors. the Sponsor is currently 100% indirectly owned by MSCIF Luxembourg C Holdings S.A.R.L.

On 1 July 2025, SWS announced that it had accepted an offer of equity support backed by a consortium led by funds managed by MAM to support its AMP8 investment programme. The terms of this equity commitment were formalised in the ECL between, among others, SWS and the Sponsor, a special purpose company established by MAM for the purpose of acquiring control of the SWS Financing Group through its acquisition on 4 July 2025 of the issued share capital of Greensands Junior Finance Limited and Southern Water (Greensands) Financing plc from Greensands (UK) Limited (in administration). The ECL comprises a legally binding equity commitment from the Sponsor to provide the Equity Raise. It is expected that the Initial Equity Injection will be provided by the Sponsor to SWS by 28 November 2025, with the remaining balance provided in March 2026.

The SWS Financing Group consists of SWSGH, SWSH, SWS, SWFII, the Issuer and the Pension Companies (SWPT acts as trustee of the SWS Pension Schemes in which SWS participates. SWEPST no longer serves a function). The sole purpose for the creation of the SWS Financing Group was to facilitate the refinancing and future financing of the operating and capital requirements of SWS through the issuance of Bonds, other instruments of financial indebtedness and credit facilities, from time to time, incurred by the Issuer and SWS. The Issuer may on-lend the proceeds of Financial Indebtedness incurred by it to SWS pursuant to the Issuer/SWS Loan Agreements.

FIGURE 1 – OWNERSHIP STRUCTURE



a O&M Reserve Facility, Revolving Credit Facility, EIB Facility, ILCA Payment Liabilities and swaps under Interest Rate Hedging Agreements

b DSR Liquidity Facility, Class A Wrapped Bonds, Class A Unwrapped Bonds, Series 1 PP Notes, Series 2 PP Notes and swaps under Interest Rate Hedging Agreements

c Artesian Facilities

Figure 1 illustrates the simplified ownership structure of the SWS Financing Group and provides an overview of the ownership structure of the SWS Financing Group as follows:

- The Pension Companies, SWFII and the Issuer are wholly-owned subsidiaries of SWS.
- The entire issued ordinary share capital of SWS is held by SWSH, whose entire issued share capital is held by SWSGH.
- SWSGH is a wholly-owned subsidiary of Southern Water Services Group Limited ("**SWSG**"), which is a wholly-owned subsidiary of SWI.
- SWI is a wholly-owned subsidiary of SWC.
- Each of SWSGH and SWSH is a special purpose vehicle incorporated to be the holding company of SWS, the Issuer and SWFII and (in the case of SWSGH) SWSH, to enter into the Finance Documents and in particular to grant security over the shares of its respective subsidiary pursuant to the Security Agreement.

FIGURE 2 – PROGRAMME

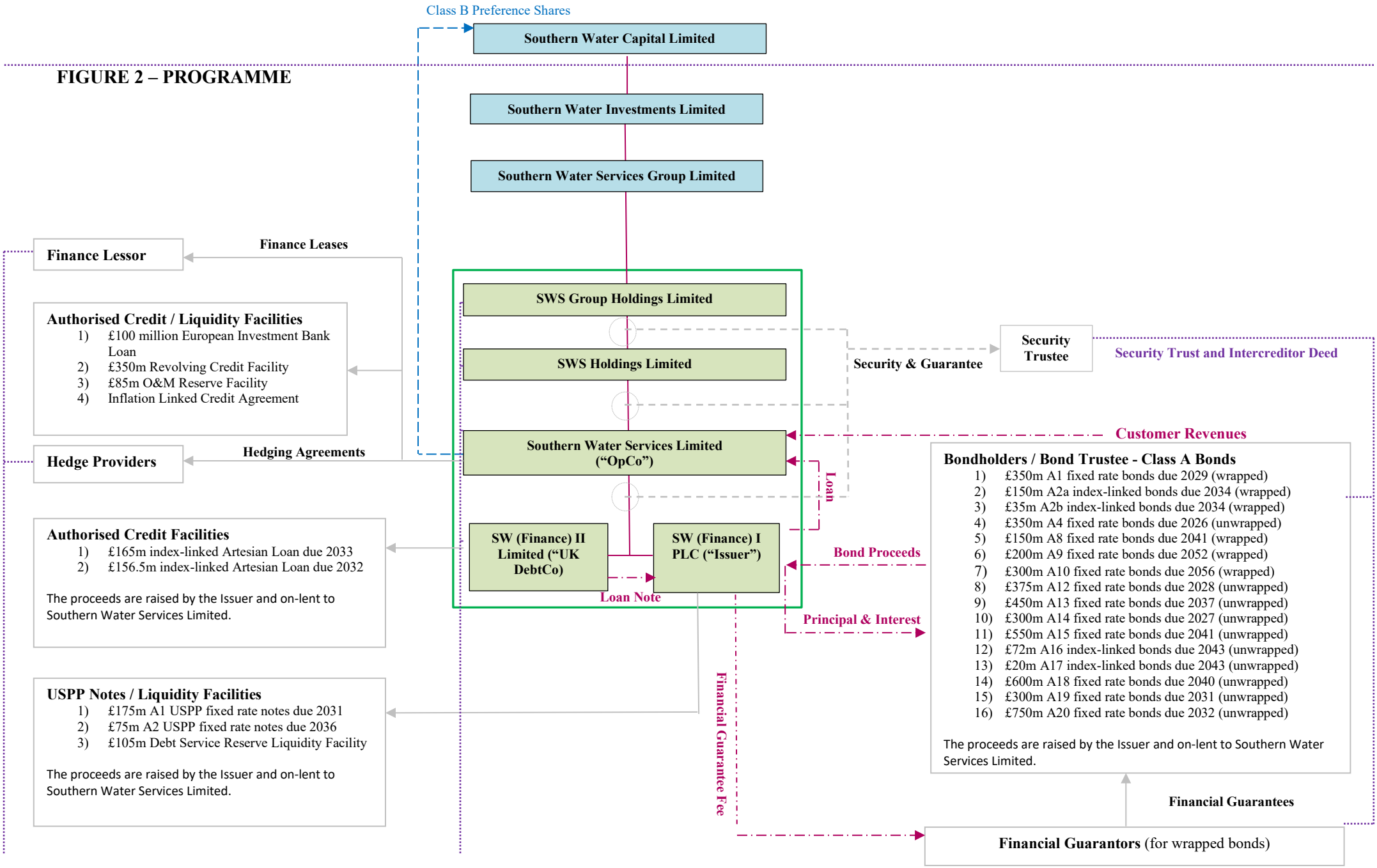


Figure 2 provides an overview of the Programme, as follows:

- The Issuer may, under the Programme, issue Class A Unwrapped Bonds. On the Initial Issue Date, SWSFL issued the Series 1 Bonds, on the Third Issue Date SWSFL issued the Series 2 Bonds, on the Fourth Issue Date SWSFL issued the Series 3 Bonds, on the Fifth Issue Date SWSFL issued the Series 4 Bonds, on the Sixth Issue Date SWSFL issued the Series 5 Bonds, on the Eighth Issue Date, SWSFL issued the Series 6 Bonds and the Series 7 Bonds and on the Ninth Issue Date, SWSFL issued the Series 8 Bonds. On 30 September 2022 SWSFL was substituted with the Issuer as the issuer of all Bonds previously issued by SWSFL and accordingly the Issuer has succeeded SWSFL as the Issuer under the Programme. On the Tenth Issue Date, the Issuer issued the Series 9 Bonds, on the Eleventh Issue Date, the Issuer issued the Series 10 Bonds, on the Twelfth Issue Date, the Issuer issued the Series 11 Bonds, on the Thirteenth Issue Date, the Issuer issued the Series 12 Bonds, on the Fourteenth Issue Date, the Issuer issued further tranches of the Series 9 Bonds and Series 12 Bonds, on the Seventeenth Issue Date, the Issuer issued the Series 13 Bonds, on the Eighteenth Issue Date, the Issuer issued the Series 14 Bonds and on the Nineteenth Issue Date, the Issuer issued the Series 13 Tap Bonds.
- The Issuer and/or SWS may also borrow money from Authorised Credit Providers under Authorised Credit Facilities for funding the working capital and capital expenditure requirements of SWS, to service and repay the SWS Financing Group's indebtedness and for the SWS Financing Group's general corporate purposes.
    - On the Initial Issue Date, SWSFL borrowed the Initial Artesian Term Facility.
    - In July 2004, Artesian advanced the Second Artesian Term Facility to SWSFL.[1]
    - On 16 July 2015, SWS entered into a £100,000,000 finance agreement with the European Investment Bank as part of its regulatory investment programme for AMP6.
    - On 2 December 2019, SWS entered into an inflation linked credit agreement with Morgan Stanley & Co. International Plc (as amended and/or restated from time to time).
    - On 31 October 2022, SWS entered into a £350,000,000 revolving facility agreement with National Westminster Bank plc, Lloyds Bank Plc, BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Sumitomo Mitsui Banking Corporation, London Branch and Bank of America Europe DAC. Under this facility agreement, the loans may only be used for SWS's general corporate purposes, in or towards funding of SWS's working capital requirements or in or towards payments of SWS's Capital Expenditure requirements.

See Chapter 7 "*Summary of the Financing Agreements*" under "*Additional Resources Available*".

- SWS may additionally borrow money from O&M Reserve Facility Providers under O&M Reserve Facility Agreements for funding its operating and maintenance expenditure.
- The Class B Preference Shares are owned by SWC.
- Finance Lessors may provide financing of equipment to SWS.
- The terms under which the Issuer and/or SWS may incur financial indebtedness, including issuing Bonds under the Programme, are set out in the CTA.
- The Issuer is required to on-lend to SWS the proceeds of each Series of Bonds and each advance to the Issuer under each Authorised Credit Facility (other than any DSR Liquidity

[1] On 30 September 2022, the Initial Artesian Facility and the Second Artesian Facility were transferred from the Issuer to SWFII such that SWFII is borrower under both. SWFII on-lends the proceeds of the Initial Artesian Facility and the Second Artesian Facility by issuing loan notes to the Issuer.

Facility – see below), pursuant to Issuer/SWS Loan Agreements. All indebtedness owing by SWS to the Issuer under each Issuer/SWS Loan Agreement will reflect the corresponding amount and terms of borrowing by the Issuer under the relevant Sub-Class of Bonds or the relevant Authorised Credit Facility. Repayment by SWS of this indebtedness to the Issuer is capable of producing funds to service any payments due and payable on the Bonds and any relevant Authorised Credit Facilities.

- The Issuer (or SWS in respect of Interest Rate hedging) is required to hedge its interest rate and currency exposure under the Bonds by entering into interest and currency swap agreements and other hedging arrangements with Hedge Counterparties in accordance with an agreed hedging policy included in the CTA. Where the Issuer is the hedge counterparty under the relevant hedging agreement, the economic effect of the hedging will be passed on to SWS through the relevant Issuer/SWS Loan Agreement.
- The Issuer's obligations to repay principal and pay interest on the Bonds and under each Authorised Credit Facility to which it is party as borrower are intended to be met primarily from the payments of principal and interest received from SWS under the Issuer/SWS Loan Agreements. The Initial Issuer/SWS Loan Agreement, the Second Issuer/SWS Loan Agreement, the Third Issuer/SWS Loan Agreement, the Fourth Issuer/SWS Loan Agreement, the Fifth Issuer/SWS Loan Agreement, the Sixth Issuer/SWS Loan Agreement, the Seventh Issuer/SWS Loan Agreement, the Eighth Issuer/SWS Loan Agreement, the Ninth Issuer/SWS Loan Agreement, the Tenth Issuer/SWS Loan Agreement, the Eleventh Issuer/SWS Loan Agreement, the Twelfth Issuer/SWS Loan Agreement, the Thirteenth Issuer/SWS Loan Agreement, the Fourteenth Issuer/SWS Loan Agreement, the Fifteenth Issuer/SWS Loan Agreement, the Sixteenth Issuer/SWS Loan Agreement, the Seventeenth Issuer/SWS Loan Agreement and the Eighteenth Issuer/SWS Loan Agreement provide, and each other Issuer/SWS Loan Agreement will provide, for payments to become due from SWS to the Issuer on dates and in amounts that match the obligations of the Issuer to its various financiers under its financial arrangements plus a small profit.
- The Issuer may draw under any DSR Liquidity Facility provided to meet any shortfall in the amounts available to it to meet interest payments on the Class A Bonds and the Class B Bonds and certain other payments ranking in priority to or *pari passu* with the Class A Bonds and Class B Bonds of such Series (excluding any principal repayments on Class A Bonds and any principal repayments and Subordinated Coupon Amounts on Class B Bonds).
- The respective obligations of SWS, SWFII and the Issuer to its Secured Creditors are guaranteed by each other in favour of the Security Trustee. SWSH and SWSGH in turn guarantee in favour of the Security Trustee the respective obligations of SWS, SWFII and the Issuer and the obligations of each other.
- The obligations of each of SWS, the Issuer, SWSH, SWFII and SWSGH are secured in favour of the Security Trustee under the terms of the Security Agreement.
- The guarantees and security granted by the Obligors are held by the Security Trustee for itself and on behalf of the Secured Creditors under the terms of the STID, which regulates the rights and claims of the Secured Creditors against the Obligors and the duties and discretions of the Security Trustee.

Class B Bonds

On 19 November 2018, the SWSFL entered into a deed poll (the "**Class B Deed Poll**") to undertake to the Security Trustee (for the benefit of all of the Secured Creditors) that SWSFL will not issue any new Class B Bonds. This undertaking was novated to the Issuer by way of a master transfer deed dated 30 September 2022.

CHAPTER 5
DESCRIPTION OF THE SWS FINANCING GROUP

Introduction

SWS took over its functions as a successor to the former Southern Water Authority in respect of water supply and wastewater services on 1 September 1989 and its principal activity is the provision of water and wastewater services.

It operates under a licence which has a 25-year notice period (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Termination of a Licence*"). The main provisions of the Licence are described in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Licences*".

A consolidated working copy of the Licence, including all amendments made up to (and including) 14 August 2025, can be viewed on Ofwat's website site (https://www.ofwat.gov.uk/wp-content/uploads/2025/08/Southern-Water-Consolidated-Appointment.pdf) (which does not form part of this Prospectus).

SWS is the eighth largest water and wastewater services company in England and Wales, based on a turnover comparison between water companies' publicly available accounts.

For the year ended 31 March 2025, SWS's operating loss after its regulatory settlement was £45.9 million, on revenue of £964.2 million. As at 31 March 2025, the average number of persons employed by SWS was 2,741. As published by Ofwat, SWS's RCV was £7,449.7 million as at 31 March 2025.

SWS was incorporated under the Companies Act 1985 and registered in England and Wales on 1 April 1989 with limited liability under number 02366670. The registered office of SWS is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. SWS is a wholly-owned direct subsidiary of SWS Holdings Limited and its authorised share capital is £46,050,000 divided into 46,050,000 ordinary shares of £1 each as at 31 March 2025. As at 31 March 2025, 112,000 ordinary shares have been issued of which all have been fully paid up. This is an increase of 56,000 due to the issuance on 8 September 2021, of 56,000 ordinary shares with an aggregate nominal value of £56,000 were issued at £6,987.18 each to SWS Holdings Limited. The premium arising on issue amounts to £391.2 million. On 19 October 2023, following an equity raise and increase, 37,500,000 ordinary shares with an aggregate nominal value of £1 were issued at £10 each to SWSH. The premium arising on this issue amounts to £331.7 million. The only subsidiaries of SWS are the Issuer, SWFII and the Pension Companies.


Dartford
Gravesend
Chatham
Gillingham
Isle of Sheppey
Herne Bay
Ramsgate
Canterbury
Faversham
Deal
Sevenoaks
Maidstone
Basingstoke
Andover
SUTTON & EAST SURREY WATER
Tonbridge
SOUTH EAST WATER
KENT
Dover
Ashford
Folkestone
THAMES WATER
SOUTH EAST WATER
Tunbridge Wells
WESSEX WATER
Crawley
Weir Wood
Bewl Water
Winchester
Salisbury
Haslemere
Horsham
Haywards Heath
EAST SUSSEX
AFFINITY WATER
New Romney
Otterbourne
Petersfield
HAMPSHIRE
WEST SUSSEX
Darwell
Burgess Hill
SOUTH EAST WATER
Lydd
Powdermill
Hastings
Southampton
PORTSMOUTH WATER
Lewes
Bexhill
Chichester
Worthing
Hove
Brighton
Littlehampton
Bognor Regis
Eastbourne
BOURNEMOUTH WATER
Christchurch
Lymington
Portsmouth
Newport
Ryde
ISLE OF WIGHT
Water supply and wastewater treatment areas
Wastewater treatment areas only
Water supply only areas
Designated bathing waters
Reservoirs

The Region

SWS operates in an area of approximately 10,530 km in the counties of Kent, East and West Sussex, Hampshire and the Isle of Wight, and small parts of Wiltshire, Berkshire and Surrey (the "**Region**").

Regulation

SWS is principally regulated under the provisions of the WIA. The Secretary of State for Environment, Food and Rural Affairs (the "**EFR Secretary of State**") and the Water Services Regulation Authority ("**WSRA**") are the principal regulators of SWS. (See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" for details on the regulation of Regulated Companies (as defined therein) including SWS).

SWS's area of appointments can be varied in certain circumstances by way of, for example, a so-called New Appointment and Variation ("**NAV**") (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Licences – Termination of a Licence*"). As of September 2025, 252 NAVs have been made SWS's region and further NAVs appointments may be made in the future.

Currently, there are six new appointees with NAVs in our region:

(I) Veolia Water Projects

(II) Albion Water Limited

(III) Leep Networks (Water) Limited

(IV) Icosa Water Services Limited

(V) Independent Water Networks Limited

(VI) Advanced Water Infrastructure Networks Limited

***SWS's Strategy and vision for AMP8 and* beyond**

Water is essential to every aspect of people's lives; however, securing future water supplies and minimising environmental impact presents significant challenges. The population of the South East is growing fast, and climate change may bring droughts and more extreme weather. The future may see more people needing water and wastewater services, with less water to go around and greater need to protect the environment. The vital nature of water, and the need to keep it flowing far into the future is what SWS reflected in its AMP8 plan.

To help create the AMP8 plan, SWS has contacted hundreds of thousands of its current customers, businesses, independent experts, regulators, as well as young people who might be customers themselves one day. Their expectations were clear. SWS should:

(a) focus on the basics such as customer service, water quality and affordable bills;

(b) protect the environment;

(c) make sure it uses water wisely (and help its customers to do the same); and

(d) make sure SWS is fit for whatever the future might bring.

Alongside what SWS does, stakeholders also care deeply about how SWS does it. Stakeholders want SWS to deliver great services with good communication, to work together with other organisations and with its customers, and to use the latest smart technology to keep the water flowing and avoid, mitigate or remediate negative environmental impacts, where possible.

Becoming brilliant at the basics

Improvements to the water network include hundreds of kilometres of new water mains, and refurbished water treatment works. This will cut supply disruptions, while maintaining the same clean, safe water that the customers need. SWS is working towards an easy customer experience, with simple and personalised tariffs and payment plans, hassle-free ways to get in touch, and a dedicated

SWS team to quickly resolve customer questions or complaints. SWS is also overhauling its online services and sharing more regular updates when there is a planned (or unplanned) interruption to the water supply.

Taking care of water

SWS is taking the lead in looking after the South East's most precious resource, water. SWS is reducing the amount of water lost to leakage with large investments to upgrade and replace its water mains, and by using advanced tech like drones and satellites to spot leaks early. SWS plans to replace 30 smaller reservoirs with eight new ones and invest in more automation around the network. SWS is working with local authorities and developers to encourage the building of new homes that use the latest water-efficiency technology. And SWS's Target 100 programme will help customers in the region to work together to cut the amount of water used and SWS aims to significantly reduce the amount of water used on a daily basis by their customers by 2040.

Looking after the environment

Through the Drainage 2030 programme, SWS aims to completely transform its sewer network to make it fit for the future, with smart technologies that can predict and prevent sewer blockages and burst pipes. SWS will also promote the use of more soakaways and water butts to divert rainwater from the sewers during heavy rain, and the creation of more green spaces in towns and cities. Through the Catchment First programme, SWS is working with stakeholders, farmers and landowners to create a safer, more reliable water supply by considering whole catchments. SWS is working with farmers to reduce pesticides and nitrates from fertilizers entering streams and rivers, as it simplifies the water treatment process at SWS's sites. SWS is also working with local authorities and developers to promote sustainable drainage systems that safely remove surface water during heavy rain.

Being ready for the future

SWS is starting to work with local authorities to turn its wastewater treatment sites into resource hubs that can not only treat wastewater to the highest standard, but also generate heat during treatment to warm local facilities like swimming pools.

Looking ahead to AMP8, SWS has published a long-term delivery strategy as part of its business plan for AMP8, setting out how it will achieve its long-term priorities of (i) ensuring a reliable supply of high quality water, (ii) protecting and improving the environment, (iii) becoming a renewable power generator, (iv) understanding and supporting its customers and communities and (v) enabling and empowering its people. Further information on this can be found on SWS's website at https://www.southernwater.co.uk/media/ibwnzu51/srn02-long-term-delivery-strategy.pdf (which also does not form part of this Prospectus).

Innovation

SWS's innovation capability, Bluewave, was established to create value for its business, customers, and communities by enabling new ideas, technologies and ways of working. Based out of the company's Brighton office, the team supports all research, development and innovation across SWS.

Water Supply

Water Supply – Approximate Base Statistics [2]

Description	Value
Population served	2,707,434
Properties served	1,170,740

[2] Value as at 31 March 2025 as reported in the 2024-25 Annual Performance Report published in July 2025.

Domestic premises	1,076,211
Business/non-domestic premises	48,635
Void account premises	3.92%
Length of mains	1,399.8km
Number of water supply works	72
Number of dams and impounding reservoirs	2 impounding reservoirs
Number of service reservoirs	212
Average daily supply (million litres per day)	560
from groundwater	62.4%
from rivers	32.5%
from reservoirs	5.1%

Of the average supply of 560 million litres of water per day during the year 1 April 2024 to 31 March 2025, approximately 76 per cent. was supplied for domestic use and approximately 24 per cent. was supplied for non-domestic and industrial use.

In addition, SWS supplied approximately 18.49 million litres of water a day in aggregate to South East Water, Wessex Water and Affinity Water (formerly Veolia Water South East which was Folkestone and Dover Water Services) under bulk supply agreements.

As at 31 March 2025, approximately 938,000 households, or approximately 87 per cent. of total households supplied by SWS, had their water measured by meters, compared with 42.5 per cent. of households in 2010 to 2011.

All water supplied is treated at water supply works before distribution. Water is treated at 72 water supply works and is distributed to approximately 1.1 million premises through a network of approximately 13,919 km of water mains. SWS treats water from 115 separate sources in the Region with 67.2 per cent. of water supplied coming from groundwater sources (predominantly chalk), 28.4 per cent. coming from rivers, and the remaining 4.4 per cent. being abstracted from reservoirs. Water quality is monitored by SWS through a programme of regular sampling and analysis. Sampling of water supplies is carried out in accordance with the Water Supply (Water Quality) Regulations 2016 (as amended) which sets out the number of samples to be taken depending on the volume of water produced or the population served. Both Ofwat and the DWI monitor Southern Water's compliance using the Compliance Risk Index ("**CRI**"). In 2024, Southern Water's CRI score was 3.82, while the national score for England was 5.24. For 2025, Southern Water's CRI is predicted to have improved on 2024 levels. A lower CRI score is indicative of better performance against this metric.

SWS operates a quality assurance system approved to British Standards Institution ("**BSI**") standard ISO 9001. SWS has approved procedures for the production of water up to the supply point from service reservoirs. These are used to monitor the daily activities which control water quality. These procedures are audited by the BSI on a six-monthly basis.

Water quality events are reported to the DWI, as required in The Water Industry (Suppliers' Information) Direction. The sum of the DWI's assessment of these events is recorded annually as the Event Risk Index ("**ERI**"). Southern Water's provisional ERI metric is its best result since 2015, driven by improvements to Southern Water's incident management process and improved reliability

at its sites driven by its investment programme. A lower ERI score is indicative of better performance against this metric.

Southern Water has eight operational surface water treatment works, five of which can be directly fed by rivers. At four of these five, there are underground sources or storage facilities that can be utilised to help provide continuity of supply if the river intake is closed due to a temporary pollution hazard.

SWS has agreed with the EA to take less water from its surface water sources on the River Test and River Itchen in Hampshire in dry years. As a result, it has a large supply-demand deficit to resolve in a Design Drought Scenario and has proposed a series of interventions to recover this deficit in the SWS WRMP by 2029-30. The preferred strategy includes a water recycling plant near Portsmouth, a water recycling plant on the Isle of Wight and new imports of water from Portsmouth Water, which will be facilitated by the development of a new reservoir at Havant Thicket. An enhanced pipeline grid will be required to move water from these new sources of water to areas of demand. In addition, the company will look to make best use of available supplies by prioritising implementation of its ambitious demand management activities in the area including leakage reduction and Target 100. Catchment management forms another important strand to the strategy to ensure raw water supplies are protected and enhancements are made to improve the environmental resilience of the chalk rivers in the region. SWS will be seeking to demonstrate the reliability and environmental acceptability of the options in the preferred plan as well as a number of strategic alternative schemes. Southern Water has an all best endeavours obligation with the EA to resolve the supply-demand water resources deficit, and is working collaboratively with the EA, DWI, Ofwat and other UK water companies through the RAPID group (Regulators' Alliance for Progressing Infrastructure Development) to develop the most appropriate interventions to meet the future water supply deficit throughout the UK. Negative consequences may arise in the event that Southern Water is unable to satisfy its obligations by 2030 (or such later date as may be agreed with the relevant parties), unless the EA, DWI and Ofwat agree to accommodate such delays. Any non-recoverable expenditure would be significant.

Against a backdrop of unprecedented scrutiny of the UK water and sewerage industry's environmental performance and compliance status and calls for greater regulatory enforcement action to be taken, the EA have raised the possibility of taking enforcement action against SWS regarding abstraction compliance. They have also raised concerns over SWS's abstraction metering. SWS has responded to these concerns by visiting sites to carry out calibration and verification and now has in place an action plan of improvements. Abstraction compliance has been improving over the last 12 months.

SWS owns, operates and maintains three impounding reservoirs which have a total storage capacity of approximately 41,330 million litres, the largest, Bewl Water Reservoir (Kent), having a gross storage capacity of 31,400 million litres.

Between April 2020 and March 2025, SWS invested significantly in both treatment works and the water supply network. Major treatment works upgrades took place at three of the largest surface water treatment works and a nitrate removal plant was installed to treat the water from 14 of SWS's ground water works. SWS is also planning to replace water mains to remove lead pipes and to reduce leakage. Significant investment will also be carried out at its surface water reservoir at Bewl to increase the emergency drawdown rate in line with revised safety guidelines.

SDBI

The Supply Demand Balance Index ("**SDBI**") is an EA measure of companies' water supply security. It describes whether a company is meeting its target headroom (surplus of supply over demand) under particular dry year conditions. A company meeting its target headroom for all customers will have an index of 100 and will be assessed as "Green". SDBI replaces the EA's previous measure which was called Security of Supply Index. Southern Water's SDBI was assessed as green for the year ending 31 December 2024 by the EA. The assessment was undertaken using the EA's new adjustments

process and highlighted areas of risk in the Sussex North, Isle of Wight and Kent Medway West Water Resource Zones.

Leakage

Overall, about 18 per cent. of supply is lost through leakage with an estimated 14 per cent. coming from SWS's network and the remainder from pipes and fittings owned by households and businesses. The 2024/25 leakage figure of 97.7 million litres a day reduced from the 2023/24 figure of 107.5 million litres a day.

SWS took action to establish additional new teams dedicated to finding and fixing leaks with the expectation that the number of teams will be maintained, in addition to having updated its working practices with its partners to ensure SWS is collectively agile to deal with changing circumstances such as the weather. As a result, SWS is continuing to fix thousands of leaks every year – nearly 21,000 leaks were repaired in 2024/25 (of which, approximately 8,000 leaks were reported by customers and 13,000 leaks were detected by SWS's proactive leak detection teams). This leakage repair work and SWS's 'Calm Networks' programme which is reducing pressures and calming the network has allowed SWS to continue to reduce leakage.

In line with industry norms, most of SWS's mains are constructed of iron, asbestos cement and plastics, with iron being the most common material.

Water Resources

SWS has developed a water resources strategy (the "**SWS WRMP**") for a period of 50 years which has received DEFRA approval prior to publication. Further information on this can be found on SWS's website: https://www.southernwater.co.uk/media/nfrellg1/our-wrmp-for-2020-70.pdf (which does not form part of this Prospectus). Development has commenced for the next iteration of SWS's WRMP, a draft of which was published for public consultation from November 2022 until 20 February 2023. Following a number of revisions to that plan, including a delay to the delivery date for a number of schemes, SWS submitted a revised draft WRMP in June 2024 to DEFRA which was published for consultation between 11 September 2024 to 4 December 2024. The final draft WRMP was submitted to DEFRA in May 2025.

This SWS WRMP sets out in detail how Southern Water proposes to ensure sufficient security of water supplies to meet the anticipated demands of its customers from 2025 to 2075. It includes details of levels of service, population and housing estimates, per capita consumption, water efficiency initiatives, leakage and metering. It also gives details of SWS's position with regard to the supply/demand balance and the proposed capital programme to ensure future demands are met, as well as providing key data relating to issues such as climate change and catchment abstraction management strategies for the future. These forecasts are set against the backdrop of environmental constraints and future challenges that exist in the south east of England.

SWS's water supply area borders those of seven other water companies. These are:

- South West Water (formerly Bournemouth Water);
- Wessex Water (including Cholderton and District Water);
- Portsmouth Water;
- Thames Water;
- Sutton and East Surrey Water;
- South East Water (including Mid Kent Water); and
- Affinity Water (formerly Veolia Water Southeast).

There are a number of bulk supply agreements between these companies, which allow large volumes of water to be moved from one company's area to another's. The number of boundaries and the

existing and potential future interconnections with so many water companies raise a number of opportunities for optimising the strategic use of resources across the region. However, it also adds significantly to the complexity of the planning process and the selection of a single "company-preferred" solution.

A central part of the water resources network in Kent and the eastern part of Sussex is the River Medway Scheme, incorporating the Bewl Water Reservoir, originating from a 1968 Private Act of Parliament and a subsequent agreement between SWS and South East Water. South East Water is entitled to 25 per cent. of the yield of water under this River Medway Scheme and pays a proportionate contribution to costs.

SWS also published its approved drought plan in 2019 (the "**Drought Plan**"), which detailed how it will continue, during a period of drought, to discharge its duties to supply adequate quantities of wholesome water, with as little recourse as reasonably possible to Drought Permits or Drought Orders (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales – Management of Water Resources – Drought Planning*"). This followed public consultation in 2018 and approval of the Drought Plan in 2019 by DEFRA. The Drought Plan will help SWS provide adequate supplies of water during a drought with as minimal impact as possible on the environment and its customers. The current Drought Plan (which does not form part of this Prospectus) can be viewed on SWS's website: https://www.southernwater.co.uk/our-story/water-resources-planning/our-drought-plan (which does not form part of this Prospectus).

The EA have developed a national framework for water resource planning and which includes the development of a regional plan. SWS are part of Water Resources South East (WRSE) and are represented on various committees and have a senior employee seconded.

Fluoride Dosing

SWS does not currently add fluoride to water in any of the areas it supplies. It does however have a statutory duty to increase the fluoride content of the water it supplies (pursuant to section 87 of the WIA) if it is requested to do so by a relevant authority. The relevant authority was the NHS South Central Strategic Health Authority ("**SHA**"), and its successor is Public Health England. There are currently no requests under consideration. The costs SWS incurs in constructing, commissioning, and operating dosing arrangements on behalf of the relevant authority are in turn paid by that authority. The Secretary of State for Health has also provided a deed of indemnity to SWS, pursuant to section 90 of the WIA, which indemnifies SWS for all claims in respect of death or personal injury, or loss of or damage to property, arising out of SWS's discharge of the fluoridation services it provides.

Wastewater Services

Wastewater – Approximate Base Statistics [3]

Description	**Value**
Population served	4.67 million
Properties served	1.92 million
Domestic customers	4.82 million
Business/non-domestic premises	85,475
Void account premises	72,351
Length of sewers (excluding private sewers adopted in October 2011	22,560 kilometres
Estimated length of private sewers adopted in 2011 (last estimate)	17,537

[3] Value per the 2024-2025 Annual Performance Report, published in July 2025.

Description	Value
Number of wastewater treatment works	339
Number of wastewater pumping stations	3,526
Number of storm overflows	978
Total number of outfalls in the environment	1,077
Number of coastal and estuarine outfalls/marine treatment works	289 outfalls to estuaries and the coast
Sewage sludge disposal:	
% vol. sludge recycled to agriculture	100%
% vol. sludge discharged to landfill	0%
Number of sewage pumping stations	3,378
Volume of wastewater treated daily	1.5 billion l/d

Every day Southern Water's 22,560 kilometres of sewers and 3,526 pumping stations transport on average 1.5 billion litres of wastewater and rainwater from their 4.67 million customers' homes and businesses across Kent, Sussex, Hampshire and the Isle of Wight. This water is conveyed to one of its 339 treatment works where it is carefully treated and recycled to strict standards before being returned to the environment.

Approximately one half of the population in SWS's wastewater area resides in urban areas along an extensive coastline. Accordingly, the majority of SWS's treated and recycled wastewater is discharged into estuarial or coastal waters. A number of factors, including rainwater and groundwater, may cause flows within SWS's wastewater network to vary from time to time.

As at 31 March 2025, SWS owned, operated and maintained 339 wastewater treatment works and approximately 22,560 kilometres of sewers receiving foul and rainwater through a mixture of combined (foul and rainwater), separate and partially separate drainage systems. There are 3,526 wastewater pumping stations, which form an integral part of the wastewater system.

The wastewater system has been constructed principally of clay ware, concrete, brick and iron.

Details of Southern Water's performance against its are provided in the Strategic Report section of SWS's annual report for the year ended 31 March 2025 and is available at https://www.southernwater.co.uk/media/lophbgtb/southern-water-ar2025_.pdf (but does not form part of this Prospectus). The past year has seen a slight decrease in the levels of compliance in a number of areas including water and wastewater treatment works compliance, where the number of works not meeting their discharge permit requirements increased slightly from 2 to 7, achieving a compliance rate of 98.2%. However, pollution incidents increased by 15% (from 234 to 269) and, although the total number of pollution incidents have decreased since 2020, the number of serious pollution incidents have increased. SWS logged 15 serious pollution incidents from its sewerage assets in 2024 as per the Environmental Performance Assessment conducted by the EA, and was one of 4 companies to be rated red in 2024.

As part of a specific focus to reduce the number and severity of serious pollutions, SWS has used insights to analyse the root causes of serious pollution incidents to shape the 2025 Pollution Incident Reduction Plan ("**PIRP**"). Although these improvements have supported Southern Water's Outcome Delivery Incentive ("**ODI**") performance all were subject to scrutiny as part of the EA Environment

Performance Assessment for 2024. Nonetheless performance overall has fallen short of the very challenging performance targets that Ofwat set within its final determination (the basis on which Southern Water's plan for 2025–30 was approved), and as a result Southern Water has incurred significant penalties under Ofwat's ODI regime. As with last year the vast majority (more than three quarters) of these penalties relate to a small number of the ODIs: treatment works compliance (£7.800 million); Pollution incidents (£8.193 million); Internal sewer flooding (£3.723 million); and customer performance, C-MeX (£3.657 million). Ongoing investment in maintaining wastewater treatment works has ensured that SWS meets key performance and asset health metrics; such as treatment works compliance (i.e. ensuring effluent discharges are treated to 100% compliance with environmental permits). Southern Water's record for annual discharge permit compliance is slightly higher than last year at 98.22% compared to 97.94% in the previous year, this represents 6 failing sites compared to 7 in the previous year. This performance commitment aims for 100% compliance with EA standards to maintain and improve Southern Water's water and wastewater treatment works. Due to falling short of its target, Southern Water incurred a penalty as mentioned above, of £7.800 million. Southern Water has improved its 'intensive care' processes to enhance the management of these sites and it continue to focus on the areas that it knows need improvement. In its final determination published on 14 November 2023, Ofwat confirmed this total amount, however, Ofwat decided to defer £21.451 million of SWS's underperformance payments for 2022/23, such that this reduction will only be applied to customer bills in 2025/26.

On 23 October 2025, Ofwat published its annual Water Company Performance Report which assessed Southern Water's performance as "lagging behind" in 2024/25. Due to the draft end of period blind year adjustment issued by Ofwat, AMP8 bills in 2026-27 will be reduced by £128.92. The final determination of these in period ODI outcomes will be published in November 2025.

Southern Water has an ongoing Ofwat Performance Commitment to recycle biosolids (treated sludge) as a fertiliser on agricultural land. This helps contribute towards SWS' continued endeavours to protect the environment. For the last three years, 100 per cent. of biosolids (treated sludge) has been recycled for use as fertiliser on agricultural land. The recycling of biosolids is regulated and investment in sludge treatment ensures that the strict standards are met by SWS. This environmentally sustainable recycling route currently negates the regular need for other disposal methods. Alternative solutions, including incineration and pyrolysis, would be considered if, in the future, SWS were to experience increasing constraints on the use of the agricultural land bank as an outlet for biosolids.

In the 2024 bathing season, the EA tested 87 designated bathing waters in the wastewater area for bacteria, physicochemical parameters, and the presence or absence of enteroviruses. 49 out of the 87 bathing waters have now achieved "Excellent". 24 are rated "Good", 8 are "Sufficient" and 6 bathing waters are classified as "Poor".[4] There are currently no inland waters designated as bathing waters in the Southern Water region.

Any pollution incident could result in criminal prosecution leading to the imposition of penalties on SWS, civil liability in damages to third parties and/or requirements to clean up or otherwise deal with the effects of contamination and/or operational requirements to upgrade plant and equipment. The unprecedented levels of scrutiny from a wide range of stakeholders, including governments and regulators, NGOs, local communities and other stakeholders on the UK water and sewerage industry has led to calls for greater regulatory enforcement action to be taken. The EA has responded by indicating that it intends to pursue more aggressive enforcement action. This means that any penalties imposed on water and sewerage companies, including SWS, may be more stringent than in the past and enforcement could also include actions against directors.

The sewers posing the highest failure consequence in terms of pollution, flooding, nuisance and cost and logistics required to resolve reactively are termed Category A sewers as originally defined in the

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[4] Please see Our bathing waters in our region, South East (southernwater.co.uk) or Bathing water results (southernwater.co.uk) for more information, although these do not form part of this Prospectus.

industry document "Sewer Rehabilitation Manual".[5] These are also referred to as critical sewers in terms of failure consequence rather than in terms of flow conveyance. For example, the final sewer into a wastewater treatment works through which all flow is conveyed may be critical to the function of the drainage system but if this is a small catchment and a small diameter pipe laid at shallow depth then this is not necessarily a Category A sewer.

To understand the condition of sewers and, therefore, determine the likelihood of failure to allow the risk score to be calculated, SWS inspects sewers by CCTV survey. The CCTV surveys are carried out on a representative amount of the whole sewer asset base focusing on criticality of the asset and the impact of a failure. The results of these surveys are then used to identify, inform and prioritise a sewer rehabilitation programme to repair or replace assets where the likelihood of failure and, therefore, risk is sufficiently high to warrant investment. For SWS's current investment period 2025 to 2030, it has and continues to review its sewer criticality data and results of previous condition surveys to identify a programme of sewer inspection and rehabilitation.

PR24 Final Determination and Responses

Introduction

On 19 December 2024 (republished by Ofwat on 10 April 2025), Ofwat published its final determination (the "**FD**") for the 2024 Periodic Review covering the period from 1 April 2025 to 31 March 2030, which can be accessed here: https://www.ofwat.gov.uk/publication/overview-of-southern-waters-pr24-final-determination/ (but does not form part of this Prospectus). The FD was published following a period of consultation, with water companies, customers and stakeholders on a draft determination (the "**DD**") published on 1 July 2024. This price review results in the largest investment in the water sector, and for SWS in particular, of any five-year period since privatisation. Much of this investment is necessary to meet environmental and water quality requirements.

Since submission of its business plan in October 2023, and draft determination response (the "**DDR**") in August 2024, Ofwat has scrutinised SWS's proposed costs so that customers do not pay more than is necessary for the service they receive and are not double charged for work which should have already been delivered. Ofwat has also sought to align the interests of SWS's investors with customers, by ensuring the returns that investors earn reflect the performance delivered for customers and the environment.

Ofwat believes its FD will enable SWS to deliver the investment that is required and will incentivise SWS to go beyond its performance targets to achieve better outcomes for customers and the environment.

Ofwat's FD provides SWS with a total expenditure allowance of £8.6 billion over the 2025-30 period (of which approximately £8 billion qualifies for cost sharing) which means that the proposed allowances are 11% lower than in SWS's DDR. Ofwat also assessed that SWS's DDR had improved its plan enough to meet Ofwat's minimum expectations and as a result remove the "inadequate" categorisation and financial penalty of £54 million.

Ofwat's key expectations, allowances and commitments for SWS are set out in further detail below.

Customer Bills

The FD allows SWS to collect £6.6 billion through bills from both households and businesses over the 2025-30 period. This will recover a share of the cost of historical expenditure, as well as a portion of the £8.6 billion expenditure planned for 2025-30. Overall, this will increase average household bills by £221 (53%) from 2024-25 to 2029-30 for SWS's customers (before inflation). However, due to Ofwat's challenge on SWS's costs and the speed that revenue is recovered from customers, average bills will be lower than those originally proposed by SWS in its business plan submission.

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5 http://srm.wrcplc.co.uk/home.aspx (which does not form part of this Prospectus).

Ofwat proposes to apply a delivery mechanism for SWS so that customers will not pay until the company has provided greater clarity on the timing and profile of elements of its business plan. If the mechanism is triggered, this would increase average 2029-30 bills by a further £19.

Equity Raise, Scheme of Arrangement and STID Proposals

Equity Commitment Letter

On 8 July 2025 SWS accepted an offer of equity support backed by a consortium led by funds managed by MAM to support its AMP8 investment programme. The terms of this equity commitment were formalised in the ECL between, among others, SWS and the Sponsor, a special purpose company established by MAM for the purpose of acquiring control of the SWS Financing Group through its acquisition on 4 July 2025 of the issued share capital of Greensands Junior Finance Limited and Southern Water (Greensands) Financing plc from Greensands (UK) Limited (in administration). The ECL comprises, subject to the satisfaction of conditions, a legally binding equity commitment from the Sponsor the Initial AMP8 Equity Commitment and confirmation of intent to provide further equity commitments of up to a further £545 million - and with a minimum of £245 million of equity commitments - by December 2025.

Pursuant to satisfaction of the conditions under the ECL, including the effectiveness of the SWS Scheme (as defined below), a funding request was submitted by SWS to the Sponsor on 31 October 2025. It is expected that the Initial Equity Injection will be provided by the Sponsor to SWS (through the chain of holding companies between the Sponsor and SWS) by 28 November 2025, with the remaining balance provided in March 2026.

SWS Scheme

In connection with facilitating the provision of the Initial AMP8 Equity Commitment by the Sponsor to SWS pursuant to the ECL, SWSH sought the consent of the Class A Debt Providers pursuant to a scheme of arrangement proposed by SWSH pursuant to Part 26 of the Companies Act to amend the CTA to suspend the operation of the Ratings EoD from the date on which SWS receives the Initial Equity Injection (the "**Transaction Effective Date**"), which is expected to occur by 28 November 2025, until the earlier of:

(a) the date on which the Initial AMP8 Equity Commitment has been made available and contributed in full in accordance with the terms of the Equity Commitment Letter, whereupon paragraph 19 (*Rating*) of Part 2 (*Events of Default (SWS and the Issuer)*) of Schedule 7 (*Events of Default*) to the Common Terms Agreement will be deleted to permanently remove the Ratings EoD; and

(b) 1 April 2026, whereupon the suspension of the operation of the Ratings EoD shall cease to apply.

(the "**SWS Scheme**")

The convening order issued on 2 September 2025 established four classes of Scheme Creditors required for the purposes of voting on the SWS Scheme. The meetings for each class of Scheme Creditor took place on 30 September 2025 and each meeting was approved by 100 per cent. of those voting at such meeting. Following the granting by the High Court of the sanction order issued on 9 October 2025, the SWS Scheme became effective on 10 October 2025. As such, all scheme creditors (including those who did not vote at all) are bound by the terms of the SWS Scheme as a matter of English law, irrespective of the jurisdiction in which the scheme creditor resides or has their seat, along with SWSH.

Pursuant to the authorities and instructions conferred by the SWS Scheme, on 13 October 2025, the Scheme Company, SWS and the Security Trustee entered into an amendment agreement to the CTA to implement the above-stated amendments with respect to the initial suspension and permanent deletion of the Ratings EoD.

In order to obtain the requisite creditor support for the SWS Scheme and the STID Proposals (as defined below) so as to facilitate the injection by the Sponsor into SWS of the Initial AMP8 Equity Commitment, a lock-up agreement was entered into on 8 July 2025 (the "**SWS LUA**") between, among others, SWS, the other Obligors, the Sponsor, MSCIF Luxembourg C Holdings S.A.R.L (the "**investor**"), and certain beneficial or economic holders of Class A Debt which have signed or acceded thereto (the "**Consenting Creditors**"). As at the date of this Prospectus, the SWS LUA is currently in place and the parties thereunder remain subject to their respective undertakings, however, it is expected that the SWS LUA will terminate automatically on the Transaction Effective Date.

STID Proposals

Preliminary STID Proposal

On 14 July 2025, SWS launched a STID Proposal (the "**Preliminary STID Proposal**") to obtain the consent of the Majority Creditors (as defined in the STID) to certain waivers in respect of certain technical Events of Default that may arise under the CTA by virtue of SWS launching the SWS Scheme. The Preliminary STID Proposal also requested Majority Creditor consent to:

(a) amendments to the Standstill Cash Management provisions in the CTA with the effect of permitting SWS to remain as Cash Manager during a Standstill Period until the earlier of (a) 20 Business Days following notification by the Security Trustee that Class A DIG Representatives representing at least 66 2/3% of the Outstanding Principal Amount of Qualifying Class A Debt have directed the appointment of the independent Standstill Cash Manager to commence and (b) 18 months from the commencement of the Standstill Period (following which the independent Standstill Cash Manager shall be appointed); and

(b) the inclusion of certain technical provisions reflecting provisions customarily included in finance documentation as policy requirements of UK, European and US regulated banks and financial institutions in relation to bail-in and qualifying financial contracts regulations.

The Preliminary STID Proposal was passed on 28 July 2025 and has been implemented on 29 July 2025.

On 15 July 2025, SWS launched a further STID proposal (for details see the STID RNS incorporated herein by reference). This proposal was passed on 29 July 2025 and implemented on 30 July 2025.

Ancillary Amendments STID Proposal

On 9 September 2025, SWS launched a consent request through a further STID Proposal (the "**Ancillary Amendments STID Proposal**" and together with the Preliminary STID Proposal, the "**STID Proposals**") to obtain Majority Creditor Consent (for which the requisite support has been provided under the terms of the SWS LUA) to amend the Common Terms Agreements as follows (to take effect on the Transaction Effective Date):

(a) the deletion of the words "to the reasonable satisfaction of the Security Trustee" in paragraph 7 paragraph 7(b) (*Compliance with laws and Instrument of Appointment*) of Part 3 of Schedule 5 (*Covenants*) to the CTA, which requires SWS to comply in all material respects with the terms and conditions of the Instrument of Appointment "save to the extent Ofwat

has waived or approved such non-compliance to the reasonable satisfaction of the Security Trustee";

(b) the deletion of the condition precedent in paragraph 4 (*Rating Agencies*) of Schedule 2 (*Conditions Precedent to Future Bond Issues or Wrapped Debt*) to the CTA that the Security Trustee receives a confirmation from the Rating Agencies that any Class A Wrapped Bonds, when issued, will be rated AAA by S&P, Aaa by Moody's and AAA by Fitch and that any Class A Unwrapped Bonds, when issued, will be rated A- by S&P, A3 by Moody's and A- by Fitch; and

(c) the inclusion of certain additional provisions in the CTA (or the amendment documents relating thereto) that are required to reflect the terms of the Transaction under the SWS LUA, including the inclusion of the following provisions in the CTA relating to the ECL:

  (i) a new undertaking from SWS (a) to exercise and diligently enforce its rights under the ECL; (b) to issue a funding request to ensure the full remaining balance of the Initial AMP8 Equity Commitment is funded no later than 31 March 2026; and (c) not to agree to any amendment or waiver of the terms of the ECL without the consent of the Security Trustee; and

  (ii) a new Event of Default for breach of any of the above undertakings to the extent (if capable of remedy) such breach has not been remedied within a specified remedy period.

The Ancillary Amendments STID Proposal was passed and implemented on 25 September 2025 and the amendments thereunder will take effect on and from the Transaction Effective Date.

Ofwat, EA, DWI and Other Investigations

Ofwat

SWS is committed to driving structural and cultural change to support the development of a transparent and ethical compliance framework. SWS operates a Modern Compliance Framework (the "**MCF**") which was introduced seven years ago and has become the 'Business as Usual' approach to managing compliance. The framework brings together key elements of SWS's approach to risk and compliance including regulatory obligations, the policy framework, ethical business practice and work to manage the quality and transparency of regulatory reporting. The work is supported by strong governance in key areas of operation (most notably in our monitoring and reporting programmes) and backed by strong training programmes to ensure good practice is embedded in all areas of the company.

SWS also committed to operational changes to avoid future non-compliance including greater transparency about its environmental performance among other things, information about pollution incidents, flow and spill reporting, treatment works compliance, regional bathing water compliance results, emissions and river levels will be published in a dedicated section within the company's website. Further, SWS is committed to strengthen its internal compliance mechanism and has put new systems in place to safeguard its services with enhanced whistle-blowing procedures and introduced a revised set of company values and a modern compliance framework.

On 18 November 2021, Ofwat and the EA announced investigations into all water and wastewater companies in England and Wales in relation to sewage treatment works. This followed disclosure by several water companies that they might not be treating as much sewage at their wastewater treatment works as required, and that this could result in sewage discharges into the environment at times when this should not be happening.

In March 2022, Ofwat opened enforcement cases into six water companies (Anglian Water, Northumbrian Water, Thames Water, South West Water, Wessex Water and Yorkshire Water). Ofwat

has noted that it will keep its enforcement cases "under review" and that the "companies in focus may change as new information comes to light". Although Southern Water is not mentioned, Ofwat noted in the announcement that it continues to monitor Southern Water's compliance with the Section 19 Undertakings and the package of commitments it made to Ofwat in 2019 following the enforcement action detailed above. On 21 November 2022, Ofwat's then Chief Executive David Black wrote to customers on the progress of the Ofwat investigation, indicating that Ofwat is "scrutinising all the evidence" and are monitoring water companies' plans to reduce sewage discharges, and from 2025, have proposed compulsory annual targets for further improvement.

On 16 July 2024 Ofwat announced the opening of enforcement cases into four more water and wastewater companies and has served formal notices on Dŵr Cymru Welsh Water, Hafren Dyfrdwy, Severn Trent and United Utilities. Ofwat stated that the opening of these enforcement cases follows detailed analysis of information on the companies' environmental performance and data about how often these companies spill from storm overflows and that this heightened their concerns that these companies may not be fulfilling their obligations to protect the environment and minimise pollution. Ofwat further stated that opening these four new cases meant that they now have enforcement actions underway against all 11 water and wastewater companies in England and Wales in relation to the operation of their wastewater businesses.

On 6 August 2024, Ofwat launched a consultation in relation to is proposal to issue enforcement orders and impose financial penalties on Thames Water, Yorkshire Water and Northumbrian Water, following the investigation into their sewage treatment works.Those enforcement orders and the imposition of applciable financial penalties have now been concluded, as have enforcement orders and applicable penalties against Anglian Water and South West Water.

The extent of the enforcement against Southern Water is limited to the Section 19 Undertakings mentioned above.

Southern Water's work to strengthen the management of permit and flow compliance has been a key focus for the company and is a key aspect of its Section 19 Undertakings. Southern Water has been working hard since 2017 to strengthen its processes to ensure flow compliance and identifying and resolving permit compliance issues on its sites. This has been through its focused work as part of the Section 19 Undertakings, and as part of its AMP8 flow compliance investment programme. This programme of work was initially scoped out as part of PR19 and has been further refined with the addition of enhanced spill reporting data. Southern Water now has an AMP8 investment programme across its wastewater network totalling more than £3.8 billion in 2025-2026 prices. Southern Water's strategic approach to flow management and compliance is now integrated into its business-as-usual activities. This includes an integrated approach that encompasses front-line operations, its front-line planning and improvement team, its asset management team, and its second line environmental quality compliance team all working together to improve flow compliance. In addition, the Section 19 Undertakings require Southern Water to provide additional assurance on Board compliance with Condition P (previously Condition I) of its Ofwat licence.

As part of the Ofwat investigation SWS shared the details of the various measures that were carried out, or measures that were being planned, with the aim of addressing the breaches highlighted.

The EA

As stated above, on 18 November 2021, Ofwat and the EA announced investigations into all water and wastewater companies in England and Wales in relation to sewage treatment works.

On 23 June 2023, the Environment Agency published an update on its investigation, Operation Standard. The Environment Agency's initial assessment indicates that there may have been widespread and serious non-compliance of environmental permit conditions by all water companies. As part of Operation Standard, the Environment Agency conducted site visits to a number of wastewater treatment works with specialist investigators during 2023. The purpose of these visits was

to secure and preserve evidence relevant to its inquiry. Therefore, the potential financial impact, if any, of these investigation on SWS is currently unknown.

As has also been reported previously, SWS continues to cooperate with the EA in its separate investigation into legacy issues relating to wastewater sampling compliance for the period 2013 to 2017. The investigation stage has now concluded, and charges against the company are in train. In light of the uncertainties regarding the quantum and seriousness, the SWS Board has concluded that it is not yet possible to make a reliable estimate of any financial obligation that may arise from such charges, but will keep the situation under review.

These investigations are part of an unprecedented level of scrutiny that the UK water and sewerage industry as a whole is facing from a wide range of stakeholders, including governments and regulators, NGOs, local communities, and other stakeholders. Stakeholder groups are increasingly calling for greater regulatory enforcement action to be taken, and the Environment Agency has indicated it intends to pursue more aggressive enforcement action including against directors of water companies. This environment could result in an increase in enforcement activity and third party claims as well as substantial fines, compensation payments and requirements to invest in infrastructure and increased operating costs.

On 22 March 2023, the House of Lords Industry and Regulators Committee (the "**Committee**") published a report on its inquiry into the work of Ofwat. The Committee concluded that underinvestment, insufficient government strategy, and inadequate co-ordination has resulted in a failure to "treat water with the care and importance it deserves". Its key findings included that Ofwat and the Environment Agency must go further to hold water companies to account for environmental pollution through penalties and prosecution and that water companies have been overly focused on maximising financial returns at the expense of the environment, operational performance and financial sustainability.

The DWI

In February 2023, enforcement orders under Section 18 WIA were issued to SWS in relation to the Twyford, Timsbury, Hardham, Testwood, Otterbourne, and Burham works. In 2023, DWI gave notice of its proposal to make an enforcement order in relation to the Sandown water treatment works. SWS has given undertakings under section 19 WIA in respect of (i) the Beauport, Brede, Burham, Hardham, Testwood and Weir Wood Water Treatment Works (2019); (ii) All Chlorine Booster Station (2019); (iii) contravening the Water Industry (Suppliers' Information) Direction 2019 (2020); (iv) SES Bulk Imports (2021); and (v) customer database upgrades across the company.

On 13 March 2024, the DWI undertook an audit of Otterbourne water supply works to review the physical and electronic security arrangements. As a result of this audit, the DWI issued an enforcement order under Section 18 WIA for non-compliance with the Security and Emergency Measures (Water and Sewerage Undertakers and Water Supply Licensees) Direction at Otterbourne water supply works and SWS is current considering a draft Section 19 Undertaking with the DWI.

Other

In September 2023, Fish Legal, an NGO, obtained permission to bring a private prosecution in relation to pollution entering the River Test from a SWS outfall at Nursling Industrial Estate near Southampton. SWS pleased not guilty to the charges. The financial impact of this private prosecution is also currently unknown. The SWS Board has therefore concluded that it is not yet possible to make a reliable estimate of any financial obligation that may arise from this private prosecution but will keep the situation under review.

In late 2023, a number of opt-out collective proceedings were issued against Anglian Water, Northumbrian Water, Yorkshire Water, United Utilities, Severn Trent Water, Thames Water, and certain of their respective group companies. The claim concerns alleged discharges of untreated

sewage and wastewater into waterways and misreporting to regulators. SWS is not amongst the defendants.

The Little Bull Lane site malfunctioned in July 2019 due to issues with pumps, resulting in a Category 1 pollution incident. On 27 February 2024, the Court considered this event along with three other events which were taken into consideration as per the Sentencing Council guidelines, including (i) the Category 1 pollution incident at Tangmere wastewater treatment works in August 2018, (ii) the Category 2 pollution incident which occurred at Manor Park wastewater pumping station in August 2018, and (iii) the Category 2 pollution incident which occurred at Stoke wastewater pumping station in September 2018. The Court imposed a cumulative fine of £330,000, plus costs of £18,764 and a victim surcharge of £181 totalling £348,945 in relation to these pollution incidents, which are now considered concluded by the Court and the EA.

In July 2024, the Supreme Court handed down its judgment in *The Manchester Ship Canal Company Ltd (Appellant) v United Utilities Water Ltd (Respondent) No 2* [2024] UKSC 22, finding that the Water Industry Act 1991 does not prevent the Appellant canal company from bringing a claim in nuisance or trespass when the canal is polluted by discharges of foul water from the outfalls of the Respondent, the relevant water company (United Utilities), even if there has been no negligence or deliberate misconduct on the water company's part. SWS was not involved in these proceedings and it remains to be seen whether this judgment will result in increased numbers of claims against water companies or impact the regulatory system they are subject to.

Environmental Certification

ISO 14001 is the internationally recognized standard for environmental management systems ("**EMS**"). It provides a framework for organizations to design and implement an EMS, and continually improve environmental performance. By following this standard, organizations can ensure they are taking proactive measures to minimise their environmental footprint, comply with relevant legal requirements, and achieve their environmental objectives.

SWS originally achieved ISO14001 certification for its environmental management system ("**EMS**") in July 2008. SWS was recertified to ISO14001:2015 by BSI Assurance UK Limited as of 28 July 2023. The certification will last for 3 years, with the next recertification audits taking place in 2026, prior to the expiry of the existing certification on 27 July 2026. The EMS applies to activities that interact with the environment and over which the company has control and can be expected to have an influence. The standard is applicable to any organisation that wishes to:

- implement, maintain and improve an EMS to manage environmental risk;
- assure itself of its conformance with its own stated environmental policy;
- demonstrate conformance with the international ISO14001 standard;
- ensure compliance with environmental laws, regulations and relevant codes of practice;
- seek certification of its environmental management system by an external third-party organisation

The annual SWS environmental management plan is available to all employees who have responsibility for assisting in its delivery and in contributing to company environmental performance.

SWS achieved ISO 9001:2015 recertification in April 2024 and are therefore certified for a further three year cycle for the abstraction, treatment and storage of wholesome potable water (and industrial water in Hampshire), up to and including reservoirs. Activities within this scope statement are conducted at a variety of sites in Hampshire, Isle of Wight, Kent and Sussex.

The Company continues to strengthen and embed its internal controls and culture, in support of environmental management and reporting, to promote awareness of environmental issues and provide

training and guidance to operational staff. Since April 2020, an Environmental Performance section of the website has been available to improve access to certain environmental performance reports.

Environmental Controls

The Government has announced that it is committed to becoming a net zero carbon emission country by 2050 and the English water sector has voluntarily committed to achieve net zero carbon emissions by 2030.

Accordingly, there is a very high probability that the Environment Act 2021 and the Levelling Up and Regeneration Act 2023 ("**LURA**") are signalling a move towards tighter environmental standards for the water environment, which may result in tighter environmental permitting limits on specific pollutants (such as nitrogen and phosphorus) as well as the introduction of controls on new micro-pollutants such as micro-plastics and hormones. The Environment Act requires an 80% reduction in phosphorus load from a 2020 baseline by 31 December 2038, with an interim target of 50% reduction by 2028. Southern Water are already investing in this area and the load being discharged will be reduced by more than 35% of the 2020 baseline by 2025.

Water companies have a duty to help protect, conserve and restore European sites. Southern Water is contributing to maintaining and restoring the habitats and species of European sites at favourable conservation status across their natural range. Many of these internationally designated sites do not meet favourable conditions for nutrients and therefore, nutrient neutrality will be required until these conditions are met. Nutrient neutrality requires water companies to make room for development in specified areas. The areas that have been defined by the Secretary of State cover a disproportionately large number of sites in Southern Water's region compared to most other water companies. A large number of Southern Water's customers live within these designated areas. The LURA is driving an additional and large programme of improvements for both phosphorus and nitrogen across many of our treatment works. The LURA is prescriptive in terms of permit levels (to the technically achievable limit) and dates by which site improvements must be made (1 April 2030).

These tighter controls might require the introduction of new treatments and more advanced technologies. Furthermore, there is a developing shift towards more holistic environmental controls, including not only controls on "end of pipe" processes (i.e. the last stage of treatment process before disposal and delivery) but also on the inputs to treatment and treatment processes. This shift involves the introduction of new measures that will drive changes to the supply chain, the use of natural resources, energy usage and climate change risk assessments. This consequently will drive the circular economy model, which aims to remove waste and pollution from the system and instead keep products and materials in continuous use. This is already starting to be implemented via the Industrial Emission Directive and the drive to recover sludge and waste water (among other things) for use on land.

Renewables Investment

Subject to final project approvals and contracts, in AMP8 SWS is planning to invest in the replacement of a number of CHP engines and expand its solar PV portfolio. Recently announced plans by the Government to relax some planning constraints have re-opened some renewables projects that were previously dismissed and will be re-evaluated for feasibility. These projects include but are not limited to wind, heat recovery, bio-methane, gas-to-grid, and hydrogen. SWS is uniquely placed to use its intellectual and property assets to create value through the use of renewable energy technologies which have an important contribution to make towards improving energy security and renewable generation as a percentage of energy consumption.

Rates and Billings

Water supply and wastewater services are charged separately and, therefore, charges are set (within the overall level set by Ofwat) so as to reflect the average costs of providing each service for each class of customers. Each year, SWS submits a pricing structure to Ofwat (within the overall limit set

by Ofwat) for approval by Ofwat. The average SWS household bill for water supply and wastewater services for the 2024 to 2025 year was set as £479, comprising £201 for water supply and £278 for wastewater services in nominal terms. During the year ended 31 March 2025, approximately 14.4 per cent. of turnover in respect of water and wastewater customers relates to supplies to unmetered customers, and approximately 85.6 per cent. to customers who pay by meter.

The average SWS household bill across the 2025-2030 AMP8 period will move to £787 over 2025-2030 in nominal terms.

Charges for customers with unmetered water supplies are based on either the rateable value of their premises or an assessed charge, together with a standing charge, for both water supply and wastewater services. Charges are billed in advance on an annual basis with payment annually, half-yearly or (with the agreement of SWS) by instalments.

Charges for customers with metered water supplies are based on the measured volume of water supplied, together with a standing charge generally according to the size of the meter, for both water supply and wastewater services. Wastewater charges include a fixed or assessed allowance of 7.5 per cent. against volume to reflect water supplied that is not discharged to a sewer (for example, water used outside of the home for gardening, watering and washing cars). Charges for small meters are billed annually or half-yearly, and more frequently for larger meters.

No direct charge can be made to highway authorities for highway drainage connected to wastewater infrastructure, the cost of which is recovered through wastewater standing charges to customers as a whole. Wastewater standing charges also include charges for surface water drainage. Customers may claim a rebate for this element of the wastewater standing charge where rainwater falling on their property does not enter the sewerage system.

Domestic Customers

As at 31 March 2025, 13 per cent. [6] of SWS domestic customers (water, and water/waste combined) were unmetered. Although the domestic rating system was discontinued in 1990 (under the provisions of the UK Local Government Finance Act 1988), water companies were originally allowed to continue to use rateable values (as at 31 March 1990) for charging until 1 April 2000 under the WIA. Following a review of water and wastewater charges in England and Wales, the Government decided to allow companies to continue using the system after that date.

Domestic customers can have a free meter installed, where this is practicable and can be done at a reasonable cost to SWS however, there is now no option to revert to an unmetered basis of charging once a meter has been installed.

By virtue of Regulation 2(d) of the amended Water Industry (Prescribed Conditions) Regulations 1999, SWS is not restricted in its power to fix charges for household premises by reference to volume and to install a meter for charging purposes, provided that those premises are subject to a programme for the fixing of charges by reference to volume, as specified in the water undertaker's final water resources management plan ("**WRMP**").

In addition, provisions of the WIA:

- prevent disconnection of domestic customers and other protected premises for non-payment;
- empower the Secretary of State to make provisions which protect vulnerable customers with high essential water use, who live in homes with meters, from higher than average bills; and
- prevent charges schemes from taking effect until approved by Ofwat and give Ofwat a duty to take into account guidance from the Secretary of State.

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6 This figure relates only to occupied premises.

SWS provides five specific types of assistance to domestic customers:

- **WaterSure Tariff**: This is an industry-wide scheme under the WIA 99. To qualify, the customer must be paying metered charges and be in receipt of a means tested benefit. In addition, they must either be in receipt of child benefit for three or more children in the household or suffer from a defined medical condition that requires them to use large amounts of water. The WaterSure tariff caps metered charges at the level of the average household bill for SWS's area;
- **Essentials**: SWS's social tariff (see below for an explanation of social tariff) that provides customers with a discount of between 45% – 90%, depending on the level of household income;
- **New Start**: a debt matching scheme where customers with a balance over a certain amount and limited income, can benefit from SWS matching payments they make towards that debt (after they have paid for their current usage);
- **Water Direct**: this is not financial assistance but rather a way for customers to pay their water bills straight from their benefits to help with their budgeting.
- **Customer Hardship Fund**: offers debt write-offs, bill reductions and also grants for white goods to customers who are suffering particular hardship.

SWS also provides flexibility for customers who are temporarily struggling with their finances by offering flexible payment plans and short payment holidays.

The Flood and Water Management Act 2010 (the "**FWM Act**") enables water companies to introduce "social" tariffs, to provide assistance to those customers who struggle to afford their water and sewerage bills. The FWM Act explicitly allows water companies to introduce cross-subsidy between customers. Before such tariffs could be introduced the FWM Act required DEFRA to provide guidance on the factors to be taken into account in deciding whether one group of customers should subsidise another through such tariffs. Factors which a water company should consider when deciding whether one group should subsidise another include the level of water stress in the area and the need to incentivise water efficiency. Water companies should assess the level and nature of any social tariff based on local circumstances. Both metered and unmetered customers should be considered as being eligible for social tariffs. Water companies are required to strike a balance between the need to support customers with payment difficulties and the interests of customers paying the subsidies.

Non-Household

All of SWS's non-household customers were transferred to Business Stream by 3 April 2017. Most industrial and other non-household customers are metered. The non-household market is regulated by MOSL (Market Operator Services Ltd) who uses the CMOS system in calculating the wastewater charges of industrial and commercial metered customers, the volume of clean water supplied is used as the basis of the charge less a fixed allowance of 5 per cent. of such volume made in respect of water not discharged to a sewer. Certain industrial and commercial metered customers receive a higher allowance where a significantly higher volume of water supplied is not discharged to a sewer. Trade effluent is normally charged separately on a formula basis taking account of the volume of effluent, its strength and costs of removal and treatment.

Collections (Household)

SWS's collection methods include full payment or instalments using direct debit, standing orders, BACS, the internet, post office, plastic payment cards, PayPoint, debit/credit cards or direct payment to SWS, through to doorstep collections, debt collection agencies, the Department for Work and Pensions and recourse to court procedures in appropriate circumstances. Disconnection of domestic

customers from the water supply network for failure to pay charges is prohibited following the introduction of the WIA 99.

Capital Investment Programme

The Final Determination for the AMP8 Period reflects an assumed level of expenditure (both new projects, asset maintenance and operations). This is apportioned between pay-as-you-go expenditure (which broadly reflects operating costs) and expenditure which is added to the RCV over the course of the AMP8 Period. Expenditure which is added to the RCV is recovered through an allowance in customer charges to cover depreciation costs and an allowed return intended to compensate it for financing costs and provide a permitted return of capital.

As of the date of this Prospectus, the forecasted spend for the AMP8 period (expressed in 2022/23 prices) is gross capex of £6,059.1 million and £2,239.5 million of this expenditure relates to wastewater services (both in outturn prices), with £3,454.3 million relating to water supply projects an further £472.4m of projects where allocation is not yet finalized.

The following table summarises the levels of forecasted capital expenditure over the period 1 April 2025 to 31 March 2030:

	Capital Expenditure		
	Actuals to 31 March 2030		
	Water	**Waste**	**Total**
	(£ million)		
	(in 2022/2023 prices)		
Maintaining the network (predominantly pipes).....	246.7	301.7	548.4
Maintaining treatment works/pumping stations and IT investment	316.0	631.5	947.5
Other capital expenditure – new developments	60.3	38.8	99.1
Other capital expenditure – new treatment works and processes	1,562.0	2,422.2	3,984.2
Infrastructure network reinforcement (pipes/pumps)	18.8	60.1	79.0
Other capital expenditure(1).....	-	-	472.4
Total gross capital expenditure excluding third-party services	2,203.9	3,454.3	6,130.5
Third-party services	35.7	-	35.7
Total gross capital expenditure	2,239.5	3,454.3	6,166.2
Grants and contributions (price control)	(61.5)	(45.6)	(107.1)
Net Total	**2,178.1**	**3,408.7**	**6,059.1**

(1) As of the date of this Prospectus, allocation of this figure is still underway.

In AMP8 there are three significant categories of construction works contracts under which work will be performed and these are the "*AMP8 Delivery Partner Programme Framework Agreement*", the "*AMP8 Repair and Maintain Sewerage/Water/MEICA Framework Contracts*" and standalone "*Runway 4 Major Projects*".

(1) The "AMP8 Delivery Partner Programme" (the "**DP Framework Agreement**") is the arrangement under which SWS issues contracts to design and construct some of its key capital investment programme work to Delivery Partners ("**DPs**"). The DPs consist of the following entities:

(i) Costain MWH Delivery Partner;

(ii) Morrison Utility Services Limited and Galliford Try Infrastructure Limited; and

(iii) Galliford Try Infrastructure Limited and Binnies UK Limited.

Under the DP Framework Agreement, the DP is required to design and construct projects, which are let as incentivised contracts for tranches of construction projects for the modification or extension of existing water mains, sewers, water supply works and wastewater treatment works. The standard form of contract used is that of the NEC 3 Option C Target contract with activity schedule with bespoke amendments.

The AMP8 DP Framework Agreement follows on from the "**AMP7 DP Framework Agreement**" which was used for the delivery of works in AMP7 although there still remains some work from AMP7 to be concluded under the AMP7 DP Framework Agreement.

(2) The "**AMP8 Repair and Maintain Sewerage/Water/MEICA Framework Contracts**" or "**R&M**" framework allows for letting of work order-based contracts for small scale civil, infrastructure and non-infrastructure works, including construction works and associated management activities. The standard form of contract used is that of the NEC 2 Term Service Contract with bespoke amendments.

(3) **Major Projects (Runway 4)**

Southern Water reserves the right to let stand alone work for undefined, discretionary work or work associated with a new need. Where the existing framework agreements are not suitable to deliver such work, a standalone tender will be arranged for a major project.

An example of a Major Project is that of the "Thanet Sewers Rehabilitation Phase 2" project based on a combined NEC Target and Schedule of Rates contract mechanism. This was initiated as an AMP6 contract crossing over to AMP7. The contracting entity is Terra Pfeiffer Matt Durbin JV Limited which is a special purpose vehicle whose only purpose is to deliver the design and construction of the works.

Reduction of RCV by Ofwat

If SWS does not incur the expenditure necessary to complete the delivery of a defined obligation during the relevant Periodic Review Period, Ofwat would be entitled to reduce SWS's RCV to reflect this. Such reduction may be implemented by Ofwat by way of an IDOK (if the amount of expenditure which has not been incurred is material), or otherwise at the next Periodic Review. If appropriate, Ofwat would then include the relevant defined obligation (and associated capital expenditure) as part of its determination of the level of investment and associated defined obligations for the subsequent Periodic Review Period. In addition to any RCV reduction, Ofwat would be entitled to claw back any benefit received by SWS in the original Periodic Review Period in relation to the defined obligations which have not been fulfilled.

SWS's ability to fulfil defined obligations, and the level of associated expenditure, can be affected by circumstances and third parties (such as planning authorities) beyond SWS's control.

Asset Condition and Serviceability

The Licence requires SWS to produce and provide to Ofwat an Underground Asset Management Plan which, among other things, shows the expenditure necessary in each year to ensure that asset condition is maintained in an appropriate state, and tracks the condition of SWS's assets over time (in practice, Ofwat requires information in respect of both above-ground assets and below-ground assets).

For AMP8, asset condition/health is monitored annually through four performance commitments: mains repairs; unplanned outage; sewer collapses; and treatment works compliance. Each of these measures has target levels of performance specified in the PR24 final determination and ODI

penalties are payable where performance does not meet these targets. For the mains repairs measure, ODI rewards are also available for outperforming the target. For 2024-25 ODI penalties were payable for not meeting targets for treatment works compliance and sewer collapses. For mains repairs and unplanned outage the final determination target was bettered. A small ODI reward was earned in respect of mains repairs.

Business Process Outsourcing

SWS has in place a number of outsourcing framework arrangements for back-office processing work across engineering design services, accounting, data and reporting and Human Resources. SWS entered into a partnership in 2019 with Capita Customer Management Ltd ("**Capita**") to provide an end to end retail service for its household customers. The scope of this partnership covers onshore services in customer contact, early collections recovery and complaint handling with back-office transactional services delivered offshore. In April 2025 SWS refreshed the partnership with Capita with a renewed focus on two key areas: improving its customers' experience and helping prevent customers falling into debt. As part of this renewed focus, SWS agreed certain changes to the partnership with Capita, including the transition of SWS's billing contact centre to Cape Town to support SWS's core objectives of improving the support and experience provided to customers.

Information Technology

Since insourcing, Southern Water's IT has undertaken a significant improvement programme to upgrade core IT networks, infrastructure and end-user services. Southern Water has successfully transformed its core IT Networks, Desktop and introduced new collaboration and productivity tools using a strategic hybrid approach to Cloud. Its continued focus is to innovate, automate and digitalise its business services which is being achieved through multi-year initiatives across areas such as Asset Life-Cycle Management, Customer Services, and Environment.

Southern Water's Roadmaps also set out to improve management insight through the use of high-value data analytics and improve the company's resilience and security posture with regard to the Network and Information Systems ("**NIS**") Directive which applies to SWS. SWS is deemed a Critical National Infrastructure and an operator of essential services.

Southern Water is now also shaping its PR24 Strategies to deliver next generation digital technologies, including in Customer Experience, Operational Technology, and Industrial Internet of Things ("**IIOT**") to support the ongoing Digitalisation Strategy for core operations and enterprise functions.

On 23 January 2024, SWS announced on its website that it was aware of a claim by a cyber-criminal organisation through that organisation's website that the organisation had stolen data from SWS's IT systems. The publication on the cyber-criminal organisation's website, which names SWS, included fewer than 25 screenshots of data and information purportedly taken from SWS's IT systems. SWS launched an investigation led by independent cyber security specialists, and informed all appropriate stakeholders, including the Government, Ofwat, the DWI, the Information Commissioner's Office ("**ICO**") and the National Cyber Security Centre. The investigation identified that SWS had experienced a cyber-attack in which data held on SWS's corporate file sharing repository, a system used for storing and sharing corporate data, was compromised. SWS has not identified any impact on operational technology used to support the supply of water, or to provide wastewater services, or on any customer relationship systems or financial systems. SWS's operations and services were not affected by the cyber-attack. As at the date of this Prospectus, SWS has informed all individuals whose personal data had been compromised in accordance with SWS's obligations under data protection law. The total number of customers notified was in the order of 5 to 10% of its customer base. SWS also notified all its current and some former employees of the potential compromise to their personal data. SWS did not identify any evidence, other than the screenshots on the cyber-criminal organisation's website, of potentially compromised data having been published or made available online. The ICO is investigating the incident and SWS may incur a financial penalty if the

ICO determines that SWS failed to comply with its regulatory duties such as to implement appropriate technical and organisational security measures to protect its IT systems and data. SWS may receive civil claims from individuals or groups of individuals.

Property

SWS's property interests consist substantially of freehold interests, and there are estimated to be between 3,000 and 4,000 separate titles (excluding pipeline interests). As a result of the reorganisations of local government and water-related services in 1974 and privatisation of the water industry in 1989, SWS inherited many of its sites and, for some, it is unable to deduce full legal title to all of its real property. Those properties where this is true fall into the following broad categories:

- properties in respect of which SWS is believed to have legal title but does not possess full documentary evidence to prove such title (the deeds having been lost or destroyed or never provided by the previous title holder); and/or
- properties in respect of which SWS has acquired or could acquire the necessary rights by compulsory purchase or claim prescriptive rights or adverse possession.

SWS is not involved in any ongoing disputes, in relation to title to property, of a material nature. SWS has undertaken a programme of voluntary first registration at HM Land Registry of its current unregistered titles and most of its titles have now been registered.

Insurance

SWS maintains insurance cover in accordance with and subject to the insurance provisions of the CTA. Insurance cover for 2025 to 2026 includes the following: £125 million limit with a £750,000 deductible for Property Damage & Business Interruption; £50 million limit for Employers Liability; £150 million limit with a £250,000 deductible for Public/Products Liability. Third-party motor insurance; £15 million limit with a £500,000 deductible for Crime insurance; Directors & Officers liability – effected in accordance with Good Industry Practice.

Litigation/Actions

In common with other companies in the water and wastewater industry, SWS is frequently involved in, or is the subject of, civil and criminal proceedings, but, SWS is not, and has not been, involved in any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which SWS is aware) during the 12 months preceding the date of this Prospectus which may have or have had in the recent past significant effects on the financial position or profitability of SWS, other than as expressly disclosed in this Prospectus (see Chapter 3 "*Risk Factors*" under "*Investigations*" and Chapter 5 "*Description of the SWS Financing Group*" under "*Ofwat, Environment Agency and DWI Investigations*"). Where legal investigations or proceedings are underway, they can take some time to conclude and relate to issues from as far back as 2010.

Non-regulated Activities

SWS's non-regulated businesses are not material to the group, generating £10.5 million annual turnover and other operating income and £3.8 million operating loss for the year ending 31 March 2025.

Activity	Turnover and other Operating Income	Operating Profit
Landsearch	£3.1 million	£2.5 million
Tankered Waste	£6.7 million	£0.6 million
Other	£0.7 million	£0.7 million
Total	£10.5 million	£3.8 million

Ring-fencing and the SWS Financing Group

As part of its obligations as a Regulated Company, SWS is subject to certain ring-fencing restrictions under its current Licence. A number of recent changes have been made to those provisions, most recently in March 2023 to strengthen the finance resilience of the largest undertakers. See "*Regulatory Ring-fencing*" below, which sets out the current Licence provisions including the additional conditions which came into effect on 17 May 2023.

In addition, to reduce SWS's exposure to credit and event risk of companies in the Greensands Group, a "ring-fenced" financing group has been created (the "**SWS Financing Group**"). These measures also reflect the requirements of the covenant and security package as summarised in Chapter 7 "*Summary of the Financing Agreements*".

The ring-fencing measures are intended to ensure: (i) that SWS has the means to conduct its Appointed Business separately from the Greensands Group; and (ii) that all dealings between the Greensands Group and the SWS Financing Group are on an arm's length basis. The ownership structure of the SWS Financing Group is set out in Chapter 4 "*Financing Structure*".

The main elements comprising the regulatory and structural ring-fencing of the SWS Financing Group from the Greensands Group companies are set out below.

Regulatory Ring-fencing

Regulatory ring-fencing is common, in differing degrees, to each of the Regulated Companies in England and Wales pursuant to their respective licences. Under the Licence, SWS must ensure that transactions between it and its associated companies are on an arm's length basis, to prevent cross-subsidisation of activities. Failure to comply with the Licence may in certain circumstances give rise to a breach of the Licence and possibly the Competition Act 1998 as described in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*". Under Licence Condition P14, SWS must ensure at all times, so far as reasonably practicable, that, if a Special Administration Order was made in respect of it, SWS would have available to it sufficient rights and assets (other than financial resources) to enable the Special Administrator to manage its affairs, business and property so that the purposes of such order could be achieved. See Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Licences – Special Administration Orders*".

Current Ring-Fencing Provisions in SWS's Licence

The ring-fencing provisions contained in SWS's Licence are broadly similar to those contained in the licences of all other Regulated Companies. The most important provisions are:

(a) Transactions between SWS and its associated companies: Any transaction between SWS and its associated companies (being its subsidiaries and any affiliated companies) must be conducted at arm's length, such that there is no cross-subsidy of the associated company by SWS (or vice versa).

(b) Restrictions on Dividend Payments: SWS is required to only pay dividends in accordance with a policy that complies with the following principles: (i) such payments will not impair the ability to finance its Appointed Business taking account of current and future investment needs and financial resilience over the longer term; (ii) such payments take account of service delivery for customers and the environment over time, including performance levels, and other obligations; and (iii) the payment of such dividends is to reward efficiency and the management of economic risk.

(c) Limits on the transfer of certain assets to associated companies: Save with the express consent of Ofwat, SWS is not permitted to transfer certain rights or assets (being those which a Special Administrator would require if a Special Administration Order were made in order to operate the Appointed Business) to an associated company.

(d) Adequate Resources: SWS is required at all times to act in a manner "best calculated" to ensure that it has adequate financial resources and facilities, management resources and systems of planning and internal control to carry out its Regulated Activities ("**Regulated Activities**" being the functions of a water undertaker or, as the case may be, a sewerage undertaker) (including necessary investment programmes). The directors of SWS are required to certify on an annual basis that this requirement will continue to be met for the subsequent 12-month period. The basis on which such a view is formed must also be disclosed to Ofwat. As soon as the directors become aware of a reason why SWS cannot be expected to comply with this obligation, they are obliged to file a report to this effect to Ofwat in accordance with the provisions of the Licence.

(e) Restrictions on other transactions: Save with the express consent of Ofwat, SWS must not: (i) give any guarantee of any liability of any associated company; (ii) make to any associated company a loan; or (iii) enter into an agreement or incur a commitment incorporating a cross default obligation (whether with an associated company or otherwise). Condition P22.2 sets out a limited exception as regards situations where liability under a cross-default obligation would arise only on a default of a subsidiary company of SWS, in which case, SWS may permit that cross-default obligation to remain in effect for the period for which it was fixed by the instrument which created it, so long as its potential liability is not changed.

(f) Maintenance of a financial instrument listed on the London Stock Exchange: SWS is required to maintain a financial instrument and shall use all reasonable endeavours to retain its listing on the London Stock Exchange.

(g) Investment grade credit rating: SWS (or any associated company) will be required to maintain at all times two investment grade issuer credit ratings from two different credit rating agencies, other than where Ofwat provides its written agreement for SWS to maintain only one investment grade issuer credit rating. The ratings will reflect the financial capacity of the Appointed Business and therefore its ability to raise capital or maintain access to liquidity in the future. Any significant adverse changes to the ratings will act as an early signal that the ability of the Appointed Business to raise future finance is at risk. SWS must inform Ofwat as soon as reasonably practicable when SWS changes or becomes aware of a change in any of its issuer credit ratings including reasons for the change in rating. In addition, as a Licence Cash Lock-Up has occurred and is continuing as at the date of this Prospectus (i.e. (i) SWS or any Associated Company which issues corporate debt on its behalf does not hold an investment grade rating; or (ii) one or more such ratings is not an investment grade rating or is the lowest investment grade rating and it is on review for possible downgrade or is on "Credit Watch" or "Rating Watch" with a negative designation, or its rating outlook has been changed from stable or positive to negative, which is the case following Moody's announcement on 30 July 2024 to place the Issuer's the Class A Unwrapped Debt on review for downgrade), SWS must not, without the prior approval of Ofwat, transfer, lease, licence or lend any sum, asset, right or benefit to any Associated Company (save in limited circumstances).

(h) Ultimate Controller Undertaking: SWS must ensure that, at all times there is an undertaking in place which is given by the ultimate controller of SWS, which provides that the person giving the undertaking must, and must procure that each of its subsidiaries (i) provides to SWS such information as is necessary to enable SWS to comply with its obligations under the WIA or the Licence; and (ii) does not take any action which may cause SWS to breach any of its obligations under the WIA or the Licence.

(i) Conducting the Appointed Business of SWS: Licence Condition P requires SWS to operate the Appointed Business as though it was substantially SWS's sole business and SWS was a separate public limited company. In addition, SWS must meet the objectives on board leadership, transparency and governance set out in Licence Condition P.

(j) Ring-fencing certificate:

(i) No later than the date on which SWS is required to deliver to Ofwat a copy of each set of regulatory accounting statements prepared under Condition F, SWS must submit a Ring-fencing Certificate to Ofwat.

(ii) Where the Board of SWS becomes aware of any activity of SWS or any Group Company which does not form part of the Regulated Activities, and which may be material in relation to SWS' ability to finance the Regulated Activities, SWS must inform Ofwat and submit a new Ring-fencing Certificate.

(iii) Where the Board of SWS becomes aware of any circumstances which would change its opinion such that it would not give the opinion contained in the Ring-fencing Certificate, SWS must inform Ofwat of this in writing.

(iv) Whenever SWS submits a Ring-fencing Certificate to Ofwat, it must submit a statement of the main factors which its Board has taken into account in giving its opinion for the Ring-fencing Certificate.

Structural Ring-Fencing

The regulatory ring-fencing measures described above have been enhanced by the separation of SWS from non-regulated companies and the establishment of the SWS Financing Group, as described in Chapter 4 "*Financing Structure*". The composition of each of the boards of directors for the companies within the SWS Financing Group is described below.

Security and Covenant Packages

In connection with the Programme, the SWS Financing Group provides as full a security package as is commensurate with the limitations imposed by the WIA and the Licence.

Pursuant to the covenant package (as set out in Chapter 7 "*Summary of the Financing Agreements*"), dividends, management fees (if any), debt service relating to and repayments under certain intra-group debt, and other such distributions are only permitted if no Trigger Event or Event of Default is continuing and historical and forward-looking interest cover ratios and regulated asset ratios and certain other conditions are met. The security package and the covenant-based ring-fencing restrictions placed on the SWS Financing Group are set out in Chapter 7 "*Summary of the Financing Agreements*".

Business Separation

All new debt relating to the Appointed Business will be issued by entities within the SWS Financing Group.

Pursuant to the ring-fencing arrangements, SWS employs all employees required to run the Appointed Business.

All transactions entered into by the SWS Financing Group with third parties (including Greensands Companies) are entered into on an arm's length basis. Any transaction between SWS and the Greensands Companies is formally reviewed to ensure compliance with the Licence and procurement regulations. See the section "*Regulatory Ring-fencing*" above.

As part of the ring-fencing arrangements, SWS must conduct the Appointed Business as if it were substantially SWS's sole business. SWS's management has retained some Permitted Non-Appointed Business and assets within permitted *de minimis* levels. Under the covenant package, the Security Trustee may permit SWS to enter into limited joint ventures in areas outside the regulated water and wastewater business subject to certain limitations on the aggregate value of all Permitted Non-Appointed Business. See Chapter 7 "*Summary of the Financing Agreements*".

Under the covenant package, SWS is able to acquire assets or make disposals only if conditions relating to each are met (for example, regulated asset ratio requirements in relation to disposals). See

Chapter 7 "*Summary of the Financing Agreements*" under *"Common Terms Agreement – Covenants – Covenants – General*".

Management and Employees of SWS Directors and Secretary of SWS

The SWS board (the "**SWS Board**") currently consists of twelve individuals.

There are no actual conflicts of interest between any duties to SWS of its directors and alternate directors and their private interests or other duties. No director has any potential conflict of interest between their duties to, SWS and their private interests or other duties.

The directors and secretary of SWS are set out below, each of whose business address is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

Keith Lough – Chairman

Keith Lough joined SWS and was appointed as the company's Chairman on 1 August 2019.

Keith has extensive experience in the natural resources and energy sectors in both finance and leadership roles, including as finance director for British Energy plc between 2001 and 2004 during a period of major restructuring.

In addition, Keith served as non-executive chairman of Gulf Keystone Petroleum plc and concluded a successful debt restructuring. Immediately prior to his appointment to the SWS Board, Keith was a non-executive member of the Gas and Electricity Markets Authority (Ofgem) where he was chair of the Audit and Risk Assurance Committee, having served on the board since 2012.

Keith holds non-executive directorships in a number of oil and gas companies, including at Hunting plc as senior independent director, Cairn Energy plc and Rockhopper Exploration plc. Keith holds a MA in economics and MSc in finance and is a Fellow of the Association of Chartered Certified Accountants.

Lawrence Gosden – Chief Executive Officer

Lawrence Gosden joined Southern Water in May 2020 and was appointed to the Board on 1 July 2022 when he was appointed Chief Executive Officer.

Lawrence has worked in the water sector for over 30 years and has broadly been involved with operational and capital programme delivery, whilst he also has experience delivering major infrastructure programmes, asset management, customer service and operational transformation alongside the provision of impactful and inclusive strategic leadership.

Since his return he has instigated programmes to integrate and optimise Southern Water's asset management, digitise operations and to adopt proactive analysis to prevent failure.

Prior to his return to Southern Water, Lawrence spent 12 years at Thames Water in a variety of senior executive and leadership positions. Notably he was Managing Director for Wastewater and subsequently Chief Operating Officer with accountability to keep 4000 colleagues and contractors safe while also quantifiably improving their environmental performance, reduce leakage and increase wastewater customer service.

Lawrence gained a first-class honours degree in Engineering before starting his career as a graduate at Southern Water. He is a Non-Executive Director at Highways England where, amongst other things, he chairs their health and safety committee.

Stuart Ledger – Chief Financial Officer

Stuart Ledger joined Southern Water as Chief Financial Officer in January 2023.

He has held senior positions both inside and outside the water sector. Stuart was previously the CEO at Affinity Water and the CFO for Affinity for the four years prior to that. Stuart's extensive

experience in the industry also includes nine years at Thames Water as the CFO of the Retail business and as group financial controller. Prior to this, he was financial controller at Wolseley, following almost eight years at EDF Energy.

Stuart is a director of Landlord Tap Limited, which is a website that gives details to water companies of those responsible for paying water or wastewater charges for their tenanted properties. He is also a trustee of Rett UK, a charity supporting sufferers of Rett Syndrome, as well as their families and carers.

Neil Mcarthur

Neil joined the board in October 2024 and was appointed Chair of the Health and Safety and Operational Risk Committee. Neil has extensive experience in major capital-intensive industries across the energy/natural resources value chains and utilities and is a non-Executive Director of AFRY AB. As an executive he was the former CEO and Chairman of the Executive Board of Arcadis NV, a global leader in Water, Infrastructure and Environmental design consulting; Executive Board Member of Booz & Company; partner at Oliver Wyman and started his career at Shell.

Malcolm Cooper

Malcolm Cooper joined the Board and was appointed as Chair of the Audit Committee on 23 December 2019.

Malcolm has extensive experience in the regulated utility sector having worked for around 30 years at National Grid plc, British Gas plc and other companies. He was a member of the Board of both National Grid Gas plc and National Grid Electricity Transmission plc, the UK regulated operating companies of National Grid.

Malcolm has a degree in Pure Mathematics and is a Fellow of the Association of Chartered Certified Accountants and a Fellow of the Association of Corporate Treasurers. He is a non-executive director at Morgan Sindall plc where he chairs the Audit Committee and the Health, Safety and Environment Committee; and MORhomes plc where he is Senior Independent Director and New Issues (Funding) Committee Chair.

He is an independent member of the Audit Committee of Local Pensions Partnership Ltd. He was a non-executive director at CLS Holdings plc where he was a Senior Independent Director and the Audit Committee Chair until 23rd April 2020. He was previously a non-executive director of St William, a joint venture between National Grid and Berkeley Group plc to build homes on brownfield sites.

He is a Past President of the Association of Corporate Treasurers and was a member of the Listing Authority Advisory Panel of the FCA.

Steve Fraser

Steve Fraser joined the Southern Water Board in May 2022 as a non-executive director.

He has over 20 years' experience of managing and transforming infrastructure businesses latterly as Chief Operating Officer and a board director of FTSE100 United Utilities. He has a degree in Management Studies and a Master's in Engineering Management from UMIST and also holds a diploma in Advanced Management from Harvard University. After leaving education, Steve trained in utilities operations working across water, electricity, and latterly high-pressure gas pipelines. He became a director of Bethell Group where he worked to establish them as a leading player in the energy services sector prior to joining United Utilities in 2005 to run the global outsourcing division Energy and Contracting Services working across the UK, Europe and the Middle East. External appointments: Steve is the CEO at Cadent Gas.

Will Price

Will Price joined the Southern Water Board in September 2021 and sits on the Audit Committee. He joined Macquarie in 2007, and works in the Utilities team covering Europe.

He has been involved in several utilities acquisitions including Wales & West Utilities, Thyssengas, Czech Grid Holding, EP Infrastructure, Viesgo, CEZ Romania, and Southern Water. He additionally currently serves as a director on the board of EP Infrastructure, and Czech Grid Holding and has been involved in key asset management initiatives including regulatory resets and refinancings for several utility assets, a consensual restructuring of National Car Parks, separation and transition of EP Infrastructure and Czech Gas Networks, and the disposal of Viesgo.

Will has a Bachelor of Science in Economics and Politics from the University of Bristol, UK. He also holds a Master of Finance from INSEAD Business School, France.

Christèle Delbé

Christèle Delbé joined the Southern Water Board as an independent non-executive director in May 2023.

She is a sustainable business director with more than 18 years pioneering strategic initiatives and shifting behaviour to unlock tangible commercial benefits across food, consumer goods, technology and non-profit sectors. She is an issues expert on responsible supply chains and consumption, carbon, waste, packaging and human rights.

Christèle was head of innovation and partnerships for Bonsucro, the global sustainability standard for sugarcane, where she shaped and secured £1.5 million in funding for seven multi-stakeholder impact programmes. She has also advised organisations including UNICEF, Solidaridad, RNIB, Producers Direct on developing strategic partnerships with the corporate sector. As Supply Chain Solutions Director at KSAPA, she is currently co-creating innovative solutions for smallholder led agriculture value chains with organisations including GPSNR, Reckitt Benckiser and Coca-Cola.

Previously, as head of sustainable innovation for the Vodafone Group, Christèle pioneered a £5 million B2B programme that sparked the creation of four mobile products for Unilever, Nestlé, Danone, Anglo American to address supply chain, community and water challenges across Africa and Asia. As group head of sustainability at Orange Group, Christèle spent seven years embedding global sustainability strategy, ethics and reporting frameworks into seven countries.

Kerensa Jennings

Kerensa Jennings joined the Southern Water board as an independent non-executive director in May 2023.

She is an award-winning digital leader and adviser who has held senior leadership positions in the private, public and charitable sectors. Selected by Computer Weekly among the most influential tech leaders in the UK, she has served on a range of boards including commercial companies, social enterprises, charities and government committees.

A former director at the Royal Household where she was CEO of a Royal social enterprise based at Buckingham Palace, she was previously the BBC's Head of Strategic Delivery. Her remit as BT Group Director of Data Platforms is helping BT transform from Telco to Techco. Kerensa is also a professionally qualified executive coach and a bestselling author.

Her current portfolio includes chair at the Centre for the Acceleration of Social Technology (CAST) helping the social sector with digital, data and design; Trustee at Sir John Soane’s Museum; chair at techUK Local Digital Capital Index Working Group; visiting professor of Media, Strategy and Communications at University of Huddersfield; Fellow at RSA; and Advisory Board member at Digital Leaders and at Digital Boost.

Neil Corrigall

Neil Corrigall joined the Southern Water board as a non-executive director in November 2023. Neil currently serves as a non-executive director on the boards (and various subsidiaries) of Cadent Gas (UK's largest gas distribution network) and Czech Grid Holdings (Czech Republic's largest gas distribution network). Neil is an Operating Partner providing specialist support for Macquarie Asset Management's investments in utility infrastructure businesses. He has an undergraduate degree in Industrial Engineering and holds an MBA from London Business School.

Richard Manning – Company Secretary

Richard Manning is company secretary of SWS, joining Southern Water in July 2018 as General Counsel and Company Secretary. He has held similar roles in a number of listed and private companies and brings a wide experience of legal and governance matters. He holds a law degree and an MBA and is a qualified solicitor.

Pensions

Pensions for SWS employees are currently provided through two arrangements, the Southern Water Pension Scheme ("**SWPS**"), which is a funded defined benefit arrangement, and a Company Stakeholder Plan ("**CSP**") which is a defined contribution scheme.

As at 31 March 2025, there are no active members, 1,360 deferred members and 2,478 retired members of the SWPS, 2,688 active members of the CSP, and 94 SWS employees who are not members of either scheme. Employees on fixed term contracts are offered access to the CSP.

For SWPS, pensions management services are currently provided by Dalriada Trustees Ltd as the sole trustee, as well as secretarial support along with their advisers. Legal & General provides pensions management services and secretarial support for the CSP.

The funding level of the SWPS is a net FRS 17 deficit of £48.9 million before deferred tax as at 31 March 2025 (2024: £78 million). The decrease in the deficit over the year is principally due to the increase in AA corporate bond yields, which leads to a higher discount rate and therefore a lower value of liabilities, contributions paid by the company over the year, a reduction in expected future inflation and the updated mortality assumptions, which result in lower future life expectancy compared to the previous disclosures. This has been offset to a lesser extent by lower than assumed returns on scheme assets, in part due to the negative impact on the liability-driven investment funds of increasing yields, resulting in a lower value of the scheme assets, and higher than expected inflation over the year.

The SWPS was closed to new members from 1 April 2005. Certain terms of the SWPS were changed from July 2005 when members were given the option to contribute an extra 3 per cent. of salary to continue at existing accrual rates. They were also given the option to continue to pay the current contribution rate but build up benefits at a lower rate. Other minor changes to the SWPS were made because of legislative changes under the 2004 Finance Act and a salary sacrifice scheme (PensionsWise) was introduced in November 2009.

The company has made arrangements to cap future increases in Pensionable Pay to the lesser of 2.5 per cent. and the annual increase in the Retail Price Index to reduce the cost of the SWPS, address the current deficit and make the scheme more sustainable. They are also continuing to work with the Trustee to better manage the financing risks within SWPS to further reduce ongoing volatility and funding costs.

A schedule of deficit annual contributions to 2029 has been agreed with the trustee. On 31 March 2022, SWS made an additional one-off lump sum deficit contribution of £59.6 million into SWPS. This constituted a payment of the 1 April 2022 contribution of £20.6 million plus a further prepayment of £39 million in relation to deficit contributions due until 31 March 2025. Updated future deficit contributions have been agreed as follows:

(a) from 2023 to 2029, annual contributions of £21.0 million, increased to the relevant payment year in line with the actual increase in RPI between December 2022 and the December immediately prior to the relevant payment year; and

(b) an additional £500,000 per annum from 2023 to 2028 (inclusive), which, together with the equivalent amounts paid since 2018, is recognised as an advance on part of the deficit contribution due in 2029.

Accordingly, the deficit contribution payable in 2029 will be reduced by £5.5 million from the amount otherwise calculated under (a) above. The base deficit contributions (before adjustment for RPI) outlined in (a) and (b) above, and offset where relevant by the £39 million prepayment also described above, are payable by 1 April of the relevant year and total £105.3 million. If the assumptions documented in the SWPS's Statement of Funding Principles dated 14 March 2023 materialise in practice, the deficit will be removed by 1 April 2029.

Following discussions with the Trustee, and while the latest triennial valuation is being undertaken, the Company is making the deficit recovery payments previously agreed for 2025–26 by monthly instalments into a reservoir trust. It is anticipated that a revised deficit recovery plan will be agreed with the Trustee following completion of the valuation and based on the direction of travel of the deficit, future contributions may be reduced.

SWSGH

SWSGH is incorporated under the Companies Act 1985 and registered in England and Wales. The registered office of SWSGH is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. SWSGH is a wholly-owned direct subsidiary of SWSG and its authorised share capital is £37,601,000 divided into 37,601,000 ordinary shares. 37,601,000 ordinary shares have been issued of which all have been fully paid up. SWSGH's subsidiaries are SWSH, SWS, the Issuer, SWFII, SWEPST and SWPT.

Directors and Company Secretary

The directors and company secretary of SWSGH are set out below, each of whose business address is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

The Directors of SWSGH are Richard Manning and Stuart Ledger. Descriptions of their principal activities outside the SWS Financing Group can be found above under "*Management and Employees of SWS – Directors and Secretary of SWS*".

Richard Manning is company secretary of SWSGH.

SWSH

SWSH is incorporated under the Companies Act 1985 and registered in England and Wales. The registered office of SWSH is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. SWSH is a wholly-owned direct subsidiary of SWSGH and its authorised share capital is £37,601,000 divided into 37,601,000 ordinary shares. 37,601,000 ordinary shares have been issued of which all have been fully paid up. SWSH's subsidiaries are SWS, the Issuer, SWFII, SWEPST and SWPT.

Directors and Company Secretary

The directors and company secretary of SWSH are set out below, each of whose business address is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

The Directors of SWSH are Richard Manning and Stuart Ledger. Descriptions of their principal activities outside the SWS Financing Group can be found above under "*Management and Employees of SWS – Directors and Secretary of SWS*".

No director has any actual or potential conflict of interest between his duties to SWSH and his private interests or other duties.

Richard Manning is company secretary of SWSH.

SWFII

SWFII is incorporated under the Companies Act 2006 and registered in England and Wales. The registered office of SWFII is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. SWFII is a wholly-owned direct subsidiary of SWS and its authorised share capital is £1 divided into 1 ordinary shares. 1 ordinary shares have been issued of which all have been fully paid up.

SWFII was incorporated on 13 October 2021. It has not been in operation since its incorporation save for the assumption of residual obligations from SWSFL (which became an obsolete entity and has now been transferred out of the SWS Financing Group), and on-lending the proceeds of such obligations to entities within the SWS Financing Group, and guaranteeing additional obligations incurred by SWS.

Directors and Company Secretary

The directors and company secretary of SWFII are set out below, each of whose business address is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

The Directors of SWFII are Richard Manning and Stuart Ledger. Descriptions of their principal activities outside the SWS Financing Group can be found above under "*Management and Employees of SWS – Directors and Secretary of SWS*".

No director has any actual or potential conflict of interest between his duties to SWFII and his private interests or other duties.

Richard Manning is company secretary of SWFII.

The Issuer

The Issuer is incorporated and registered in the England and Wales. The registered office of the Issuer is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX. The Issuer is a wholly-owned direct subsidiary of SWS and has no subsidiaries. The authorised share capital is £50,000 divided into 50,000 ordinary shares of £1 each, of which 50,000 such shares are in issue and are fully paid up.

The Issuer was incorporated on 13 October 2021. Its sole purpose is to act as issuer in respect of certain of the SWS Financing Group's debt. It has not been in operation since its incorporation (in terms of performing its role of issuing any public or private debt) save for the assumption of residual obligations from SWSFL which became an obsolete entity and has now been transferred out of the SWS Financing Group and guaranteeing the obligations incurred by SWS.

Directors and Company Secretary

The directors and company secretary of the Issuer are set out below, each of whose business address is Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX.

The Directors of the Issuer are Richard Manning and Stuart Ledger. Descriptions of their principal activities outside the SWS Financing Group can be found above under "*Management and Employees of SWS – Directors and Secretary of SWS*".

No director has any actual or potential conflict of interest between his duties to the Issuer and his private interests or other duties.

Richard Manning is the company secretary of the Issuer.

CHAPTER 6
REGULATION OF THE WATER AND WASTEWATER INDUSTRY IN ENGLAND AND WALES

Water and Wastewater Regulation Generally

Background

The structure of the water and wastewater industry in England and Wales dates from 1989, when the Water Act 1989 was enacted. Under the Water Act 1989, the functions of the water authorities relating to water supply (except in areas where those functions were carried out through statutory water companies) and wastewater services, together with the majority of the water authorities' property, rights and liabilities, were transferred to 10 companies appointed as water and sewerage undertakers in England and Wales.

As at April 2025, Ofwat recognised eleven regional companies providing water and sewerage services, five regional companies providing water services only (following recent consolidation), eleven small companies providing water or sewerage or both, 40 water supply and/or sewerage licensees offering regulated retail services to non-household customers and one infrastructure provider (together, the "**Regulated Companies**", but unless otherwise expressly stated, references to a "**Regulated Company**" in this Chapter 6 are references to that company in its capacity as a water and sewerage undertaker or, as the case may be, a water undertaker).

The provisions of the Water Act 1989 are now contained mainly in the consolidating WIA which itself has been substantially amended by the WIA 99, the Water Act 2003, the FWM Act, the Water Act 2014, the Environment Act 2021 and to a lesser extent by various other statutory provisions. The Water Act 2014 introduced a new, more liberalised market structure, vesting more powers and responsibilities in Ofwat and making a number of changes to water resources and environmental regulation. Under the Water Act 2014, the non-household retail market opened to competition in April 2017. This market structure provides a choice for owners of any (not just large) non-household premises to choose their provider for retail water and sewerage services. These providers, or "water and sewerage supply licensees" ("**WSSLs**"), comprise not only some of the original licensees that served large-use customers before April 2017, but also new entrants. Certain eligible non-household customers can also seek to self-supply their premises. References in this Chapter 6 to statutes are to the WIA, as amended, unless otherwise stated.

On 31 October 2016, the Exit Regulations entered into force. The Exit Regulations provide for water and sewerage undertakers whose areas are wholly or mainly in England to apply to the Secretary of State for permission to exit the non-household retail market in their area of appointment. Subject to the approval of the Secretary of State, the undertaker would exit the retail market by transferring its non-household retail business to one or more water supply and/or sewerage licensees and would thereafter be prohibited from providing retail services to any new non-household customers that arise in its area of appointment. No water or sewerage undertaker may re-enter the market having so exited.

The Exit Regulations also introduced provisions that set out how the non-household retail market should operate in an exit area. These in particular ensure that customers in exit areas are never left without a licensee and provide customer protections that are broadly equivalent to those they would have been provided if the undertaker had not exited the retail market. On 25 October 2016, SWS applied to exit the non-household retail market. As a result, all of SWS's non-household customers transferred to Business Stream by 3 April 2017.

Regulatory Framework

The activities of Regulated Companies are principally regulated by the provisions (as amended) of the WIA, the WRA and regulations made under these Acts and the conditions of their licences (also referred to as "**Instruments of Appointment**"). Numerous sets of regulations are established under these Acts, including (i) the Water Infrastructure Adoption (Prescribed Water Fittings Requirements)

(England) Regulations 2017 (SI 2017/841), which prescribe standards for water mains and supply pipes, (ii) the Water Supply and Sewerage Services (Customer Service Standards) (Amendment) Regulations 2017 (SI 2017/246), which apply customer service standards to water supply licensees and sewerage licensees operating in the areas of water and sewerage undertakers that are wholly or mainly in England, and (iii) the Water Fluoridation (Proposals and Consultation) (England) Regulations 2013/301, which impose procedural requirements on local authorities in the exercise of their functions regarding consideration of proposals for new fluoridation schemes, and varying, terminating or maintain existing fluoridation schemes. Under the WIA, the Secretary of State has a duty to ensure that at all times there is an appointee for every area of England and Wales. Appointments may be made by the Secretary of State or in accordance with a general authorisation given to Ofwat.

The economic regulator for the water and wastewater industry is the Water Services Regulation Authority, i.e. Ofwat. Ofwat is responsible for, among other things, setting limits on charges and monitoring and enforcing licence obligations. Regulated Companies are required by their licences to make an annual return to Ofwat of financial and non-financial information (the 'annual performance report') to enable Ofwat to assess their activities and affairs. The two principal quality regulators are the DWI (appointed by the EFR Secretary of State) and the EA (an executive non-departmental public body, sponsored by DEFRA). The DWI's principal task is to ensure that Regulated Companies in England and Wales fulfil their statutory requirements under the WIA and the Water Quality Regulations for the supply of wholesome drinking water. The DWI is independent of DEFRA but is responsible as a technical assessor on behalf of the Secretary of State in respect of the quality of drinking water supplies. It carries out annual technical audits of each water undertaker; this includes an assessment (based on information supplied by the company) of the quality of water in each supply zone, arrangements for sampling and analysis, and progress made on achieving compliance with regulatory and EU requirements (which have been adopted into UK law). The EA was established under the Environment Act 1995 and is responsible, in England and Wales, for the protection and improvement of the environment in delivering schemes to improve water quality. The EA's duties include the regulation of abstractions from, and discharges to, controlled waters (which include coastal waters, territorial waters extending three miles from shore, inland freshwaters and groundwater).

There are also specific requirements for development, and requirements for the protection and management of nationally and internationally important wildlife and natural habitats (either on land owned by SWS or on land affected by SWS's wider operations) regulated by Natural England, DEFRA and the EA.

The description given in this document relates to the structure and regulations that apply in England. Although the structure of the water and wastewater industry is the same in Wales, different regulations sometimes apply. There are different structures and different regulatory frameworks for water and wastewater services in the remainder of the United Kingdom (Scotland and Northern Ireland).

Ofwat and the Secretary of State

Each of the Secretary of State and Ofwat has a primary duty under the WIA to exercise and perform its powers and duties under the WIA in the manner it considers best calculated to:

- further the consumer objective, which is to protect the interests of consumers, wherever appropriate, by promoting effective competition between persons engaged in, or in commercial activities connected with, the provision of water and sewerage services;
- secure that the functions of Regulated Companies are properly carried out throughout England and Wales;
- secure that Regulated Companies are able (in particular, by securing reasonable returns on their capital) to finance the proper carrying out of those functions;

- secure that the activities authorised by the licence of a licensed water supplier and any statutory functions imposed on it are properly carried out; and
- further the resilience objective, which is to secure the long-term resilience of water supply and sewerage systems and that Regulated Companies take steps to enable them, in the long term, to meet the need for water supplies and sewerage services.

Subject to these primary duties, each of the Secretary of State and Ofwat is required to exercise and perform its powers and duties in the manner it considers best calculated to:

- promote economy and efficiency on the part of Regulated Companies;
- secure that there is no undue preference or discrimination in the fixing of charges;
- protect the interests of customers of Regulated Companies (and companies connected with them) in respect of non-regulated activities in particular by ensuring that: (i) transactions are carried out at arm's length; and (ii) in relation to their regulated business, Regulated Companies maintain and present accounts in a suitable form and manner;
- protect the interests of customers in connection with the benefits that could be secured for them by the application of the proceeds of disposal by Regulated Companies of Protected Land; and

  contribute to the achievement of sustainable development.

The Secretary of State and Ofwat shall also have regard to the principles of best regulatory practice (including the principles under which regulatory activities should be transparent, accountable, proportionate, consistent and targeted only at cases in which action is needed).

There is also a power for the Secretary of State to issue statutory guidance to Ofwat concerning how Ofwat might contribute to social and environmental policies. There is also a duty on DEFRA to encourage water conservation and on all public authorities, as defined, to take into account, where relevant, the desirability of conserving water supplied or to be supplied to premises.

The Secretary of State, Ofwat and statutory undertakers also have general environmental and recreational duties under section 3 of the WIA.

Licences

General

Under the WIA, each Regulated Company is appointed as a water and/or sewerage undertaker pursuant to an instrument of appointment. The instrument of appointment is commonly referred to as a licence (and is referred to as such herein). Each Regulated Company is regulated through the conditions of such licence as well as the WIA. Each licence specifies the geographic area served by the company and imposes a number of conditions on the licence holder that relate to limits on charges, information reporting requirements, various codes of practice, and other matters. In addition to the conditions regulating price limits (see the section "*Economic Regulation*" below), each licence also contains conditions regulating the making of charges schemes, and imposes prohibitions on undue discrimination and undue preference in charging. Other matters covered by conditions in each licence include: accounts and the provision of accounting information; publication of core customer information and procedures on leakage; levels of service and service targets; "ring-fencing" of assets and restrictions on disposal of land; asset management plans; the provision of information to Ofwat; the role of the appointee's ultimate controller and UK Holding Company; provision of combined and water operations supplies; and payments to customers for supply interruptions because of drought. Ofwat is responsible for monitoring compliance with licence conditions and, where necessary, enforcing compliance through procedures laid down in the WIA.

Termination of a Licence

There are certain circumstances provided for in the WIA under which a Regulated Company could cease to hold a licence for all or part of its area:

(a) a Regulated Company could consent to the making of a replacement appointment or variation, which changes its appointed area, in which case Ofwat has the authority to appoint a new licence holder;

(b) under condition O of a licence, where the Secretary of State has given the Regulated Company at least 25 years' notice of termination and that period of notice has expired;

(c) under the provisions of the Special Administration regime, the Special Administrator may transfer the business and licence to a successor (see the section "*Special Administration Orders*" below); or

(d) by the granting of an "inset" appointment or a new appointment and variation "**NAV**" over part of a Regulated Company's existing appointed area to another Regulated Company (see "*Competition in the Water Industry*" below).

Before making an appointment or variation replacing a Regulated Company, Ofwat or the Secretary of State must consider any representations or objections made. Where the Secretary of State or Ofwat makes such an appointment or variation, in determining what provision should be made for the fixing of charges by the new Regulated Company, it is the duty of the Secretary of State or Ofwat to ensure, so far as may be consistent with their duties under the WIA, that the interests of the members and creditors of the existing Regulated Company are not unfairly prejudiced as regards the terms on which the new Regulated Company could accept transfers of property, rights and liabilities from the existing Regulated Company.

A NAV can be granted to a company seeking to provide water and/or wastewater services on an unserved site, or to a large user of water and/or wastewater services within an existing Regulated Company's area (provided certain thresholds are met and the person who is the customer consents), or where the incumbent Regulated Company consents to the variation. The threshold for large user NAVs has been reduced, from 250 to not less than 50 megalitres of water supplied or likely to be supplied to particular premises in any 12-month period, which has increased the number of large users that are able to qualify for NAVs. NAVs may be granted to any existing or new Regulated Company, but not to a licensed water supplier.

The NAV mechanism continues alongside the non-household retail market, but is quite different in its operation. Whereas water supply and sewerage licensees have no threshold requirements to serve customers and operate solely at the non-household retail level, new appointees operate on the same level as undertakers and can therefore serve household customers within their area of appointment but (if not seeking to supply a previously unserved area) must meet the threshold requirement above.

Whenever a NAV is granted, the licence of the incumbent company is formally amended to either exclude the area which is henceforth to be served by another company or to extend the incumbent's area of supply. As of July 2024, 176 NAVs have been made in SWS's region and further NAVs may be made in the future.

Modification of a Licence

(a) Regulatory Landscape

Conditions of a licence may be modified in accordance with the procedures laid down in the WIA.

Subject to a power of veto by the Secretary of State of certain proposed modifications, Ofwat may modify licence conditions without a company's consent, following the procedure prescribed in sections 12A onwards of the WIA (introduced by the Environment Act 2021).

Before making the licence modifications, Ofwat must publish the proposed modifications as part of a consultation process, giving third parties the opportunity to make representations and objections, which Ofwat must consider.

This is subject to Ofwat giving notice that it proposes to make licence modifications, setting out the proposed modifications, the reasons for them and their effect, and specifying the time within which representations can be made. If the Secretary of State directs Ofwat not to make a modification, Ofwat must comply with the direction. Regulated Companies have a right to appeal the modification to the CMA on specified grounds, which are set out in section 12F of the WIA.

The CMA (and the Secretary of State in certain circumstances) also has the power to modify the conditions of a licence after an investigation under its merger or market investigation powers under the Enterprise Act 2002 (the "**Enterprise Act**") if it concludes that matters investigated in relation to water or sewerage services were anti-competitive or, in certain circumstances, against the public interest.

(b) Instrument of Appointment modifications

As stated above, Ofwat and the CMA have the power to modify the conditions of the Licence of a Regulated Company.

In March 2023, Ofwat made modifications to further strengthen the ring-fencing licence conditions (Condition P) of the largest undertakers. The key modifications introduced by Ofwat are:

(i) raising the Licence Cash Lock-Up condition to raise the Licence Cash Lock-Up trigger to BBB/Baa2 with negative outlook (effective from 1 April 2025);

(ii) modifying the dividend policy licence condition to require that dividend policies and dividends declared or paid should take account of service delivery for customers and the environment over time, current and future investment needs and financial resilience over the long term (effective from 17 May 2023);

(iii) requiring companies to notify Ofwat about any changes to credit ratings (including changes in rating and/or outlook, new ratings assigned or planned rating withdrawals) (effective from 17 May 2023); and

(iv) modifying the credit ratings licence requirement such that companies are now required to maintain two investment grade issuer credit ratings with two different credit rating agencies (effective from 17 May 2023).

In October 2023, Ofwat launched a statutory consultation on its proposal to introduce a customer-focused condition in each water company's licence. A decision was adopted in December 2023 to modify the water companies' licence condition G, requiring companies to adopt high standards of customer service and appropriate support for the full diversity of its customers' needs, and delete condition J.

In August 2023, Ofwat launched a consultation on its proposal to modify the definition of "Excluded Charges" in Condition B: Charges in the Instruments of Appointment (licences) of the 16 largest appointed water companies in England and Wales. The consultation closed in October 2023 and a decision was published in April 2024 to modify Condition B to exclude amounts or charges payable to water companies for specified developer services. The effect of these changes will be to exclude the revenue for these activities (including amounts payable for reasonable administrative expenses and other overheads) from the scope of the network plus price controls that Ofwat will be setting for the period from 1 April 2025 to 31 March 2030.

In March 2025, Ofwat published its decision on proposed modifications to strengthen the ring-fencing conditions of new appointee licences. This is based on the conditions of the largest undertakers, and addresses the current inconsistency between new appointee licences with regard to financial resilience. The modifications came into effect on 17 July 2025.

(c) Water Supply

Each Regulated Company which is a water undertaking has a general duty as such to develop and maintain an efficient and economical system of water supply and to make arrangements in relation to the provision of water supplies within its appointed area. It also has specific supply duties, including a duty to comply with a water main requisition provided certain conditions are met, duties to supply water for domestic purposes to premises within the appointed area which are connected to a water main and to connect new premises to a water main. These duties must be carried out, so far as reasonably practicable, with the aim of furthering the conservation and enhancement of natural beauty and the conservation of flora, fauna and physical features of special interest, and of maintaining freedom of access to places of natural beauty, buildings, sites and objects of archaeological, architectural and historical interest and providing access and recreation to the public. In addition, it may be required in certain very limited circumstances to connect premises outside its appointed area to one of its water mains and to supply water to those premises. Each Regulated Company is under a duty to promote the efficient use of water by its customers.

Water supplied for domestic purposes or food production purposes must be wholesome at the time of supply, which entails compliance with the Water Quality Regulations. In certain circumstances, the standards set in those regulations may be relaxed. Where standards or relaxed standards are not being met, the Secretary of State is under a duty to take enforcement action against the supplier. However, Regulated Companies may submit undertakings, Regulation 28 Notices or apply for an authorised departure to the Secretary of State detailing steps designed to secure or facilitate compliance with those standards. The Secretary of State is not required to take enforcement action for breaches of the Water Quality Regulations if satisfied with the undertakings, or if satisfied that the breaches are of a trivial nature, or if general duties preclude taking enforcement action. The Secretary of State has stated that, except in certain very limited circumstances, it is unlikely that enforcement action will be taken against Regulated Companies which are complying with the terms of their undertakings. Under the WIA, it is a criminal offence for a Regulated Company to supply water which is unfit for human consumption.

During 2021, 99.97 per cent[7] of the tests carried out on samples complied with the mandatory national and European standards for microbiological and chemical parameters, as set out in the Water Quality Regulations. Since 1988, Southern Water has implemented an extensive investment programme to ensure compliance. The DWI no longer publishes the percentage of samples meeting the standards and has replaced this with the CRI. Southern Water's CRI for 2023 was 3.07.

On 6 July 2016, the EU Parliament adopted the Directive on security of network and information systems (the "**NIS Directive**"). The NIS Directive provides legal measures to protect essential services and infrastructure by improving the security of Network and Information systems. The Government implemented the NIS Directive through the NIS Regulations 2018 (the "**NIS Regulations**"), which came into force on 19 May 2018.

In January 2022, the Government launched a public consultation on proposals for legislation to improve the UK's cyber resilience. The proposals included seven policy measures, split

[7] Published in 2021 by the Drinking Water Inspectorate, the independent regulator of public water supplies in England and Wales Drinking Water 2021 The Chief Inspector's report for drinking water in England (dwi-content.s3.eu-west-2.amazonaws.com) (which does not form part of this Prospectus).

across two pillars, which aim to address the evolving cyber security threats the UK faces via amendments to the NIS Regulations. Following the consultation, the Government confirmed in November 2022 that it is moving forward with plans to update the NIS Regulations as they apply to the UK. As part of the July 2024 King's Speech, the Government announced that it would introduce a Cyber Security and Resilience Bill in the 2025 Parliamentary session which would supersede the NIS Regulations. In April 2025, the Government published details of the measures to be included in the Cyber Security and Resilience Bill.

The DWI is the competent authority for the purposes of the NIS Regulations. Drinking water supply and distribution has been designated as an essential service for the purposes of the NIS Regulations and Regulated Companies, who are suppliers of potable water to 200,000 or more people, are automatically designated as an "Operator of Essential Services" and are required to comply with its requirements. In sum, operators of essential services are required to take appropriate measures to manage risks to their network and information systems, to prevent and/or minimise the impact of incidents to those systems, and to notify the DWI of any incident that has affected the network and information systems which has had a significant impact on the continuity of the essential service. This will include occurrences where the operator of essential services has identified any operator error or interference with power, electronic systems, operational technology or information technology which has impacted on the supply, quality or sufficiency of water.

Wastewater Services

Each Regulated Company which is a sewerage undertaker has a general duty as such to provide, improve, extend and maintain a system of public sewers capable of draining its region effectively, and to make provision for the emptying of sewers and for dealing effectively with their contents. It also has specific sewerage duties, including a duty to comply with a sewer requisition provided certain conditions are met, a duty to provide sewers otherwise than by requisition, and a duty to permit private drains and sewers to be connected to its public sewers.

Under the Environmental Permitting (England and Wales) Regulations 2016 ("**EP Regulations 2016**") (as amended by the Environmental Permitting (England and Wales) Amendment Regulations 2018), it is a criminal offence for a person to cause or knowingly permit any poisonous, noxious or polluting matter or trade or sewage effluent to enter controlled waters (including most rivers and other inland and coastal waters) other than in accordance with the terms of an environmental permit. The principal prosecuting body is the EA.

The terms of the environmental permit will depend largely on the type of discharge and when the permit was granted. The EA has discretion as to the terms on which Environmental Permits are granted or existing are altered. The disposal of wastewater sludge from wastewater treatment works is also controlled.

Serviceability Standards

Regulated Companies are required to report to Ofwat on their performance against certain service standards, particularly service to customers, in respect of their obligations as water undertakers and sewerage undertakers and against performance commitments agreed as part of the price review process. If they do not meet certain standards under Ofwat's Guaranteed Standards Scheme ("**GSS**"), they may be required to pay compensation to customers (in accordance with the minimum payments set out in the GSS).

Under the Water Act 2003, Regulated Companies are required to disclose whether or not they link the remuneration of their directors to levels of customer service attained and to give details of how any links affect remuneration.

Enforcement Powers

The general duties of Regulated Companies as water or sewerage undertakers are enforceable by the Secretary of State and/or Ofwat. The conditions of the licence (and other duties) are enforceable by Ofwat alone while other duties, including those relating to water quality, are enforceable by the DWI. Other duties, such as those in respect of water abstractions and discharges, are enforceable by the EA. The UK water and sewerage industry is facing unprecedented levels of scrutiny from a wide range of stakeholders, including governments and regulators, NGOs, local communities and other stakeholders. There is heightened focus on the environmental performance and compliance status of the industry as a whole, in particular in relation to wastewater discharges. Stakeholder groups are increasingly calling for greater regulatory enforcement action to be taken, and the EA has indicated it intends to pursue more aggressive enforcement action including against directors of water companies. This environment could result in an increase in enforcement activity (and third party claims) leading to substantial fines and compensation payments as well as requirements to invest in infrastructure and increased operating costs.

Where the Secretary of State (via the DWI) or Ofwat is satisfied that a Regulated Company is contravening, or has contravened and is likely to do so again, or is likely to contravene, its licence or a relevant statutory or other requirement, either the Secretary of State or Ofwat (whichever is the appropriate enforcement authority) must make a final enforcement order to secure compliance with that condition or requirement, save that, where it appears to the Secretary of State or Ofwat more appropriate to make a provisional enforcement order, he may do so. In determining whether a provisional enforcement order should be made, the Secretary of State or Ofwat shall have regard to the extent to which any person is likely to sustain loss or damage as a consequence of such breach before a final enforcement order is made. The Secretary of State or Ofwat will confirm a provisional enforcement order if satisfied that the provision made by the order is needed to ensure compliance with the condition or requirement that is in breach. There are exemptions from the Secretary of State's and Ofwat's duty to make an enforcement order or to confirm a provisional enforcement order:

- where the contraventions were, or the apprehended contraventions are, of a trivial nature;
- where the company has given, and is complying with, a Section 19 Undertaking to secure or facilitate compliance with the condition or requirement in question;
- where duties in the WIA preclude the making or confirmation of the order; or
- where it would be more appropriate to proceed under the Competition Act 1998.

Section 19 undertakings create obligations that are capable of direct enforcement under section 18 of the WIA. Accordingly, the main implication of a Regulated Company assuming such an undertaking is that any future breach of the specific commitments contained in the undertaking is enforceable in its own right (without the need for further grounding on general statutory or licence provisions).

The WIA also confers powers on Ofwat or the Secretary of State to impose financial penalties on Regulated Companies and the licensees introduced by the Water Act 2003. In certain circumstances, Ofwat and the Secretary of State have the power to fine such a company up to 10 per cent. of its turnover from the preceding business year (for each respective breach). These circumstances include a failure to comply with licence conditions, standards of performance or other obligations. The penalty must also be reasonable in all the circumstances. The time limit for imposing such financial penalties was extended by the Water Act 2014 from 12 months to five years. A penalty may not be imposed later than five years from the contravention or failure except when a notice under section 22A(4) of the WIA (indicating the amount of the proposed penalty and the circumstances giving rise to a penalty) or under section 203(2) of the WIA (requiring the Regulated Company to provide information in relation to the contravention or failure) is served during that period. Where a final or provisional order has been made in respect of a contravention or failure, a penalty cannot be imposed unless a notice under section 22A(4) is served within three months of the final order or confirmation of the provisional order, or within six months of the provisional order if it is not confirmed.

The Water Act 2003 also provides for situations where a new licensee has caused or contributed to a breach of a Regulated Company's licence or caused or contributed to a Regulated Company contravening a statutory or other requirement, or where a Regulated Company has caused or contributed to the breach of a new licensee's licence or caused or contributed to the breach of the latter's statutory or other requirements. In those cases, Ofwat may impose an appropriate remedy. A Regulated Company may appeal a penalty order to the Court. The Court may cancel or reduce the penalty or extend the time-scale to pay. The requirement to pay the penalty is suspended until the case is determined. A financial penalty may not be imposed under this provision for an infringement if it is more appropriate to proceed under the Competition Act.

Ofwat published an updated enforcement strategy in January 2017, where it confirmed that its approach to enforcement is risk-based and aimed at securing companies' compliance with their licence and statutory obligations. Ofwat stated that, although it is willing to use all powers vested in it under relevant legislation to secure compliance, where it finds that a company has breached its licence or a statutory obligation it may, following informal regulatory action, consider not opening a formal enforcement case if the company has taken appropriate steps to provide redress to customers or it may start formal proceedings but agree to reduce the penalty if measures have been put in place to provide appropriate redress. Some contraventions (i.e. misreporting or causing harm to customers) will automatically result in enforcement action and in some instances, significant financial penalties. Under these powers, in October 2019, Ofwat published a decision to impose a penalty on SWS for contravention of statutory and licence provisions in relation to the management of its wastewater treatment works and the reporting of performance information to Ofwat. (see Chapter 5 "*Description of the SWS Financing Group – Ofwat, EA and DWI Investigations*" for further information on the penalty and further undertakings by SWS to Ofwat).

Special Administration Orders

(a) Circumstances

The WIA contains provisions enabling the Secretary of State, or Ofwat with the consent of the Secretary of State, to secure the general continuity of water supply and wastewater services. In certain specified circumstances, the Court may, on the application of the Secretary of State or, with his consent, Ofwat, make a Special Administration Order in relation to a Regulated Company and appoint a Special Administrator. These circumstances include:

- where there has been, or is likely to be, a breach by a Regulated Company of its principal duties to supply water or provide wastewater services or of a final or confirmed provisional enforcement order and, in either case, the breach is serious enough to make it inappropriate for the Regulated Company to continue to hold its licence;
- where the Regulated Company is, or is likely to be, unable to pay its debts;
- where, in a case in which the Secretary of State has certified that it would be appropriate, but for section 25 of the WIA, for him to petition for the winding-up of the Regulated Company under section 124A of the Insolvency Act, it would be just and equitable, as mentioned in that section, for the Regulated Company to be wound up if it did not hold a licence; and/or
- where the Regulated Company is unable or unwilling to adequately participate in arrangements certified by the Secretary of State or Ofwat to be necessary by reason of, or in connection with, the appointment of a new Regulated Company upon termination of the existing Regulated Company's licence.

In addition, on an application being made to Court, whether by the Regulated Company itself or by its directors, creditors or contributories, for the compulsory winding-up of the Regulated Company, the Court would not be entitled to make a winding-up order. However, if satisfied

that it would be appropriate to make such an order if the Regulated Company were not a company holding a licence, the Court shall instead make a Special Administration Order.

(b) Special Administration Petition Period

During the period beginning with the presentation of the petition for Special Administration and ending with the making of a Special Administration Order or the dismissal of the petition (the "**Special Administration Petition Period**"), the Regulated Company may not be wound up, no steps may be taken to enforce any security except with the leave of the Court and, subject to such terms as the Court may impose, no other proceedings or other legal process may be commenced or continued against the Regulated Company or its property except with the leave of the Court.

Once a Special Administration Order has been made, any petition presented for the winding-up of the company will be dismissed and any receiver appointed, removed. While a Special Administration Order is in force, those restrictions imposed during the Special Administration Petition Period continue.

(c) Special Administrator Powers and the Transfer Scheme

A Special Administrator has extensive powers similar to those of an administrator under the Insolvency Act 1986, but with certain important differences. He is appointed only for the purposes of transferring to one or more different Regulated Companies as much of the business of the Regulated Company as is necessary for the proper carrying out of its water supply or sewerage functions as the case may be and, pending the transfer, of carrying out those functions. During the period of the order, the Regulated Company is managed for the achievement of the purposes of the order and in a manner, which protects the respective interests of members and creditors. However, the effect of other provisions of the WIA is ultimately to subordinate members' and creditors' rights to the achievement of the purposes of the Special Administration Order.

Were a Special Administration Order to be made, it is for the Special Administrator to agree the terms of the transfer on behalf of the existing appointee, subject to the provisions of the WIA ("**Transfer Scheme**"). The Transfer Scheme may provide for the transfer of the property, rights and liabilities of the existing Regulated Company to the new Regulated Company(ies) and may also provide for the transfer of the existing Regulated Company's licence (with modifications as set out in the Transfer Scheme) to the new Regulated Company(ies). The powers of a Special Administrator include, as part of a Transfer Scheme, the ability to make modifications to the licence of the existing Regulated Company, subject to the approval of the Secretary of State or Ofwat, as well as the power to exercise any right the Regulated Company may have to seek a review by Ofwat of the Regulated Company's charges pursuant to an IDOK or a Substantial Effects Clause. To take effect, the Transfer Scheme must be approved by the Secretary of State or Ofwat. In addition, the Secretary of State and Ofwat may modify a Transfer Scheme before approving it or at any time afterwards with the consent of the Special Administrator and each new Regulated Company.

The WIA also grants the Secretary of State, with the approval of His Majesty's Treasury, the power: (i) to make appropriate grants or loans to achieve the purposes of the Special Administration Order and to indemnify the Special Administrator against losses or damages sustained in connection with the carrying out of his functions; and (ii) to guarantee the payment of principal or interest and the discharge of any other financial obligations in connection with any borrowings of the Regulated Company subject to a Special Administration Order.

The FWM Act (see "*Competition in the Water Industry*" below) amended the special administration regime in the WIA to bring it in line with modern insolvency practice in unregulated industries. The FWM Act also streamlined the procedures for transferring a failing company to new owners. The changes enable the Special Administrator to pursue the goal of

rescuing the Regulated Company as a going concern if this is reasonably practicable. Some of these provisions are in force as of 12 January 2024 by virtue of the Flood and Water Management Act 2010 (Commencement No. 10) Order 2024, as further described below (see "*Updates to the Special Administration Regime*").

In its updated approach to enforcement dated 9 January 2017, Ofwat has confirmed that, as at the beginning of 2016, neither the Secretary of State nor Ofwat have needed to apply to the Court for such a Special Administration Order (although the process has now been used for energy supplier Bulb).

(d) Updates to the Special Administration Regime

On 12 January 2024 the Flood and Water Management Act 2010 (Commencement No. 10) Order 2024 came into force. On 22 January 2024, the Water Industry Act 1991 (Amendment) Order 2024 and Water Industry (Special Administration) Regulations 2024 (together, the "**WISAR Regulations**") were laid before parliament in draft form. The WISAR Regulations have since come into force on 23 February 2024.

The Flood and Water Management Act 2010 (Commencement No. 10) Order 2024 brings into force certain changes which were made or envisaged by Schedule 5 of The Flood and Water Management Act 2010 and the Corporate Insolvency and Governance Act 2020, but which have laid dormant on the statute book until now. Key changes which are in force as of 12 January 2024 include:

(i) updating the statutory objectives of the regime where it is commenced on the grounds of insolvency to include as a primary objective the "rescue of the company as a going concern" and providing that in such circumstances the existing going concern transfer objective only applies if the Special Administrator thinks that: (a) it is not likely to be possible to achieve the rescue objective; or (b) transfer is more likely to secure more effective performance of the functions or activities of the water undertaker;

(ii) the ability to utilise the existing transfer scheme by way of a 'hive down', whereby a going concern transfer may be effected by transferring all or part of the company's undertaking to a wholly-owned subsidiary and then transferring the shares in that subsidiary to another company; and

(iii) the ability for a Special Administrator to propose a company voluntary arrangement under the Insolvency Act 1986 or a scheme of arrangement or restructuring plan under the Companies Act 2006 in furtherance of the priority rescue objective.

Key changes of the WISAR Regulations, now in force as of 23 February 2024, include:

(i) the application of a modified form of the "new" style administration law under Schedule B1 to the Insolvency Act 1986, as opposed to the current position which applies a modified form of the "old" administration regime under the pre-September 2003 version of the Insolvency Act 1986, which was in force prior to the significant overhaul and modernisation of the administration regime introduced by the Enterprise Act;

(ii) a number of proposed changes to the Insolvency Act 1986 and the Companies Act 2006 to give DEFRA and Ofwat enhanced oversight where company voluntary arrangements, schemes of arrangement or restructuring plans (as applicable) are used;

(iii) an express prohibition on Special Administrators disposing of Protected Land without the consent of the Secretary of State;

(iv) providing for the ranking of expenses and HM Treasury funding, HM Treasury loans, grants guarantees or indemnities rateably with other liabilities arising under contracts entered into by the Special Administrator and in priority to remuneration and expenses of the Special Administrator;

(v) updates to the ability to challenge the conduct of a Special Administrator such that, in addition to creditors and members, the Secretary of State or Ofwat will also be able to apply to the court, on certain grounds and in certain circumstances, to challenge the conduct of a Special Administrator. This includes standalone rights for the Secretary of State or Ofwat to challenge conduct (or proposed conduct) of the Special Administrator that is contrary to the conditions of the company's instrument of appointment or other statutory requirements imposed on water companies, alongside updates to provide that the court cannot grant a remedy in respect of a challenge made by creditors or members unless the Secretary of State and Ofwat have been given a reasonable opportunity to make representations. Changes are also made to bring the challenge provisions broadly in line, with modifications, with the equivalent provisions under Schedule B1 to the Insolvency Act; and

(vi) including clarity as to the options available for ending the Special Administration (e.g., via a creditors' voluntary liquidation, dissolution or court application) broadly by the Special Administrator with the consent of the Secretary of State or Ofwat or, in relation to the court route only, on the application of the Secretary of State or Ofwat.

On 19 March 2024, the Water Industry (Special Administration) (England and Wales) Rules 2024 came into force. The key change in this respect relate to applying a modified form of the Insolvency (England and Wales) Rules 2016 to the Special Administration regime, thereby displacing the "old" style Water Industry (Special Administration) Rules 2009 that had hitherto applied, so as to bring the insolvency rules that apply to the Special Administration regime up-to-date with those that apply in the ordinary administration context (subject to applicable modifications).

On 24 February 2025 the WSM Act received Royal Assent. The key change to special administration set out in the WSM Act is that the Secretary of Statement may make modifications to the Regulated Company's licence to require it to charge customers for the purposes of making good any losses or expenses incurred by the Secretary of State in providing financial assistance to the Regulated Company, which are not expected to be recovered otherwise. In addition there are provisions to ensure that that the Secretary of State and Ofwat are notified ahead of any winding up petitions.

Protected Land

Under the WIA, there is a prohibition on Regulated Companies disposing of any of their Protected Land except with the specific consent of, or in accordance with a general authorisation given by, the Secretary of State. A consent or authorisation may be given on such conditions as the Secretary of State considers appropriate. For the purpose of these provisions, disposal includes the creation of any interest (including leases, licences, mortgages, easements and wayleaves) in or any right over land and includes the creation of a charge. All land disposals are reported to Ofwat in the Annual Return.

Protected Land comprises any land, or any interest or right in or over any land, which:

- was transferred to a water and sewerage company (under the provisions of the Water Act 1989) on 1 September 1989, or was held by a water only company at any time during the financial year 1989/90;
- is, or has at any time on or after 1 September 1989, been held by a company for purposes connected with the carrying out of its regulated water or wastewater functions; or
- has been transferred to a company in accordance with a scheme under Schedule 2 to the WIA from another company, in relation to which the land was Protected Land when the transferring company held an appointment as a water or sewerage undertaker.

Unless a specific consent is obtained from the Secretary of State, all disposals of Protected Land must comply with Condition K of the licence. This condition seeks to ensure (i) that, in disposing of

Protected Land, the Regulated Company retains sufficient rights and assets to enable a Special Administrator to manage the business, affairs and property of the Regulated Company so that the purposes of the Special Administration Order can be achieved and (ii) that the best price is received from such disposals so as to secure benefits to customers (where such proceeds were not taken into account when price limits were set, they are shared equally as between customers and shareholders). To this end there are certain procedures for and restrictions on the disposal of Protected Land and special rules apply to disposals by auction or formal tender and to disposals to certain associated companies. These include a restriction on the disposal (except with the consent of Ofwat) of Protected Land required for carrying out the Appointed Business. In addition, Ofwat can impose conditions on disposals of Protected Land including conditions relating to the manner in which the proceeds of a sale are to be used.

Given the purposes of the WIA (in particular of the Special Administration regime and the restrictions on enforcement of security thereunder) and of Condition K of its licence, a Regulated Company would not expect to obtain the consent of the Secretary of State or Ofwat to the creation of any security over its Protected Land.

Condition K of SWS's Licence sets a threshold of £1 million for requiring permission from Ofwat to dispose of Protected Land or £500,000 in respect of a disposal to an Associated Company (as defined in the Licence). All land disposals are reported to Ofwat in the annual return.

Security

(a) Restrictions on the Granting of Security

A Regulated Company's ability to grant security over its assets and the enforcement of such security are restricted by the provisions of the WIA and its licence. For example, the WIA restricts a Regulated Company's ability to dispose of Protected Land (as explained in "*Protected Land"* above). Accordingly, its licence restricts a Regulated Company's ability to create a charge or mortgage over Protected Land.

In addition, provisions in a Regulated Company's licence require the Regulated Company at all times:

(i) to ensure, so far as is reasonably practicable, that if a Special Administration Order were made in respect of it, it would have sufficient rights and assets (other than financial resources) to enable the Special Administrator to manage its affairs, business and property so that the purpose of such an order could be achieved; and

(ii) to act in the manner best calculated to ensure that it has adequate: (A) financial resources and facilities; and (B) management resources, to enable it to carry out its regulated activities.

These provisions have the indirect effect of further limiting the ability of a Regulated Company to grant security over its assets, in particular assets required for carrying out the Appointed Business, and by limiting in practice the ability to enforce such security.

(b) Restrictions on the Enforcement of Security

Under the WIA, the enforcement of security given by a Regulated Company in respect of its assets is prohibited unless the person enforcing the security has first given 14 days' notice to both the Secretary of State and Ofwat. If a petition for Special Administration has been presented, leave of the Court is required before such security is enforceable or any receiver can be appointed (or, if a receiver has been appointed between the expiry of the required notice period and presentation of the petition, before the administrative receiver can continue to carry out his functions). These restrictions continue once a Special Administration Order is in force with some modification (see "*Special Administration Orders*" above).

Once a Special Administrator has been appointed, he would have the power, without requiring the Court's consent, to deal with property charged pursuant to a floating charge as if it were not so charged. When such property is disposed of under this power, the proceeds of the disposal would, however, be treated as if subject to a floating charge which had the same priority as that afforded by the original floating charge.

A disposal by the Special Administrator of any property secured by a fixed charge given by the Regulated Company could be made only under an order of the Court unless the creditor in respect of whom such security is granted otherwise agreed to such disposal. Such an order could be made if, following an application by the Special Administrator, the Court was satisfied that the disposal would be likely to promote one or more of the purposes for which the order was made (although the Special Administrator is subject to the general duty to manage the company in a manner which protects the respective interests of the creditors and members of the Regulated Company). Upon such disposal, the proceeds to which that creditor would be entitled would be determined by reference to the "best price which is reasonably available on a sale which is consistent with the purposes of the Special Administration Order" as opposed to an amount not less than "open market value" which would apply in a conventional administration for a non-Regulated Company under the Insolvency Act.

Within three months of the making of a Special Administration Order or such longer period as the Court may allow, the Special Administrator must send a copy of his proposals for achieving the purposes of the order to, among other persons, the Secretary of State, Ofwat and the creditors of the company. The creditors' approval of the Special Administrator's proposal is not required at any specially convened meeting (unlike in the conduct of a conventional administration under, the Insolvency Act). The interests of creditors and members in a Special Administration are still capable of being protected since they have the right to apply to the Court if they consider that their interests are being prejudiced. Such an application may be made by the creditors or members by petition for an order on a number of grounds, including either: (i) that the Regulated Company's affairs, business and property are being or have been managed by the Special Administrator in a manner which is unfairly prejudicial to the interests of its creditors or members; or (ii) that any actual or proposed act of the Special Administrator is or would be so prejudicial. Except as mentioned below, the Court may make such order as it thinks fit, and any order made by the Court may include an order to require the Special Administrator to refrain from doing or continuing an act about which there has been a complaint. The exception referred to above is that the Court may not make an order which would prejudice or prevent the achievement of the purposes of the Special Administration Order.

Enforcement of Security over Shares in Regulated Companies

Under the WIA, the enforcement of security over, and the subsequent sale of, directly or indirectly, the shares in a Regulated Company would not be subject to the restrictions described above in relation to the security over a Regulated Company's business and assets. Notwithstanding this, given Ofwat's general duties under the WIA to exercise and perform its powers and duties, among other things, to ensure that the functions of a Regulated Company are properly carried out, the expectation is that any intended enforcement either directly or indirectly of security over, and subsequently any planned disposal of, the shares in a Regulated Company to a third-party purchaser would require consultation with Ofwat. In addition, depending on the circumstances, merger control rules and the National Security and Investment Act 2021 could, in particular, apply in respect of any such disposal.

Economic Regulation

General

Economic regulation of the water industry in England and Wales has been based on a system of five-year price caps (determined by the Periodic Reviews) imposed on the amounts Regulated Companies

can charge to their customers. This was replaced with effect from 1 April 2015 with a system of four (three for water-only companies) price controls covering water operations, wastewater operations, retail household and retail non-household. From 1 April 2020, the water and wastewater price controls were further split; the water price control was split between Water Resources and Water Network Plus, while the wastewater price control was split between Wastewater Network Plus and Bioresources. The system retains its incentive-based properties and each price limit operates for five years as with the previous regime, with the exception of retail non-household. The current five-year period is the AMP8 period spanning 1 April 2025 to 31 March 2030.

The next five-year period is the AMP9 period spanning 1 April 2030 to 31 March 2035. Ofwat published its final methodology for PR24 on 13 December 2022. Regulated Companies were required to submit their draft business plans in respect of PR24 by 2 October 2023 and Southern Water submitted its draft business plan by this deadline. Ofwat is published the Final Determination in December 2024. The features of the PR24 Final Methodology are set out in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*PR24*".

The current system of economic regulation is described below.

Key Features of the AMP8 Price Control Regulatory Framework

A key feature of the AMP8/PR24 price control framework is Ofwat's ambition to set cost allowances independently of companies' business plans based on economic benchmarking models of the costs of an efficient water company. This places the onus on companies to manage their business in such a way that is sustainable and efficient over the long term. It is an "outcome-based" regulatory model and hence has in place outcomes, commitments and ODIs which affect all price limits. These were developed during the price control review for each price cap following extensive customer engagement and review by Ofwat. The outcomes apply at the Regulated Company level and describe the outcomes that customers wish to be delivered.

For each outcome a series of appropriate commitments are established that set out the levels of performance that will be targeted in the current price limit period. To incentivise delivery of these commitments, ODIs, either financial or reputational, are developed for each commitment. Where financial incentives apply, the unit rate of reward or penalty, and the bands in which the incentive applies, are also established. Companies will report on their performance against all incentives (financial and non-financial) on an annual basis.

For AMP8, Ofwat has set the following separate price controls: water resources, network plus water, residential retail, network plus wastewater (for wastewater companies only), and bioresources (for wastewater companies only).

The PR24 Final Determination covered customer bill profile, costs, allowed revenues and outcomes for customers. In relation to each of these:

- The PR24 Final Determination increased average bills by 53% in real terms in the 2025-30 period compared to SWS's proposed 84% in real terms, however the 53% stated by Ofwat excludes Delivery Mechanism Totex and any Totex in other mechanisms;
- The PR24 Final Determination allows wholesale Totex of £8,263 million; and
- Allowed return is 4.03% (on a CPIH basis) at the appointee level. After adjustment for the retail margin, the allowed return on capital for the wholesale price controls is 3.97% (on a CPIH basis). The allowed retail margin for the household retail control is 0.06%.

Performance commitments, performance commitment levels and outcome delivery incentives were developed during the price review for each price limit following extensive customer engagement and review by Ofwat. The outcomes apply at the Regulated Company and describe the outcomes that customers wish to be delivered. The SWS outcomes are set out in Chapter 5 "*Description of the SWS Financing Group*".

For each outcome a series of appropriate performance commitments are established that set out the levels of performance that will be targeted in the current price control period. For PR24, Ofwat specified 15 'common' performance commitments, which all companies were required to include in their plans. These reflected the priorities that were common to all customers, such as leakage, service interruptions or sewer flooding. Other 'bespoke' performance commitments were proposed by companies to reflect local priorities. To incentivise delivery of these commitments, ODIs, either financial or reputational, are developed for each commitment. Where financial incentives apply, the unit rate of reward or penalty, and the bands in which the incentive applies, are also established. Companies will report on their performance against all incentives (financial and non-financial) on an annual basis. Where financial rewards or penalties are accrued in any year, they are reflected in allowed revenues two years later.

In PR19, Ofwat also introduced two new customer satisfaction measures – C-MeX and D-MeX. C-MeX is a measure of household customers' satisfaction and replaces Ofwat's previous satisfaction measure, SIM. C-MeX carries a maximum reward and penalty of 12% of retail revenues. D-MeX measures the service provided to developers wishing to connect to the water or wastewater network. The maximum reward is 2.5%, and the maximum penalty 5%, of developer services revenue. These metrics continue into AMP8.

Price Controls

(a) Common Features

The four wholesale controls share a number of common features, in particular those described below:

(i) ***Cap on revenues***

With the exception of the bioresources control, the wholesale controls are revenue caps with the amount of revenue that can be collected, in each control, limited to the previous year's revenue cap increased by the sum of the percentage movement in the CPIH plus K, a company specific adjustment factor. The size of a Regulated Company's K factor (which can be positive, negative or zero) reflects the scale of its expenditure programme, its cost of capital as determined by Ofwat, and its operational and environmental obligations, together with Ofwat's judgement as to the scope for it to improve its efficiency. It is an annual, variable factor and as such, it may be a different number in different years. The bioresources control is derived in a similar way but is expressed as an allowed revenue per unit of sludge treated. The allowed revenue per unit is different in each year, reflecting the underlying cost structure.

(ii) ***Regulatory Capital Value***

Under the methodology developed by Ofwat, the Regulatory Capital Value of Regulated Companies is a critical parameter underlying wholesale price controls set at Periodic Reviews, being the value of the capital base of the relevant price control for the purposes of calculating the return on capital element of the price control. The value of the Regulatory Capital Value to investors and lenders is protected against inflation by an annual adjustment. From the start of the PR24 price control period, the RCV will be fully indexed by CPIH.

In addition, Ofwat's projections of Regulatory Capital Value takes account of the assumed net RCV additions in each year of a Periodic Review Period, which are a function of the total expenditure over the period and the pay-as-you-go ("**PAYG**") ratio. The PAYG ratio is established for each price control in the Final Determination and reflects the proportion of total expenditure that is remunerated in the current price control period with the remaining non-PAYG Totex added to the RCV to be remunerated in

future periods. The remuneration of the RCV occurs through the RCV run-off, where the RCV is reduced at the RCV run-off rate that is included within the revenue cap.

(iii) ***Cost sharing***

Companies have an incentive to reduce their wholesale costs and improve efficiency. Where they reduce costs below the assumptions made by Ofwat in setting price limits they retain a share of the outperformance, the remainder being shared with customers. Conversely, where companies spend more than assumed by Ofwat they can share a proportion of the overspend with customers. The rate of sharing is determined by Ofwat within the final determination, based on Ofwat's view of efficient costs compared to those included in company plans. For AMP8, Ofwat will apply different cost sharing rates to different expenditure classes. For base costs, the sharing rate for SWS is 50:50, meaning that 50% of any under or overspend is borne by the company, the remaining is shared / borne by customers. For general enhancement expenditure, the sharing factor is 40:40 (i.e., 60% of any overspend is shared with customers and 60% of any underspend is returned to customers). For WINEP/NEP investigations and continuous water monitoring, the factor is 40:10 (i.e., 60% of any overspend is shared with customers and 90% of any underspend is returned to customers). For schemes designated for the large scheme gated process or enhanced engagement, and IED enhancement and the Environmental Permitting (England and Wales) Regulations 2016 ("**EPR**") for land application and abstraction and discharge consent charges, the factor will be 25:25. For business rates, the factor will be 10:10. For AMP8, the cost sharing rates for overspend borne by the company and borne by customers, will vary depending on the type of spend allowance . They range. for example, between 10:10 sharing for overspend on Business Rates up to 40:40 on Enhancement allowances and 50:50 on Base allowances. Cost sharing is affected through an adjustment to revenues and/or RCV at the subsequent price review. A cost-sharing mechanism has also been applied for PR24.

The bioresources and household retail price controls have no cost sharing. Any under or overspends are borne entirely by the company.

(iv) ***Revenue Forecasting Incentive ("RFI")***

The AMP8 framework includes an incentive to set tariffs to closely recover the allowed revenue while also providing a protection mechanism so that any over or under recovery of revenue can be carried forward to the subsequent years. For Water Resources and both Network Plus price controls, the same mechanism applies in AMP8. There is no equivalent mechanism for Bioresources. The RFI allows a deadband where revenue forecasting errors of between +/- 2% of allowed revenue attract no penalties. Should forecasting errors exceed 2%, a penalty rate is applied to the amount of the error and this penalty charge will be deducted from allowed revenue in subsequent years with the usual two-year lag i.e., penalties relating to forecasting errors in 2022/23 would reduce allowed revenue in 2024/25. In the case where forecasting errors exceeded 6% of allowed revenue, SWS would have to furnish an explanation to Ofwat in addition to incurring the penalty rate charge. For PR24, Ofwat has set a RFI mechanism that covers the water resources and network plus water and wastewater controls, but not the bioresources control, retail controls and site specific developer services revenues. Bioresources and retail will have their own revenue reconciliations models as per PR19 while site specific developer services revenues will be outside the revenue control.

(b) Individual Wholesale Price Controls

The four individual wholesale price controls are described in more detail below:

Water Resources Price Control

The scope of the water resources price control covers all activities associated with water resource management. The activities include abstraction licenses, raw water abstraction, raw water transport, raw water storage and ancillary activities, with all water networks and treatment being excluded.

SWS's AMP8 strategy for water resources includes reducing the nitrate concentration in its treated network, enhancing disinfection, cleaning reservoirs and improving the safety of its surface water reservoirs. SWS uses its "Water Resources Management Plan" to invest in water reuse projects. The strategy provides a further £80 million for strategic water solutions from Ofwat which is contingent on passing through Ofwat's funding gates.

The Net Totex for water resources for AMP8 is £485 million. The table below ("**Table 1**") illustrates the allowed AMP8 expenditure in respect of water resources:

Year	**FD Opex**	**FD Capex**
	(£m)	
2025 – 2026	52.7	46.4
2026 – 2027	48.2	72.7
2027 – 2028	35.7	54.9
2028 – 2029	35.2	60.6
2029 – 2030	35.7	42.8

SWS has Key Performance Commitments to fulfil. These are shown in the table ("**Table 2**") below:

	2025-26	**2026-27**	**2027-28**	**2028-29**	**2029-30**
Per capita consumption ("PCC") litres/per person/per day	125.9	124.1	122.9	121.7	120.3
Business Demand (MI/d)	106.9	106.6	106.0	105.4	104.9

Further to Table 2 above, the PCC has penalties of £463,000 per litre per head per day ("**l/h/d**") and rewards of £463,000 per l/h/d with enhanced rewards and penalties at £926,000 per l/h/d. The Business Demand has penalties of £179,000 per l/h/d) and rewards of £179,000 per l/h/d.

(ii) ***Water Network Plus Price Control***

The scope of the water network plus price control covers all activities associated with the water network and water treatment. The activities include raw water transport, raw water storage, water treatment, treated water distribution, with all water resource activities excluded.

SWS's AMP8 strategy for water network plus includes upgrading large water treatment works such as the locations in Otterbourne and Testwood, having smart networks to provide calmer networks (which includes mains renewal to reduce

leakage, bursts, interruptions and discolouration), reducing the nitrate concentration and the number of lead pipes in SWS's treated water network, investment in surface water reservoirs safety, investment in growth to fund new mains and additional reservoir storage capacity and a plan to deliver the WINEP.

The Net Totex for water network plus for AMP8 is £1,980 million. The table below ("**Table 3**") illustrates the allowed AMP8 expenditure in respect of water networks:

Year	FD Opex	FD Capex
	(£m)	
2025 – 2026	155.3	237.4
2026 – 2027	153.8	288.2
2027 – 2028	158.2	267.8
2028 – 2029	166.7	219.0
2029 – 2030	169.6	164.0

SWS has Key Performance Commitments to fulfil. These are shown in the table ("**Table 4**") below:

	2025-26	2026-27	2027-28	2028-29	2029-30
Compliance risk index ("CRI")	1.83	1.67	1.50	1.25	1.00
Water supply interruptions (HH:MM)	05:00	05:00	05:00	05:00	05:00
Leakage 3 year average (Ml/d)	102.2	93.8	86.9	80.0	73.1

Further to Table 4 above, the CRI has a penalty-only ODI of £708,000 per index point. Water supply interruptions has penalties at £536,000 per minute and rewards of £536,000 per minute. Leakage has penalties of £688,000 per mega litres per day ("**Ml**") and rewards are £688,000 per Ml with enhanced rewards and penalties at £1,376,000 per MI.

Wastewater Network Plus Price Control

The scope of the wastewater network plus price control covers all activities associated with wastewater networks and wastewater treatment. The activities include the collection of foul sewage, surface water and highway drainage, sewage treatment, disposal and sludge liquors.

A significant part of SWS's AMP8 strategy for wastewater network is the delivery of the WINEP environmental programme, reducing the use of storm overflows and the levels of nutrients in its rivers (such as nitrogen and phosphorus). WINEP investment trebles in scale enabling significant benefits to be delivered for SWS's local environment, customers and communities.

In addition, there is a strong focus on driving further improvements in performance through the delivery of a "Pollution Reduction" plan to improve resilience in SWS's network assets at priority locations. In addition to improving reliability through the maintenance excellence programme, SWS will be further enhancing its condition based monitoring and predictive capabilities to identify issues before they occur. The "Flooding Reduction" plan reduces both internal and external flooding. A core part of this strategy is the control room transformation to maximise benefits from the 24,000 sewer level monitors now in operation.

The Net Totex for wastewater network plus for AMP8 is £4,308 million. The table below ("**Table 5**") illustrates the allowed AMP8 expenditure in respect of wastewater networks:

Year	FD Opex	FD Capex
	(£m)	
2025 – 2026	235.3	504.7
2026 – 2027	248.6	778.1
2027 – 2028	241.2	605.2
2028 – 2029	240.4	722.9
2029 – 2030	255.7	476.1

SWS has Key Performance Commitments to fulfil. These are shown in the table ("**Table 6**") below:

	2025-26	2026-27	2027-28	2028-29	2029-30
Internal sewer flooding (no/per 10,000 connections)	1.54	1.46	1.39	1.31	1.23
External sewer flooding (no. /per 10,000 connections)	17.37	16.88	16.39	15.9	15.41
Pollution incidents (no/per 10,000 km sewer)	25.02	23.42	21.82	20.23	18.63
Discharge permit compliance	100%	100%	100%	100%	100%

Further to Table 6 above, internal sewer flooding has penalties of £12.345 million per incident per 10,000 properties and rewards of £12.345 million per incident per 10,000 properties. The external sewer flooding has penalties of £3,388 per incident and rewards of £3,388 per incident. Pollution incidents have penalties of £984,000 per incident per 10,000km and rewards of £984,000 per incident per 10,000km with treatment works compliance having a penalty, ODI only, of £1,079,000 per percentage.

(iii) ***Bioresources Price Control***

The scope of the bioresources price control covers all activities associated with sludge transport, treatment and disposal. The activities include energy generation and sludge thickening to greater than 10%, with all wastewater networks, treatment activities and return liquors excluded.

SWS's AMP8 strategy for bioresources is focused on:

i. reducing the risk related to the industry's ability to recycle treated sludge (biosolids) to agriculture by enhancing the quality of biosolids through the conversion of a proportion of its operation to Advanced Digestion and by building additional covered storage for periods of lower biosolids demand from farmers;

ii. getting SWS's newly permitted sites compliant with new requirements from the IED;

iii. increasing SWS's energy recovery capability by replacing end-of-life, inefficient and undersized Combined Heat and Power ("**CHP**") engines whilst exploring the potential for biomethane generation and gas-to-grid option; and

iv. improving SWS's overall asset resilience by replacing other type of end-of-life and poorly performing assets (e.g. centrifuges, lime plants) and by increasing its maintenance & inspection regime for digestion and other biogas assets.

The Net Totex for bioresources for AMP8 is £462 million. The AMP8 allowed expenditure in respect of bioresources is shown in the table below ("**Table 7**"):

Year	FD Opex	FD Capex
	(£m)	
2025 – 2026	33.8	77.1
2026 – 2027	33.2	76.6
2027 – 2028	33.6	56.9
2028 – 2029	33.8	39.3
2029 – 2030	35.6	41.8

There are no specific ODIs for Bioresources price control in AMP8 but PCDs apply to two programmes (IED and WINEP Cake Storage) for late or non-delivery.

Retail Household Price Limit

The retail household control is materially different in structure to the wholesale controls. The retail household control does not have an RCV or K factor and is not adjusted for inflation. The control sets a total recoverable revenue for each year of the AMP in nominal terms. The total recoverable revenue is adjusted for any variations in the assumed number of customers served.

The scope of the retail household price control covers all activities within the retail household business. The activities include any direct interaction with a customer

such as billing, debt management, meter reading and customer side leakage, with all wholesale activities excluded.

SWS AMP8 strategy is to focus on being more proactive with our communications to customers, driving more customers to an online and digital experience and embedding new operational service partners. This will help reduce cost to serve, improve cash collection and drive up CSAT in Customer Services. Additionally SWS will be driving efficiency improvements in the Capita contract via process improvement.

The Total spend for retail is £356 million in 2022-2023 prices and, in addition, there is a margin allowance of £85 million. When factoring in the AMP7 retail adjustments, it means there will be a net retail revenue of £422.66 million. The AMP 8 allowed retail expenditure is shown in the table below ("**Table 8**"):

Year	**Residential retail revenue**
	(£m)
2025 – 2026	71.5
2026 – 2027	85.9
2027 – 2028	88.0
2028 – 2029	88.3
2029 – 2030	88.9

SWS has Key Performance Commitments to fulfil. These are shown in the table ("**Table 9**") below:

	2025-26	**2026-27**	**2027-28**	**2028-29**	**2029-30**
C-MeX	16th	16th	15th	15th	15th
Void Properties	2.38	2.28	2.18	2.12	2.06

C-MeX has new methodology for AMP8, moving away from a 50% split on Customer Experience Survey ("**CES**") & Customer Service Survey ("**CSS**") to a 66% CSS and 33% CES. The new methodology means penalty will no longer be calculated against Allowable Retail Revenue, but will now be calculated against RoRE. The industry will also now be benchmarked against All Sector UKCSI (with an adjustment of -5 Y1-3 & -4 Y4-5) as well as the Water UKCSI median. Maximum risk exposure for AMP8 is £78 million vs. £28 million in AMP7 under the old methodology.

Further to Table 9 above, C-MeX has penalties and rewards based on the whole industries water company customer service experience and SWS's own customer service performance - the penalties rate is £1.832m per C-MeX unit score and reward rate of £1.832m. The performance commitment target is set retrospectively and if SWS score is above the target SWS will receive a reward and vice versa.

Restrictions on the Charging

Under the WIA, Regulated Companies must charge for water supplied, or sewerage services provided, to dwellings in accordance with a Charges Scheme

and must comply with any requirements prescribed by the Secretary of State. Regulated Companies are prohibited from disconnecting dwellings and certain other premises for non-payment of charges for water supply.

In April 2019, Ofwat published a letter to Regulated Companies providing advice on compliance with competition law and charging rules obligations with respect to the self-lay market for new connections. This was largely in response to several complaints over the previous 12 months in which it has been alleged that incumbent Regulated Companies, through their charges, contractual terms and/or actions, have made it difficult for self-lay providers to compete and operate efficiently in the developer services markets. The charging rules for new connection services explicitly require Regulated Companies in England to set their charges (including any income offsets) and asset payments in accordance with the principle that they should promote effective competition for contestable work. Regulated Companies are also required to publish their charges in a clear and accessible manner and explain how each charge has been calculated or derived so that it is clear what services are covered by each charge. Ofwat wrote to all incumbent Regulated Companies to remind them that, given their position of dominance in a number of markets in their appointment areas, each company has a special responsibility to ensure that its conduct in those markets does not prevent, restrict or distort competition.

In its Information Notice 23/09, published in September 2023, Ofwat set out its expectations for 2024/2025 in relation to water company charges. Ofwat expects water companies to be transparent about how they set charges. Customers and other stakeholders expect water company charges to comply with all relevant statutory obligations, including Ofwat's charging rules. They also expect water companies to engage meaningfully on proposed charges and ensure that the information they publish is subject to high-quality assurance. Where water companies introduce new charging policies or see changes in the cost of providing services which lead to significant increases in charges, Ofwat expects water companies to have met a high evidential bar including appropriate third-party support for why the changes are being proposed; proven interactions with customers; and evidence of engagement with and support from customer representatives, where appropriate.

In August 2023 Ofwat published a consultation on "Changing Ofwat's charging rules to support the new developer services framework" that proposes the following:

- requiring companies to tether charges for typically uncontested sites to those of typically contested sites;
- increasing transparency and supporting the market through a requirement to further unbundle charges for activities involved in service connections;
- introducing two new scenarios for which companies will publish worked examples, to offer additional assurance to developer customers at sites not represented by existing scenarios;
- providing enhanced guidance via its Regulatory Accounting Guidelines on how to allocate costs to developer services;
- carrying out a market review prior to PR29, for companies to demonstrate how they support the developer services market; and
- requiring companies to set infrastructure charges taking account of differences between actual and forecast costs and revenues.

Bulk Supply and Special Agreement Charges

Bulk supplies, special agreements, and access prices are special price terms that fall outside the standard tariffs that are outlined in SWS's charges schemes.

Bulk supplies are a supply of water (potable or non-potable) and/or sewerage services from one appointed company to another. They can be from:

- an incumbent water undertaker to another incumbent undertaker (also referred to as a "bulk transfer" or "water trade"); or
- an incumbent undertaker to an appointee under a NAV arrangement that serves a new development or large non-household user (a NAV is also referred to as an inset appointment).

Where a party applies to Ofwat for the bulk supply to be made or determined, Ofwat may order a supplier to enter into a bulk water supply agreement, under such terms and conditions as Ofwat specifies. Ofwat can only make an order if it is satisfied that the bulk supply is necessary for securing the efficient use of water resources and where it is satisfied that the parties are unable to come to any agreement themselves.

The Water Act 2014 enabled Ofwat to create codes relating to bulk supply pricing. In January 2021, Ofwat published its guidance "Bulk charges for new appointees - guidance on our approach and expectations", replacing its 2018 guidance on "Bulk Charges for NAVs". As a supplement to the bulk supply pricing principles which Ofwat published in 2011, the guidance document sets out its approach when determining bulk charges set by an incumbent water company for bulk services provided to a NAV in England and Wales.

Interim Determination of a Price Control

Under certain circumstances both the Regulated Company and Ofwat have the opportunity to apply for an Interim Determination (IDOK) between Periodic Reviews. The terms of what items and costs are reasonably recoverable (including thresholds for triviality and materiality) are set out in detail in Condition B of the Licence. An application for an Interim Determination can be made in respect of the following:

(a) ***Notified Item***

A Notified Item is any item formally notified by Ofwat to the Regulated Company as not having been allowed for (either in full or at all) in determining the price limit. Ofwat only provided for one general Notified Item in the determination of price limits for the Regulated Companies in the AMP6 Period, which was to allow for increases in wholesale water business rates following the 2017 revaluation. Ofwat provided for two company-specific Notified Items in the determination of Southern Water's price limits for the AMP7 Period. These related to two water resources schemes which in the final determination Ofwat assumed would be delivered by a third party under the DPC. The Notified Item would apply where instead it was demonstrated that it would be best value for customers for these schemes to be delivered by Southern Water.

(b) ***Relevant Changes of Circumstances***

Relevant Changes of Circumstance are defined in the licences. Such changes include:

(i) the application to the Regulated Company of any new or changed legal requirement including any legal requirement ceasing to apply, being withdrawn or not being renewed (to the extent that the legal requirement

applies to the Regulated Company in its capacity as a water or wastewater undertaker);

(ii) any difference in value between actual or anticipated proceeds of disposals of Protected Land and those allowed for at the last Periodic Review or IDOK; and

(iii) where, on an IDOK, allowance has been made for taking steps to secure compliance or facilitate compliance with a legal requirement or achieve a service standard and the Regulated Company has failed to take those steps and: (a) as a result, failed to spend the full amount which it was assumed would be spent taking into account savings which may have been achieved by prudent management; and (b) the stated purpose has not otherwise been achieved; and (in some licences).

The conditions of the licences specify a materiality threshold which must be reached before any adjustment can be made. Condition B of the Licence sets out in detail the step-by-step methodology which Ofwat is required to apply.

(c) ***Substantial Effects Clause***

In addition, under the Substantial Effects Clause in the licence of a Regulated Company, the Regulated Company or Ofwat is permitted to request price limits to be reset if its Appointed Business either: (i) suffers a substantial adverse effect which could not have been avoided by prudent management action; or (ii) enjoys a substantial favourable effect which is fortuitous and not attributable to prudent management action. For this purpose, the financial impact is calculated in the same way as for the materiality threshold above except that the 10 per cent. threshold is replaced by a 20 per cent. threshold.

References to the CMA

If Ofwat fails within specified periods to make a determination at a Periodic Review or in respect of an IDOK or if the Regulated Company disputes its determination, the Regulated Company may require Ofwat to refer the matter to the CMA for determination, after an investigation. The CMA must make its determination in accordance with any regulations made by the Secretary of State and with the principles which apply, by virtue of the WIA, in relation to determinations made by Ofwat. The decisions of the CMA are binding on Ofwat. Bristol Water plc was the only Regulated Company to dispute the Final Determination for the AMP6 Period. The CMA issued its final determination of the challenge by Bristol Water plc to Ofwat's price control determination in October 2015. For the AMP7 Period Northumbrian Water Limited, Yorkshire Water Services Limited, Bristol Water plc and Anglian Water Services Limited each disputed the PR19 Final Determination. The CMA's Final Report was published in March 2021.

Adjustments to Revenue to Reflect Performance

PR24

Ofwat published its draft methodology for PR24 in July 2022 and this was subsequently updated by the PR24 final methodology published in December 2022. The PR24 final methodology is very much a continuation and refinement of the themes that had been identified in PR19. It focuses on four key ambitions, namely:

- focusing on the long term with stronger adaptive planning to deliver the right investment to meet immediate and long-term challenges when the future is uncertain, as well as holding companies to account for the improvements that they need to deliver;

- delivering greater environmental and social value, including by acting immediately on river water quality, moving faster towards net zero, and working differently to deliver more catchment- and nature-based solutions;
- reflecting a clearer understanding of customers and communities with open meetings on companies' plans, more robust research to ensure customers' voices are heard and better understood, and wider engagement with partners; and
- driving improvements through efficiency and innovation and rewarding companies that produce the most ambitious business plans to meet the challenges facing the sector.

Ofwat proposed to develop further markets for developer services, bioresources, water resources and the provision of large infrastructure and reduce discharges from the wastewater network. Ofwat's PR24 Final Methodology provides the following:

- Allowed return on equity to be set based on the capital asset pricing model, unless there is "strong and compelling" evidence from market-based cross-checks to deviate from this. The allowed return on equity is not to be indexed, but Ofwat may revisit the option of indexing should volatility in borrowing rates persist at the time that each of the draft and the final determinations are set;
- Decrease notional gearing to recognise the need for more equity in the notional capital structure;
- The balance sheet will be used as the primary method for setting an embedded debt allowance, excluding swaps and non-standard debt instruments;
- Setting a separate, indexed, allowance for new debt, with an acute focus on actual outperformance achieved by companies;
- Provide an early view for determining the return on capital set on the basis of a fixed allowed return on equity. Reflecting that this 'early view' has been set in a period impacted by volatility and movements in interest rates, Ofwat keeps open the option to use a longer trail of historical data for setting the draft and final determinations in 2024, reflecting the evolution of interest rates;
- Ensure investors receive a reasonable return, but that customers will not unnecessarily bear high bills at PR24 and beyond; require companies to assess and report on risks around their business plan using return on regulatory equity ("**RoRE**");
- Fully index the RCV to CPIH from the start of the 2025-30 control period;
- Set standalone tax allowances at the wholesale level for each wholesale control and set the margin for the retail controls to include an allowance for tax; pass through significant changes in the tax framework outside company control (e.g. corporation tax rate) and adopt a symmetrical approach to tax clawback arrangements where companies with gearing levels that are above the notional level inject equity to strengthen their financial resilience in 2025 to 2030; and
- Each company will need to submit a plan that is financeable and provide Board assurance that it is financeable on the basis of the notional capital structure; target credit rating of at least BBB+/Baa1; cashflow metrics to be used.

Initial submission of business plan: SWS submitted its draft business plan to Ofwat on 2 October 2023, as the opening claim on price control resources for AMP8, within the PR24 price control review process. SWS's plan for the 2025-2030 regulatory period, which has been developed in conjunction with customers, includes spending £7.8 billion operating and investing in its network to deliver its essential services to its customers. This includes an investment of £3.3 billion in improving the environment, which will see SWS reduce its impact on rivers by cutting the amount of water taken

from them, building new longer-term water sources, upgrading its largest water and wastewater treatment sites, boost water quality, reduce storm overflows and support new housing developments. However, key elements of SWS's Water Industry National Environment Plan will need to be delivered over an eight-year period, rather than five.

The plan includes investment of:

- £3.4 billion in water supply services, including:
    - £320 million to upgrade SWS's four largest water supply works to improve resilience benefitting 62% customers.
    - Reducing the amount of water taken from the environment to supply as drinking water – by 50 million litres a day by 2030, a reduction of 10% from 2022.
    - The construction of water recycling plants and new pipelines to help deliver more than 189 million litres of extra water per day by 2035.
- £4.1 billion in wastewater services, including:
    - £682 million to reduce use of storm overflows by up to 20% by 2030 across 179 priority sites.
    - Reducing pollution incidents by 50% and eliminating serious pollution incidents by installing new mains and increasing power resilience at pumping stations.
    - £600 million to upgrade 38 wastewater treatment sites to remove harmful nutrients and improve the quality of water put back into the environment and help accommodate over 60,000 new homes by 2030.

    £348 million spending in customer services, including investment in a new customer relationship management and billing system – making SWS's services more responsive, providing easier to access for all its customers.

The plan targets a rating of BBB+/Baa1, assuming £4.6 billion of debt (of which £1.2 billion is refinancing of existing debt and £3.4 billion would be new), with gearing managed to around 70% but not exceeding 75% for the duration of AMP8. The plan uses an appointee Ofwat cost of capital of 3.83% and includes an assessment of the appointee WACC at 4.58%.

However, SWS is aware that the plan may not sit easily within Ofwat's standardised model, and SWS has asked Ofwat to recognise the uniqueness of its situation. In the interests of its customers, SWS is suggesting in its plan how the risk, for the notional company, could be mitigated with some alternative and innovative proposals which it would like to discuss further with all of its regulators as the regulatory period progresses. Discussions will need to continue with regulators as to the final extent and timing of investments.

Further, similar to a number of other water companies, there were a series of uncertainties about AMP8 at the time of writing the plan. These reflect decisions that require further discussion with SWS's regulators. SWS wants to work with its regulators during the PR24 review period to resolve as many of these uncertainties as possible. There are also a number of cost items which will remain uncertain into AMP8. For both sets of uncertainty, SWS has proposed mechanisms that Ofwat could use in its decision for dealing with the uncertainties.

PR24 Final Determination

The final determination commits SWS to deliver significant improvements on current performance for a range of measures affecting customers and the environment over the next few years to meet its legal obligations on lower pollution, healthier rivers and waterways, and climate change. In some

areas, Ofwat have challenged SWS to deliver more stretching improvements than it proposed in the business plan submission.

Ofwat expects SWS to reduce the use of storm overflows by 30% by 2029-30, compared to 2021-22. This will improve river quality, protect public health, and increase people's enjoyment of the environment. The final determination also includes a non-financial target for SWS to reduce the amount of phosphorus entering rivers from water company activities by 39%, compared to 2020 levels as well as setting a sector-wide target to conserve and enhance biodiversity. There are stretching performance targets to reduce pollution incidents by 30% whilst maintaining the current target of zero serious pollution incidents.

Ofwat also expects the company to play its part in meeting net zero by 2050, by limiting its increase of operational greenhouse gas emissions by a total of 5% for water and wastewater services combined.

To meet these targets, the final determination provides for expenditure allowances for SWS to undertake a significant investment programme to improve the environment over the 2025-30 period, worth £3.7 billion. This includes expenditure of:

- £1,011 million to reduce the use of storm overflows;
- £627 million to reduce nutrient pollution in rivers;
- £40 million to monitor river water quality; and
- £68 million to improve biodiversity and conservation.

Water Supplies

Pursuant to Ofwat's final determination, SWS has several commitments to help protect water supplies, including reducing leakage by 34%, household water use by 5% and business water use by 3% in the 2025-30 period. Ofwat proposes to allow SWS exceeding £1 billion to invest in its water resources over 2025-30 to help protect the region from drought, build new sources of water supply and help customers save water.

The final determination also includes some major water projects. The delivery of these schemes may span a longer period than the next five years and may be delivered by a third party through the DPC or Specified Infrastructure Project Regulations ("**SIPR**") where suitable. Ofwat has set allowances in the price review for the pre-construction development of these projects, which comprise of the project development costs and the cost of developing the project for competitive delivery.

The final determination allows the company £317 million to progress the development of schemes including:

- Hampshire Water Transfer and Water Recycling Project;
- Aylesford re-use (Medway) and Ford re-use (Littlehampton) bundle;
- South-East Strategic Reservoir Option (SESRO); and
- Thames to Southern Transfer (T2ST).

Customer Service

Ofwat's final determination proposes sector-wide improvements in the duration of interruptions to customers' water supply resulting in a challenge to SWS to improve on its average performance between 2023-24 by achieving a 94% reduction in such interruptions. SWS will need to reduce customer complaints about water quality by 30% based on its performance between 2020-23, and Ofwat expects SWS to deliver most of these improvements using its day-to-day expenditure allowance. However, the final determination allows an additional £102 million to enable SWS to improve the quality of drinking water.

In terms of wastewater, the final determination requires SWS to reduce internal sewer flooding by a further 13% compared to its target for in 2024-25 and to reduce the levels of external sewer flooding by 22% for the same period.

Over 2025-30, Ofwat also intends to increase financial incentives for SWS to deliver a step change in customer service, through measures of customer experience as well as increased social tariff provision from 6% of households in 2020-25 to 7% in 2025-30.

Asset Health & Resilience

Pursuant to Ofwat's final determination, SWS must maintain and improve its water network by targeting to reduce the repair bursts on its water mains by 11% over 2025-30, bringing down the number of sewer collapses by 3% and maintaining the current low level of unplanned outages of its water treatment works, so that SWS can maximise the production of drinking water and maintain supplies to customers.

SWS is expected to invest £627 million to increase the resilience of its assets. This investment will protect against the impact of power failures and extreme flooding. This investment includes £135 million which is expected to be used to improve security, including cyber security, and to meet new statutory requirements.

Drinking Water and Environmental Regulation

Principal EU Law and UK's departure from the EU

The activities of Regulated Companies are affected by the requirements of legislation which stem from EU directives, including the Water Framework Directive (2000/60/EC) (the "**Water Framework Directive**"), the Urban Waste Water Treatment Directive (91/271/EEC) (the "**UWWTD**") and the Industrial Emissions Directive (2010/75/EU) (the "**IED**"). Following the UK's withdrawal from the EU and the expiry of the transition period, a new body of retained EU law was created under the EUWA. The body of retained EU law included certain UK legislation that implements the Water Framework Directive, the UWWTD and the IED.

Retained EU law will continue to operate in UK law unless and until amended with references to EU legislation removed and/or replaced with references to UK legislation and the transfer of powers from EU institutions to UK institutions. The principal institution in the UK is the Office for Environmental Protection ("**OEP**"), an independent statutory body which oversees compliance with environmental law and can bring legal proceedings against water companies, government and public authorities if necessary. The OEP also scrutinises and advises government. Environmental principles will guide future government policy.

Water Framework Directive

The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015 (which replaced the River Basin Districts Typology, Standards and Groundwater Threshold Values (Water Framework Directive) (England and Wales) Direction 2010 and the River Basin Districts Surface Water and Groundwater Classification (Water Framework Directive) (England and Wales)

Direction 2009) transpose Directive 2000/60/EC (the "**Water Framework Directive**") into English and Welsh law. The Water Framework Directive is intended to rationalise existing EU water legislation in order to provide a framework for the protection and improvement of ground, inland and coastal waters from hazardous substances and to promote sustainable water consumption.

The Water Framework Directive requires, amongst other things, the production of river basin management plans. The Water Framework Directive is set out over three "six-year" cycles, the first of which commenced in December 2009 with the publication of River Basin Management Plans. The current plan is the 2022 plan which was published on 22 December 2022. Prior to this, DEFRA published ministerial guidance on river basin planning for the EA on 23 September 2022 (minor amendments have been made as recently as 17 January 2024). These plans included programmes of measures that Regulated Companies and other parties will need to undertake to achieve the objectives of the Water Framework Directive. These require specific actions on the part of Regulated Companies, to be undertaken within defined timescales. These actions include improving sewage works at various locations and working with the EA to modify abstraction licences for certain areas to achieve more sustainable levels of abstraction. These programmes of measure are likely to cause Regulated Companies to incur material expenditure. However, these measures were captured in the WINEP and received funding approval through the Periodic Review process. SWS is carrying out 43 WFD No Deterioration water resource investigations through its WINEP in AMP7, to assess the potential environmental impacts of SWS' public water supply abstractions to ensure any potential impacts are factually and scientifically informed. The outcomes of those investigations will inform the long term sustainable abstraction quantities for SWS' licences, and agreement on any interim ecological mitigation packages with the EA, to reduce the impact to the environment. Spreadsheets showing the full programmes of measures and detailing the involvement of individual Regulated Companies for each River Basin Management Plan can be viewed on the EA website. SWS is a partner in a number of catchments under the South East River Basin Management Plan 2022.

The EA is responsible for monitoring and reporting on the objectives of the Water Framework Directive on behalf of government. The EA will work with Ofwat, local government, non-governmental organisations ("**NGOs**") and a wide range of other stakeholders including local businesses, water companies, industry and farmers in order to achieve the objectives under the Water Framework Directive.

Some measures specific to the Water Framework Directive have been agreed with the EA through the Periodic Review process for 2015 to 2021 and the final River Basin Management Plans published in February 2016 which were last updated on 22 October 2021. The list of measures is substantially less than was originally anticipated, with a risk of an expanded list of requirements in subsequent periods. Any long term sustainable abstraction licence changes to SWS' sources that maybe required will be factually and scientifically informed, in collaboration with SWS' regulators and key stakeholders, and the implementation of those changes are fully aligned with the WRMP and ensure long term security of supply. Overall, the requirements originally imposed by the Water Framework Directive are expected to have a significant impact on Regulated Companies in the longer term. For example, they may result in increased limitations on abstraction licences and a restriction on discharge consents, particularly in terms of additional stringent consent limits for trace chemicals, such as pharmaceutical residues, that are not easily or adequately removed by current treatment processes. This could cause Regulated Companies to incur material expenditure. As there is a timetable mismatch between the Water Framework Directive and Periodic Review process, there is a risk that further investment could be required within Periodic Review periods.

To comply with the Water Framework Directive, the UK should have ensured that all its waters achieved at least "good status" by 2015, or, on the grounds that achieving a 'good' status was either disproportionately costly or technically unfeasible, set out alternative standards and/or a timetable for the achievement of these by no later than 2027. Current achievement (less than 20 per cent. of water

bodies in England according to the most recent assessment of water body status in 2019) and many areas without plans in place for achieving good status implies, if not long-term noncompliance, then either a substantial relaxation of objectives or further investment cycles with considerable investment in the future. The next comprehensive update of classifications in water bodies will occur in 2025.

There is a large scale of proposed investment particularly in nutrient removal, driven in the main by the Habitats Directive, SSSI protection, Water Framework Directive good ecological status ambitions, the Environment Act and Nutrient Neutrality regulations. The DWMP includes long term planning objectives to progressively reduce risks to the environment but the regulatory drivers, in particular the Nutrient Neutrality requirements and Water Framework Directive requirements mean a front-end loaded programme of improvements is necessary leading to an unprecedented large AMP8 programme. As a result, SWS proposes to phase targeted investment beyond AMP8, rather than complete it all by 2030. There are new quality permit conditions that apply to over 130 of SWS' treatment works in AMP8. Most of the Water Framework Directive investment is in phosphorus removal but there are some sites at which the investment is also to meet new sanitary determinand permit levels. SWS will use nature-based solutions such as wetlands and reed beds to reduce pollutant loads from its sites where regulations and permit levels allow, and they represent best value for its customers. SWS is doing so where these solutions were the most cost beneficial, using the monetary valuation of wider environmental benefits provided by such schemes.

Industrial Emissions Directive and H4 Odour Guidance

The IED came into force on 6 January 2011 and has been implemented through the EP Regulations 2016 regime in England and Wales. Under the IED, activities which lead to the disposal and/or recovery of non-hazardous waste must be permitted, unless these activities are covered by the UWWTD (known as the UWWTD exemption). The biological treatment of sludge at wastewater treatment works was previously covered by the UWWTD exemption in the UK. However, the EA confirmed in 2019 that installation permits would be required for all sludge digestion plants above the IED threshold. The EA also confirmed that all installations must meet the stringent best available techniques requirements by end of March 2025, for example provision of secondary containment and covered tanks. SWS submitted permit applications for 16 sludge digestion plants to the EA in 2021 and 2022. As at the date of this Prospectus, only one formal permit has been issued. The recent PR24 draft determinations highlighted a 60% shortfall in the funding required to achieve IED permit compliance at these 16 sites. As part of the DD Response, SWS re-submitted their enhancement business case to Ofwat with further evidence. SWS has challenged Ofwat's models to calculate allowances, suggesting a deep-dive instead. Ofwat have suggested a specific 25:25 cost sharing mechanism for IED, which means that 75% of the additional costs incurred could be eventually recovered from SWS's customers.

To date the Government has taken the view that anaerobic digestion plants with a capacity of less than 100 tonnes of waste per day at wastewater treatment works are exempt from the IED. If this approach were to change, then it is probable that anaerobic digestion plants would require a bespoke Environmental Permit, with attendant cost and additional requirements.

Even if anaerobic digestion plants are not subject to elevated requirements under the IED, it is possible that they could be regulated as a waste operation. Although sewage treatment is excluded, anaerobic digestion may be viewed by the EA as a separate "waste" activity and therefore captured under general waste legislation, again requiring a bespoke permit. The Environmental Permitting Regulations: H4 odour management guidance (the "**H4 guidance**") introduces in any event more stringent odour requirements and management plans for existing sites that have Environmental Permits. Under the H4 guidance, operators of sites with Environmental Permits are required to assess the level of odour emanating from their sites based on their frequency, intensity, duration and offensiveness, as well as the sensitivity of receptors. On the basis of such assessment, an operator must implement appropriate control measures to minimise the odour and suggested control measures

are set out in the H4 guidance. If the odour levels are unreasonable (despite having used appropriate measures), further action may be required or the operator may be required to cease operations.

Groundwater Directive

The EP Regulations 2016 implement Directive 2006/118/EC (the "**Groundwater Directive**") in England and Wales. The Groundwater Directive requires the UK to monitor and assess groundwater quality on the basis of common criteria and to identify and reverse trends in groundwater pollution. If groundwater quality is improved, Regulated Companies may benefit from reduced costs in cleaning abstracted water. This regime may generate compliance costs to meet the requirements to protect, enhance and restore groundwater bodies and to reverse any significant upward trends of pollutants.

Urban Waste Water Treatment Directive

The Urban Waste Water Treatment Regulations 1994 (as amended) transpose the UWWTD into English and Welsh law. The UWWTD relates to the collection, treatment and discharge of urban wastewater and lays down minimum requirements for the treatment of municipal wastewater and for the disposal of sewage sludges which arise from the treatment process and aims to control the discharge of industrial wastewaters. Receiving waters are classified according to their "sensitivity" to nutrient enrichment, with "sensitive" waters being subject to more stringent treatment requirements.

Bathing Waters Directive

The Bathing Water Regulations 2013 transpose the Bathing Waters Directive (2006/7/EC) into law in England and Wales.

The main objective of this directive is to improve public health protection. The directive sets four standards of water quality (excellent, good, sufficient and poor). Key aspects of the directive include an obligation to meet a much tighter minimum bathing water quality standard, rationalisation of the water quality parameters to be monitored, updated rules for the frequency of sampling and improved provision of information to the public concerning bathing water quality.

Water Quality Directive

The Water Quality Regulations implement the EU Directive on the Quality of Water intended for Human Consumption (98/83/EC) (the "**Drinking Water Directive**") and set standards for water intended for drinking, food preparation or other domestic purposes, and include a requirement for wider catchment risk assessments and a Drinking Water Safety Plan ("**DWSP**") approach to safeguarding the quality of drinking water supplies. The relevant regulator for the purposes of the Water Quality Regulations is the DWI. Where standards are not being met, the Secretary of State is under a duty to take enforcement against the supplier. However, Regulated Companies may submit undertakings, Regulation 28 Notices or apply for an authorised departure from the standards to the Secretary of State which detail steps designed to secure or facilitate compliance with the standards. If satisfied with the steps suggested, the Secretary of State is not required to take enforcement action and the Secretary of State has stated that enforcement action will only be taken against Regulated Companies in very limited circumstances where such companies are adhering to their undertakings and Notices. Under the WIA, it is a criminal offence for a Regulated Company to supply water that is unfit for human consumption. The DWI measure water quality using Compliance Risk Index ("**CRI**") metric, which is used as the ODI by OFWAT. SWS continues its DWI supported transformation programme "Water First" to improve water quality and its CRI score. Water First has a number of work streams looking at staff training and competency, site standards, proactive maintenance, water treatment and distribution. The approximately £150 million of asset upgrades at four of SWS's surface water sites (which impact 62% of customers) will deliver significant CRI improvement over the remainder of AMP7 and the planned investment of approximately £300 million in AMP8 will enable an 80% reduction in risk by 2033.

Habitats and Birds Directives

The Conservation of Habitats and Species Regulations 2017 ("**2017 Regulations**") transposed the provisions of Directive 92/43/EEC on the conservation of natural habitats and wild flora and fauna ("**Habitats Directive**") and Directive 2009/147/EC on the conservation of wild birds ("**Birds Directive**") into English and Welsh law, to establish a network of areas protected by designation across the United Kingdom called the UK National Site Network to conserve endangered habitats classified as Special Protection Areas under the Birds Directive and Special Areas of Conservation under the Habitats Directive. Once a site is designated, the United Kingdom must take steps to avoid the deterioration of habitats and disturbance of species. The 2017 Regulations were updated by the Habitats and Species (Amendment) (EU Exit) Regulations 2019 after Brexit to provide for the designation and protection of the UK National Site Network, the protection of certain species and the adaptation of planning and other controls for the protection of the UK National Sites Network.

The designation of areas as part of the UK National Site Network may negatively impact upon a Regulated Company's plans for future sites or operations. This risk is significantly increased by the effects of climate change, such as the increasing risk of drought. Schemes to address this driver have received funding approval from Ofwat within the Periodic Review process for delivery during the AMP7 Period. SWS's PR24 submission includes a number of programmes to make its supply more resilient to severe drought with delivery extending from AMP8 to AMP10. These programmes include catchment partnership initiatives to improve water resources and the delivery of strategic resource options such as the Havant Thicket Water Transfer and Water Recycling Project.

EU Floods Directive

The FWM Act implements Directive 2007/60/EC ("**EU Floods Directive**") into UK law. The FWM Act makes provision for an extensive regime of flood management, concentrating on prevention and preparation rather than on reaction once a flood occurs. The FWM Act requires local authorities and certain other public bodies with local environmental responsibility including the EA to create a National Flood and Coastal Erosion Risk Management Strategy, which several organisations must follow. The last National Flood and Coastal Erosion Risk Management Strategy was published in September 2020 and was updated in June 2022 alongside the publication of a Flood and Costal Erosion Risk Management Strategy Roadmap to 2026. The FWM Act included several amendments to other legislation, which introduced, amongst other things, a revised approach to reservoir management; changes to the arrangements that would apply should a water company go into administration; an increased ability for water companies to control non-essential uses of water, such as the use of hosepipes and an ability for water companies to offer concessions to community groups for surface water drainage charges.

The EU Floods Directive required the UK to draw up flood risk maps establish flood risk management plans focused on prevention, protection and preparedness. The EU Floods Directive shall be carried out in coordination with the Water Framework Directive, notably by flood risk management plans and river basin management plans being coordinated, and through coordination of the public participation procedures in the preparation of these plans. All assessments, maps and plans prepared must be made available to the public. On 12 December 2022, the EA published updated flood risk management plans for the eight river basin districts.

Southern Water has included the delivery of coastal erosion and flooding resilience programmes as part of its PR24 submission. This includes the submission of coastal resilience cases involving investing at three locations (Ventnor (Coastal Erosion and Slope Stabilisation), the Pevensey to Eastbourne scheme and the Yaverland scheme), in partnership with the EA, to protect them from the increasing sea levels and an increasing risk of coastal erosion. In addition, SWS is proposing flood defence measures to protect six key wastewater sites to reduce the exposure to flooding events caused by increasingly frequent and severe rainfall. Furthermore, as part of Ofwat's Climate Change Resilience Uplift, Southern Water submitted investment cases for flooding, heat stress and power resilience to protect its water and wastewater sites from the increasing climate change challenges.

Priority Substances Directive

The Water Framework Directive also has "daughter Directives" of which the one most likely to drive substantial investment is that regarding Environmental Quality Standards (2008/105/EC (as amended), usually referred to as the "**Priority Substances Directive**"). The Priority Substances Directive set harmonised environmental quality standards for 'priority' substances in surface waters (rivers, lakes, transitional and coastal) (such substances being those most harmful to the aquatic environment) and represents a compliance (and hence investment) risk in that full compliance might only be achieved, by the installation of the equivalent of drinking water treatment at the sewage treatment work.

Under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017, the Secretary of State and the EA (amongst others) must exercise their relevant functions to ensure compliance with the Environmental Quality Standards laid down in the Priority Substances Directive (as amended).

Environmental Liability Directive

The Environmental Damage (Prevention and Remediation) England Regulations 2015 (as amended) implement EU Directive 2004/35/EC on "environmental liability with regard to the prevention and remedying of environmental damage" (the "**Environmental Liability Directive**"). The Environmental Liability Directive aims to both prevent and remedy environmental damage, including water pollution, damage to biodiversity and land contamination, which causes serious harm to human health. Under this directive, operators responsible for certain prescribed activities (for example, abstraction and discharge activity that requires authorisation) and which cause environmental damage would, subject to certain defences, be held strictly liable for restoring the damage caused or made to pay for the restoration. Although the Regulations only apply to post-1 March 2009 environmental damage, the directive may well have a significant impact on Regulated Companies whose operations cause damage to the environment and biodiversity that goes beyond damage already covered by existing statutory regimes.

United Kingdom Law Environmental Liability Generally

The water industry is subject to numerous regulatory requirements concerning human health and safety and the protection of the environment. Non-compliance with many of these requirements may potentially constitute a criminal offence. However, the Regulatory Enforcement and Sanctions Act 2008 allows the Secretary of State to confer powers on the regulators to impose civil penalties (such as fixed monetary penalties) on businesses as an alternative to criminal prosecution in relation to a number of environmental offences. The Environmental Civil Sanctions (England) Order 2010 conferred these powers on the EA and Natural England. If a civil sanction is imposed, any potential criminal liability falls away. The criminal burden of proof of "beyond reasonable doubt" is used rather than the civil burden of "balance of probabilities". These powers mean that minor environmental offences cases can be dealt with outside the criminal system by the regulators with appeals being handled by a tribunal, and only the most serious cases going to the criminal courts. This gives the EA more flexibility and has resulted in more enforcement activity for relatively minor offences. While the risk that adverse publicity related to court hearings is lessened, the EA is required to publish details of any sanctions imposed. In February 2025, the WSM Act received Royal Assent which extends the sentencing power of the Courts to include imprisonment in all cases where EA and DWI investigations have been obstructed by individuals, enable automatic penalties to be issued by the EA for a defined list of offences and lower the standard of proof for the imposition of civil sanctions by the EA to enable more rapid penalties to be issued for minor to moderate offences.

The Sentencing Council issued the definitive guidelines on environmental offences which came into force on 1 July 2014. These guidelines provide detailed guidance for the sentencing of offenders, whether in the Magistrates or Crown Court, including setting a range of potential fines and factors for consideration in sentencing decisions. Such factors include those related to the offence (e.g., the

harm or risk of harm caused, if there are repeated incidents, wider impact), the offender (e.g., the level of culpability, the extent to which they fell below the required standard, their intentions, whether the offence was committed for financial gain, whether effective compliance or an ethics programme is in place, previous convictions or history of non-compliance) and their response to the offence and investigation (e.g., remorse, steps taken to remedy the problem, self-reporting, cooperation and acceptance of responsibility). Many of the relevant environmental offences provide for unlimited fines, however the consideration of such factors is designed to ensure any fine reflects the seriousness of the offence and is proportionate to the offender's means. While the current guidelines remain in place, the Environmental Audit Committee, a cross-party of committee of MPs responsible for the 2021 inquiry into river water quality, has called for their review as part of their report issued in January 2022. The Government response in May 2022 indicated that the Sentencing Council would consider the recommendation that the guidelines for water pollution offences be reviewed.

Since the guidelines were introduced there has been an increase in record fines for large utility companies (including water companies) in the UK. This has driven an increased level of focus on compliance with environmental laws and permit conditions. This in turn has led to higher levels of engagement with environmental compliance issues at a senior management and boardroom level. This review of the guidelines coincides with a period of unprecedented scrutiny from a wide range of stakeholders on the UK water and sewerage industry, including governments and regulators, NGOs, local communities and other stakeholders. There is heightened focus on the environmental performance and compliance status of the industry as a whole, particularly in relation to wastewater discharges. Stakeholder groups have been increasingly calling for greater regulatory enforcement action to be taken and the EA has responded by indicating that it intends to pursue more aggressive enforcement action, including against directors of water companies. This environment could result in an increase in enforcement activity and third party claims as well as substantial fines, compensation payments and requirements to invest in infrastructure and increased operating costs. In its February 2018 report entitled "The State of the Environment: Water Quality", the EA expressed the view that there "are still far too many serious pollution incidents" in the UK. As part of its ambition to create a cleaner, healthier and better managed water environment, the EA expects that water companies will continue to reduce pollution incidents from sewer systems and sewage treatment works.

On 14 July 2022, the EA published its annual environmental performance report. In the foreword to the report, Emma Howard Boyd, chair of the EA stated that: "*We need courts to impose much higher fines for serious and deliberate pollution incidents... We would like to see prison sentences for Chief Executives and Board members whose companies are responsible for the most serious incidents.*" As part of this strategy, and in line with the new requirements introduced (or to be introduced) by the Environment Act concerning storm overflows and sewerage discharges (see "*Environment Act 2021 – storm overflows*"), the EA's expectation is that water companies continue to reduce pollution incidents from sewer systems and sewerage treatment works. In "Water and Sewerage Companies in England: environmental performance report 2022" published on 12 July 2023, the EA noted that minimal improvement had been achieved compared to 2021 and that the sector achieved 23 stars out of a maximum of 36. Southern Water achieved two stars out of a possible four, an improvement of one star as compared to 2021. Following a public consultation launched in April 2023, on 12 July 2023, the Government announced plans to strengthen the maximum civil sanctions imposable for environmental offences. On 15 August 2023, the EA launched an 8-week consultation on the amendments that need to be made to the EA's enforcement and sanctions policy in relation to the changes being brought in relation to civil sanctions (and specifically Variable Monetary Penalties "**VMPs**"). The consultation closed on 8 October 2023. On 11 December 2023, the EA published its updated enforcement and sanctions policy which applies to offences that occur from 11 December 2023 onwards. Changes to VMPs came into force on 1 December 2023 by statutory instruments amending the EP Regulations 2016 and the Environmental Civil Sanctions (England) Order 2010 (Order). As of 11 December 2023, the EA can now impose potentially significant financial penalties on companies that pollute the environment without bringing criminal proceedings. The previous

£250,000 cap on VMPs under the Environmental Civil Sanctions (England) Order 2010 has been removed, and the range of offences for which VMPs can be imposed has been expanded.

(See Chapter 3 "*Risk Factors"* under "*Risks Relating to SWS – Regulatory, Legislative and Political Risks – Investigations*").

Environment Act – storm overflows

Aligned with the EA and Ofwat investigation, the Environment Act has introduced new obligations on both the Secretary of State and sewerage undertakers in respect of storm overflows. Since 1 April 2022, sewerage undertakers have been required to report annually on their storm overflows, providing a range of data on the location of the overflow, the watercourse into which the overflow discharges, the frequency and duration of the discharges, the volume of each discharge and information on any investigations that have taken place or improvement works undertaken in relation to the storm overflow. The Secretary of State is subject to a requirement to prepare a plan for reducing discharges from storm overflows and the adverse impacts of those discharges and must also report annually on the progress made in implementing the plan. In August 2022, the Government published the "*Storm overflows discharge reduction plan*" which set water companies new targets to reduce all storm overflows and this plan was updated in September 2023. As part of this plan, by 2035, water companies are required to improve all storm overflows discharging into or near every designated bathing water and improve 75% of overflows discharging into high priority nature sites. By 2045, water companies should have improved all remaining storm overflows discharging into or near 'high priority sites'. By 2050, no storm overflows will be permitted to operate outside of unusually heavy rainfall or to cause any adverse ecological harm. Failure of the water companies to meet these targets could result in fines or a requirement for them to return money to their customers.

Under the Environment Act 2021, the Government must produce a report in 2025 on progress made on implementing the proposals in the Storm overflows discharge reduction plan, and the effect of that progress on reducing discharges from storm overflows and reducing the adverse impacts of those discharges. Subsequent reports will be published every five years. The previous Government stated that improving water quality is a priority and the use of storm overflows must be addressed. Therefore, the previous Government committed to review the targets in the Storm overflows discharge reduction plan in 2027, ahead of the 2030-35 water company planning cycle (PR29) once new information, including from companies' business plans, is available. This would also feed into broader reporting mechanisms under the Environment Act 2021, such as through the Environmental Improvement Plan, to monitor and assess how this and other actions are contributing to the broader recovery of river and water habitats.

In June 2023, and following a consultation as to the storm overflows performance commitment definition for PR24 launched in May 2023, Ofwat published measures that will penalise companies that do not fully monitor storm overflows. Where a storm overflow is not monitored, or a monitor is not functioning correctly, Ofwat will assume that the overflow has spilled 100 times each year when calculating a company's performance against its performance commitments.

The WSM Act, which received Royal Assent in February 2025, sets out new obligations on water companies related to real time reporting on emergency overflows which require water companies to report on the location and duration of an emergency overflow within an hour of the discharge beginning and ending.

The impact of these requirements will not only be in the increased costs required to prepare and publish the reports but may also result in an increase in investment and capital expenditure needed in order for sewerage undertakers to be in a position to report given the level of data required and to ensure compliance with the regulations. There is also a concern that such investment will not be covered by the Periodic Review process. See "*Risk Factors*" and in particular, "*Risk Factors – Risks relating to the SWS Financing Group – Legal Considerations – Costs of Compliance with Environmental Laws and Regulations*".

Abstraction Licensing

Under the WRA, water abstractions must be carried out in accordance with a licence granted by the EA. It is a criminal offence to abstract water without a licence or in breach of the conditions of an abstraction licence. The maximum penalty is an unlimited fine. Against the backdrop of unprecedented scrutiny described above, any penalties actually imposed for non-compliances may be more stringent than previously envisioned and enforcement could include actions against directors (see Chapter 5 "*Description of the SWS Financing Group – SWS's Strategy and vision for AMP8 and beyond – Water Supply*" for further information on the EA raising the possibility of taking enforcement action against SWS regarding abstraction compliance).

Beyond compliance, existing abstraction licences may be revoked or varied by a direction from the Secretary of State. As seen in the Government's "25 Year Environment Plan" which placed an emphasis on addressing "unsustainable abstraction", the Government has long raised concerns about the UK's approach to managing water abstraction, specifically in relation to older abstraction licences which allow abstraction which may cause damage to the environment (including licences previously granted without a time limit). The Government also raised as issues: the potential for licencees to start acting under previously unused licences and their potential impact on the deterioration of water stocks; the fact that the regulatory regime is not flexible enough to cope with increasing demand and pressures from climate change, and the outdated, paper-based nature of the abstraction service.

In line with these concerns, DEFRA began working on a significant programme of water abstraction reform, a key element of which included the incorporation of the water abstraction regime into the Environmental Permitting Regime set out in the EP Regulations 2016.

As part of these reforms, DEFRA undertook a Restoring Sustainable Abstraction programme which completed in March 2020 and involved the review and adjustment of 150 "potentially damaging licences".

DEFRA also consulted on another element of its proposal in January 2019, further to its water abstraction plan published in May 2018 which set out how DEFRA intended to modernise water regulation in England. These proposals have now been made through the Environment Act, which formally became law in November 2021 and other legislation. The Environment Act amends the Water Resources Act 1991 to increase the circumstances in which the EA has the powers to revoke or vary permanent abstraction licences without the need to pay compensation (and without having to seek direction from the Secretary of State). Specifically, it sets out that on or after 1 January 2028, the EA would be able to:

(a) revoke or vary an abstraction licence where the change is necessary to protect the environment; and

(b) vary a licence to reduce the permitted volume where the abstraction licence is consistently underused over an assessment period of 12 years if the quantity abstracted did not exceed 75 per cent. of the volume authorised by the abstraction licence in each year of the 12 year period.

In November 2021, the EA published a new licence capping policy to meet the Water Framework Directive no deterioration driver under abstraction reform. This signalled the need to cap all licences to either recent historical maximum and/or recent historical average levels to protect the environment from the impact of future growth in water demand. This policy would take immediate effect and would apply at any licence application, variation or renewal.

In 2019/20, Southern Water commenced a licence modernisation programme with the EA. 23 licences modernisation applications were made by the end of March 2021, including 11 with proposed reduction in annual licenced volume and 6 licences given up entirely, totalling 181,307 million litres reduction in licensed abstraction volume. The new licences have not yet been issued by the EA. Southern Water intends to submit further modernisation applications when this batch has been issued

by the EA. See "*Risk Factors*" and in particular, "*Risk Factors – Risks relating to SWS – Regulatory, Legislative and Political Risks – Licence Compliance Modification*".

Southern Water recognises the EA's policy for licence capping. This is being considered within the ongoing AMP7 WINEP programme investigations of abstraction impacts and, within the environmental destination scenarios included in the preparation of WRMP 2024. Renewal of time limited licences is not guaranteed, and SWS endeavours to make applications, with supporting evidence, for renewal of abstraction licences ahead of the time limits.

The EA adopts a three-fold test when considering licence renewal upon expiry of time limited licences:

1. abstraction must be sustainable;
2. the abstractor has a reasonable need for the water; and
3. the abstractor will use the water efficiently.

Strategic licences on the River Itchen and River Test were revised in March 2019 to add tighter conditions for protection of the environment. In particular, the revised licences restrict abstraction when the river flows are low and, until new drought resilient water resources and supply network solutions are implemented for Hampshire, Southern Water is increasingly reliant on applications for drought permit and drought orders to allow abstractions to continue. This means formal water use restrictions are also more likely. SWS made applications for a drought permit at River Test in 2019 and 2022, and a draft application was also submitted in 2020. A permit was granted by the EA in September 2019, however the 2022 application was held pending by the EA. A Temporary Use Ban was implemented in 2022 across the whole of Hampshire and the Isle of Wight, however sufficient rainfall in the regions meant that SWS was not required to operationally implement the drought permit in 2019 or 2022.

Southern Water's £800 million plus 'Water for Life Hampshire' programme is expected to start reducing the dependency on drought management measures from 2027, with the full new water resource and supply network solution expected to be in place in the later part of the 2030-35 period.

The strategic licences in respect of River Itchen and River Test are due for renewal in in March 2025 and December 2027 respectively. In the summer of 2023, SWS opened dialogue with the EA with a view to making an application for renewal of the licence at River Itchen until 2027, such that the EA could consider the renewal application (for both River Itchen and River Test) in light of the progress being made under the Water for Life Hampshire programme. Since 2023, SWS has had discussions with the local EA team, and agreed that it would not be appropriate to pursue a short-term renewal of the River Itchen licences to 2027 as previously indicated, but instead a full renewal application for extended period would be pursued. As part of the application, SWS held a workshop with local EA staff, as well as Natural England staff on 22 April 2024 and 2 September 2024 to discuss potential mitigation and compensation measures which may be required for renewal of these licences. The formal application forms for renewal of the River Itchen licences (Otterbourne Surface Water, Otterbourne Groundwater and Twyford Groundwater) were submitted to the EA on 20 August 2024.

Finally, SWS is also aware of the EA and Natural England's concerns about impacts on the Arun Valley designated sites from the groundwater abstraction licence at Hardham. The ongoing Hardham Basin Environmental Study is on track to conclude by March 2025, to facilitate an evidence-based assessment of the future of the groundwater licence in 2025. Pending the outcome of the study, Southern Water is minimising groundwater abstraction at Hardham.

In February 2025, the WSM Act received Royal Assent which gives new powers to DEFRA to impose general conditions or rules into water company licences with respect to water abstraction and impounding activity.

Water Quality

The DWI can take enforcement action in the event that a Regulated Company is in contravention of regulatory requirements concerning the "wholesomeness" of water supplies. Court proceedings can be brought by the DWI in the name of the Chief Inspector of Drinking Water for the offence of supplying water "unfit for human consumption", for example if discoloured or foul-tasting water is supplied to customers. The Public Bodies Act 2011 allows charges to be imposed on water undertakers and licensed water suppliers for functions performed by inspectors appointed under the WIA, namely the DWI.

Environmental Permitting (England and Wales) Regulations 2016 (the "EP Regulations 2016")

The EP Regulations 2016 consolidate and replace the Environmental Permitting (England and Wales) Regulations 2010 (S.I. 2010/675) and transpose the provisions of 15 directives which impose obligations required to be delivered through permits. The EP Regulations 2016 set out an environmental permitting and compliance regime that applies to various activities and industries.

All "regulated facilities" require an environmental permit (or an exemption) under the EP Regulations 2016. This includes every installation, mobile plant, waste operation, water discharge activity, groundwater activity or flood risk activity. An operator must not operate a regulated facility or cause or knowingly permit water discharge activity or groundwater activity without an environmental permit.

The offences under the EP Regulations 2016 are extensive and carry high risk unless fully controlled and mitigated. Under regulation 38 of the EP Regulations 2016, it is an offence for a person to:

(a) operate a regulated facility without an environmental permit;

(b) fail to comply with or to contravene an environmental permit condition;

(c) fail to comply with the requirements of an enforcement notice or of a prohibition notice;

(d) fail to comply with a notice under regulation 61(1) requiring the provision of information, without reasonable excuse;

(e) make a statement which the person knows to be false or misleading in a material particular, or recklessly to make a statement which is false or misleading; and

(f) intentionally make a false entry in a record required to be kept under an environmental permit condition.

Water pollution incidents from wastewater treatment facilities, for example wastewater treatment works, wastewater pumping stations or storm overflows, may give rise to breaches of any operational environmental permits held by SWS, which could result in penalties and/or termination or corrective action under regulatory enforcement powers.

Water pollution incidents from wastewater treatment facilities, for example wastewater treatment works, wastewater pumping stations or storm overflows, may give rise to breaches of any operational environmental permits held by SWS, which could result in penalties, termination and/or corrective action under regulatory enforcement powers.

The EP Regulations 2016 also provide for a number of water pollution offences which include causing or knowingly permitting any poisonous, noxious or polluting matter or any trade or sewage effluent to enter controlled waters unless the relevant discharge is made under and in accordance with a regulatory consent (including an environmental permit) and failing to comply with the conditions in an environmental permit. The maximum penalty for these offences is an unlimited fine or five years' imprisonment, or both. Non-compliance may also be punishable by unlimited civil penalty (see Chapter 3 "*Risk Factors*", under "*Risks Relating to the SWS Financing Group – Environmental Consideration and Ofwat Asset Health*" – "*Costs of Compliance with Environmental Laws and Regulations*"). The EA ran a consultation from 29 January 2024 to 11 March 2024 on changes to

environmental permitting charges for water discharge activities and groundwater activities. The consultation proposed, amongst other things, significant increases to annual subsistence charges for discharges of sewage effluent by sewerage undertakers and intermittent discharges of storm sewage and emergency sewage discharges by sewerage undertakers. The EA published its response to the consultation on 24 May 2024, confirming that the proposals would be implemented. The new changes came into effect on 1 June 2024.

The combustion of fuel in engines is also regulated and permitted under the EP Regulations 2019 as a waste activity. The requirements of both the Medium Combustion Plant Directive (MCPD) and Specified Generators regulations are covered by the EP Regulations 2016, which captures the regulation of SWS's biogas Combined Heat and Power (CHP) plants, diesel generators and boilers. For example, bespoke environmental permits are required at nine sites where sludge biogas is combusted in CHP plants that operate above the minimum regulatory threshold. Any new standalone MCP between 1-50 megawatts requires an environmental permit before it is commissioned.

Water (Special Measures) Act 2025

The Water (Special Measures) Act (the "**WSM Act**") received Royal Assent on 24 February 2025 and sets out various modification to the existing environmental regime governing Regulated Companies. The WSM Act seeks to ensure that water companies are better held to account where they have failed the environment and customers, and amongst other things includes provisions to (i) enable Ofwat to issue bonus prohibition orders for senior executives if companies breach environmental, consumer or financial resilience standards; (ii) introduce a fit and proper person test for water company executives and ensure customer representation on boards; (iii) modify the sanctions regime applicable to water companies and their executives by extending sentencing powers to include imprisonment for obstruction of investigations by the EA and DWI, enable automatic penalties for certain offences, and lower the burden of proof for imposing civil sanctions; (iv) introduce obligations related to pollution incident reduction plans and real time reporting of emergency overflows; (v) modify licences to recover shortfalls in funding for a special administration from consumers; and (vi) ensure the Secretary of State and Ofwat are notified ahead of any winding-up petitions. The key measures came into force between February and April 2025, with further sections phased in during 2025.

Climate Change

Energy use in water and wastewater treatment processes results in emissions of greenhouse gases and constitutes a significant environmental impact resulting from a Regulated Company's activities. Regulated Companies are significant energy users and subject to the climate change levy.

Separately, the Climate Change Act 2008, which includes a framework for the adoption of environmental trading schemes, provides for a duty on companies to report on greenhouse gas ("**GHG**") emissions. This has been implemented in the UK by the Companies Act 2006 (Strategic Report and Directors' Report) Regulations 2013 and puts an obligation on quoted companies to report on their GHG emissions. The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018, which took effect in respect of financial years beginning on or after 1 April 2019, also require quoted companies, large unquoted companies and large limited liability partnerships to report on their emissions, energy consumption and actions taken to improve energy efficiency. This has been added to with the recent Companies (Strategic Report) (Climate-related Financial Disclosure) Regulations 2022. These apply for financial years starting from 6 April 2022 onwards and require UK companies with a group turnover of more than £500 million and more than 500 employees to prepare an annual non-financial and sustainability information statement with a number of climate-related financial disclosures similar to those recommended by the Task Force on Climate-related Financial Disclosures.

The Energy Saving Opportunities Scheme (ESOS) Regulations 2014 put an obligation on organisations in the UK that meet the qualification criteria to complete a mandatory energy

assessment. SWS has completed audits designed to identify tailored and cost-effective measures to achieve carbon and energy cost savings.

In 2011, 2015 and 2021, under the Climate Change Act 2008, SWS submitted a Climate Change Adaptation Report to DEFRA to report on the current and predicted impact of climate change on its functions and its proposals and policies for adapting to climate change. SWS must also comply with any guidance or directions made by the Secretary of State under the Act. SWS is planning to participate in the fourth round of climate adaptation reporting with a report being submitted to DEFRA before the end of 2024.

In 2019, the water companies in England embarked on a mission to develop a plan to reduce their operational carbon footprint to zero by 2030. Since then, companies in Scotland and Wales have committed to achieving carbon neutrality across all emissions by 2040, with a pledge from Northern Ireland to deliver the same target by 2050. Along with the other water companies in England, SWS developed a plan to deliver the operational net zero ambition by 2030. SWS published its net zero plan in 2021, setting out its intention to achieve the target by improving energy efficiency, purchasing renewable energy, supporting sequestration and offsetting any remaining emissions responsibly. However, SWS has since revised its approach in response to regulatory and legislative targets, now aiming to achieve the net zero ambition by 2050. This is aligned with the net zero principles and key areas that are crucial to the achievement of net zero that Ofwat highlighted in their net zero position paper. SWS will be updating its net zero plan during the course of 2024-2025, which will be informed by its revised commitment to reduce Scope 1 and 2 emissions by 35% by 2030, compared to 2022–23 emissions.

SWS may incur increased costs in the future due to increased electricity prices to account for carbon trading schemes and carbon prices applicable to electricity generators. Under the Electricity Market Reform the regulated element was forecast to continue to grow to over 60 per cent. of electricity costs by the end of the AMP7 Period; while recent increases in wholesale prices due to the surging price of natural gas have changed this balance, the regulated element is still forecast to grow in absolute terms.

By nature, Regulated Companies are exposed to the risk of increasing drought and consequent loss of abstraction resources resulting from the effects of climate change. It is likely that the use of such resources will become increasingly regulated as governments work to comply with their international obligations pertaining to the environment and as such resources become scarce. As a consequence and in order for Regulated Companies to comply with such increasing regulation and to adapt to and mitigate the risk of decreasing abstraction resources, it is likely that this will be a future area of investment for these companies. To the extent that such investment is not allowed by Ofwat for whatever reason, this may constitute a material liability for the relevant company.

Contaminated Land

Part 2A of the EPA, together with certain implementing regulations and statutory guidance, establishes a legal regime to address the remediation of contaminated land (including controlled waters). Current and future impacts may be dealt with under other pollution control laws instead (for example, if the contamination arises out of an activity regulated under the EPR 2016). Under Part 2A, the original polluter or any person who is a "knowing permitter" can be required to clean up contamination of land if it is causing, or there is a significant possibility of it causing, significant harm to the environment or to human health or if it is causing, or there is a significant possibility of it causing, significant pollution of controlled waters. The higher threshold of "significant" pollution of controlled waters has been effective since 6 April 2012. If the polluter or a knowing permitter cannot be found, the owner or occupier of the land may be held liable, whether or not it caused the contamination. Civil liability may also arise (under such heads of claim as nuisance or negligence) where contamination migrates into or on to third-party land and/or impacts upon human health, flora or fauna and liability for contamination may also rest with a Regulated Company where the contamination emanating from its land arose as a result of the activities of one of its statutory

predecessors. In practice, remediation of contaminated land is most likely to be triggered on the cessation of regulated activities or the redevelopment of land. Statutory guidance on Part 2A was issued by DEFRA in April 2012. The guidance is split between non-radioactive and radioactive contamination but (apart from bringing in a higher threshold for water pollution) no major changes were made to the regime.

Asbestos

The Control of Asbestos Regulations 2012 impose a duty on those who own or control commercial premises to carry out detailed assessments for the presence of asbestos, record its condition and proactively manage the associated risks.

Trade Effluent Discharge

Regulated Companies are responsible under the WIA for regulating discharges of trade effluent into their sewers. Industrial and trade sources of wastewater to sewers arise from a wide range of industries, such as food manufacturers, car washes and laundries. Regulated Companies regulate these discharges to protect their operations and the environment.

Under section 118 of the WIA, an owner or occupier of premises who wishes to discharge trade effluent into public sewers must apply to the relevant Regulated Company for consent to do so. In considering whether or not to grant such a consent, the Regulated Company will usually have regard to the effect that receiving the effluent will have on the performance of its wastewater treatment works and associated discharges. Such a consent may be subject to conditions imposed by the Regulated Company. These conditions can stipulate treatment to be undertaken to minimise the polluting effects of the discharge, as well as charges to be paid in respect of the trade effluent discharge. Under the Trade Effluents (Prescribed Processes and Substances) Regulations 1989 (as amended), when trade effluent contains prescribed substances, or more than a prescribed quantity of such substances, or derives from a stipulated process (that is "**special category effluent**"), the Regulated Company must refer to the EA any application to make such a discharge. The EA must then determine whether, and if so upon what conditions, the Regulated Company may accept the discharge. The Regulated Company cannot consent to the discharges to which the reference relates until the EA serves notice on the Regulated Company of its determination on the reference. Any person aggrieved by the refusal of a Regulated Company to give consent or by conditions imposed in a consent can appeal to Ofwat.

The Regulated Company may review the terms of any consent from time to time and vary those terms by notice. However, this power is subject to restrictions. In addition, in certain circumstances, the EA has the power to review discharges of special category effluent and may require the termination or variation of the relevant discharge. Again, this power is subject to restrictions, unless the review is required to enable compliance with EU obligations or international agreements, or for the protection of the environment.

A Regulated Company may enter into an agreement with the owner or occupier of trade premises for the reception and disposal of trade effluent, instead of granting a consent. If the trade effluent which is to be the subject of an agreement is special category effluent, the Regulated Company must refer to the EA the question of whether the relevant operations should be prohibited or made subject to conditions. The Regulated Company cannot enter into any agreement regarding special category effluent until the EA serves notice on the Regulated Company of its determination in this regard.

It is an offence to discharge trade effluent from trade premises without a consent from, or an agreement with, the relevant Regulated Company, or to fail to comply with the conditions in a consent, and in both cases the maximum penalty is an unlimited fine.

Discharge consents are also subject to the Review of Consents undertaken by the EA under the 2017 Regulations as referred to above, which could lead to modification or revocation of the same. The implementation of the Water Framework Directive has also driven trade effluent consent reviews, tightening trade effluent consent limits.

Sewer Flooding

When a "combined" sewerage system, which carries both sewage and surface water run-off, reaches its capacity during heavy rainfall, a mixture of surface run-off and sewage overflows into rivers or out of external or internal drains. Section 94 of the WIA places a duty on every Regulated Company to ensure its area is properly drained via an adequate sewerage system. This duty is enforceable by the Secretary of State or Ofwat who, under section 18 of the WIA, may make an Enforcement Order securing compliance. Householders can bring proceedings against the Regulated Company in respect of its failure to comply with such an Enforcement Order. However, where such an order has not been made, the only remedy available to such householders is to request that the Secretary of State or Ofwat makes an order and, if one is not forthcoming, to pursue judicial review proceedings against either the Secretary of State or Ofwat on the grounds of their failure to act. Householders do not have the right directly to enforce section 94 against Regulated Companies. This was confirmed by the House of Lords' decision in *Marcic v Thames Water Utilities* [2003] UKHL 66.

The UK has experienced prolonged periods of rain during recent years which has put pressure on combined sewerage systems and the EA has issued numerous flood alerts and flood warnings throughout this period.

Combined Sewer Overflows ("CSOs")

The development of urban drainage systems has evolved over time. Sewage systems are designed to receive and convey wastewater from customers' homes and businesses to wastewater treatment works ("**WTWs**") where the wastewater is recycled before being safely discharged back into the environment, which is consented to by the EA (the "**Consented Discharge**"). These systems were designed with capacity of either just sewage, or for the combined flow of sewage and rainwater up to a particular level. In combined systems, during storms, the amount of sewage and rainwater can exceed the flow capacity that the sewerage systems were designed to cope with. Outlets, called storm overflows, were created in the system to prevent flooding in the surrounding area. The Consented Discharge through storm overflows is allowed to flow into the relevant watercourse or the sea. The drainage systems vary considerably in their age, design, and hydraulic performance and the EA regulate and monitor the impact of these discharges on the aquatic environment. Any discharges which are considered to be unsatisfactory may be required to be improved through the investment programme agreed as part of the Periodic Review process.

It is a requirement of the Urban Wastewater Treatment Regulations 1994 ("**UWWTR**") that water companies limit the pollution of receiving waters by untreated sewage discharge. The UWWTR impose requirements under schedule 2 to design, construct and maintain collecting systems to limit pollution of receiving waters due to storm water outflows. Under section 6, the Environment Agency is required to ensure pollution of receiving waters due to storm water outflows is limited with respect to discharge from a collecting system or urban waste water treatment plant. To meet this requirement, the EA uses performance criteria to assess the impact of CSOs on water quality standards and whether they cause or significantly contribute to a deterioration in river chemical or biological quality/class, or they cause a significant visual or aesthetic impact due to solids or sewage fungus and have a history of justified public complaint.

In November 2021, SWS set up the Clean Rivers and Seas Task Force, on reducing discharges from storm overflows. Multiple pathfinder projects have been mobilised in Kent, Hampshire, Sussex and on the Isle of Wight to explore and test more innovative approaches to reduce the number of discharges from storm overflows, with a key focus on the separation and attenuation of rainwater and groundwater at source as set out in Southern Water's Drainage and Wastewater Management Plan ("**DWMP**").

On 26 August 2022, the Government published its Storm Overflow Discharge Reduction Plan which set out the following requirements:

- By 2035, water companies will have: improved all overflows discharging into or near every designated bathing water; and improved 75% of overflows discharging to high priority sites; and
- By 2050, no storm overflows will be permitted to operate outside of unusually heavy rainfall or to cause any adverse ecological harm.

In February 2023 the Government announced its intention to ensure that action is taken to address all storm overflows by requiring individual action plans on all storm overflows, including coastal and estuarine overflows.

On 25 April 2023, DEFRA published a press release stating that it would enshrine the targets contained in the Storm Overflow Discharge Reduction Plan in law. No such law has been enacted yet.

In June 2023 the Government consulted further on the expansion of the Storm Overflow Discharge Reduction Plan to cover coastal and estuarine waters, which had not been specifically included in the plan as published on 26 August 2022. The Storm Overflows Discharge Reduction Plan prioritises action to ensure that storm overflows that impact protected habitats or designated bathing waters are addressed first. The plan will be reviewed by 2027.

On 25 September 2023, DEFRA published an updated Storm Overflows Discharge Reduction Plan. This version included further categories of designated environmental sites under the list of high priority sites (e.g. marine conservations zones, shellfish waters, and special protection areas). It also clarified that all storm overflows discharging to estuaries or the coast need to meet the rainfall spill targets by 2050, and also stated that by 2045, water companies will be required to have improved all remaining storm overflows discharging into or near 'high priority sites'.

Discharge into Controlled Waters

If Regulated Companies wish to discharge polluting matter into controlled waters, whether from continuous or intermittent (Storm/CSO) outfalls, they must seek an environmental permit from the EA. Applications are made under EP Regulations 2016, (although consents under the WIA may be required for works carried out at reservoirs, wells or boreholes where discharges are made through pipes of a certain size). The EA has the power to grant or refuse permits, to impose conditions, or to modify, vary or revoke such permits. Permit conditions may control the quantity of a discharge or the concentrations of particular substances in it or impose broader controls on the nature of a discharge. They are based on objectives set by the EA for the quality of the relevant receiving water as well as any relevant water quality standards in EU directives and these were retained as domestic law at the end of the Brexit transition period.

Groundwater

Activities that could lead to the contamination of groundwater such as direct and indirect discharges of pollutants to groundwater, are regulated under the EP Regulations 2016. The definition of a pollutant includes substances harmful to human health or the quality of aquatic ecosystems. The EP Regulations 2016 require a permit for such discharges. Direct discharges, which are those ones which enter, without percolation, straight into groundwater, are controlled under the Environmental Permitting Regime. Any permits granted must be consistent with the requirements of the EP Regulations 2016. Indirect discharges, which are those which enter groundwater following percolation through ground or subsoil, may arise from the disposal or tipping for the purposes of disposal to land of pollutants, and applications for permits for them will also be made to the EA under the EP Regulations 2016. The EA also has the power under the EP Regulations 2016 to issue prohibition notices to stop activities which may cause a direct or indirect discharge of pollutants to groundwater, for example, oil from underground storage tanks. Before issuing such notices, the EA must take account of any code of practice issued for the purposes of the EP Regulations 2016.

Hazardous Substances

SWS stores hazardous substances on its operational sites in compliance with specific safety standards to conduct its operational activities. All chemical installations and pipework meet specific standards to ensure that the installations are safe and do not present a risk to SWS staff, contractors or visitors, or to the general environment, the standards include the standards set out in the Health and Safety at Work Act 1974 and the Control of Substances Hazardous to Health Regulations 2002 as amended.

Within SWS, there are specific formal design standards which must be adopted when installing new/replacement chemical storage facilities and associated equipment (e.g. tanks, pipework and valves). The standards will vary slightly depending on the type of chemical being stored, as there will be specific risks associated with different chemical types, which must be taken into account to ensure that correct materials are used in all installations.

Management of Water Resources

Water Resources Planning

The Water Act 2003 amends the WIA to provide that Regulated Companies are under a duty to further water conservation when they formulate or consider any proposal relating to their functions and has placed WRMPs on a statutory footing: Regulated Companies are now under a duty to produce WRMPs and publish and consult upon them. These plans will set out how the Regulated Company will manage and develop water resources so as to be able, and continue to be able, to meet its water supply duties under the WIA. It must address, among other things, the Regulated Company's estimate of water it will need to meet its duties, and the measures it intends to take to manage and develop resources. The planning period is 25 years. Plans are subject to an annual review (the conclusion of which must be sent to the Secretary of State) and are to be revised every five years, or in any case where the annual review indicates a material change in circumstances, or the Secretary of State directs that a revised draft should be prepared. In the past, Regulated Companies have produced WRMPs on a voluntary basis every five years and produced an annual review for the EA each subsequent year.

SWS published its latest WRMP in December 2019 in respect of the years 2020 to 2070. The SWS WRMP sets out that the future is uncertain and variable, given the challenges of abstraction licence changes, growth in demand, climate change and expected further reductions in the water available for use from existing sources as a result of licence changes to protect the environment. SWS has therefore sought to plan to meet a number of different futures, in order to be more resilient to change. The WRMP puts forward a broad range of interventions to manage future risk, including leakage reductions, significant demand management and new resource developments and water trading. A copy of the WRMP is available on the company website[8]. A consultation on the draft WRMP for 2025-20275 closed on 20 February 2023. SWS published its Statement of Response on 31 August 2023. Following a number of revisions to the WRMP, including a delay to the delivery date for a number of schemes, Southern Water submitted to DEFRA a revised draft WRMP in June 2024 with intention to publish the plan for consultation during the summer of 2024.

Drought Planning

There are various water restriction options available to Regulated Companies in times of drought, which could be applied depending on the severity of the drought situation and the approval of either DEFRA or the EA. These include voluntary water restrictions, hosepipe bans, Ordinary Drought Orders, Drought Permits and Emergency Drought Orders.

Regulated Companies are under a statutory duty to consult on, prepare and maintain a drought plan. This plan should prescribe how the Regulated Company will continue during a period of drought to discharge its duties to supply adequate quantities of wholesome water with as little recourse as

[8] Please see https://www.southernwater.co.uk/our-story/water-resources-planning/water-resources-management-plan-2020-70 (which does not form part of this Prospectus) for further information.

reasonably practicable to Drought Orders or Drought Permits. Such a plan should include measures the Regulated Company might need to take to restrain demand for water or obtain extra water from alternative sources.

SWS regularly updates its Drought Plan, the latest version of which was published in 2019 and is available with supporting documents on the company website. SWS consulted on an updated Drought Plan in 2021 and, subject to DEFRA approval, expects to publish it later in 2024.

Sustainability Reductions

The management of water resources by Regulated Companies is subject to a number of challenges, including: dry weather conditions; climate change; increasing demands for water; rises in leakage rates; aquifer contamination from industrial and agricultural pollution; and reductions in abstraction required to ensure sustainable river systems. In relation to the latter, the EA has been instructed by DEFRA to use its powers to revoke damaging abstraction licences. In previous years, funding for environmental sustainability reductions has been provided through the Periodic Review with the solution chosen to achieve the abstraction reduction (such as use of an alternative water supply source) being funded prior to its implementation. Since 2012, the EA has had the power to lower the authorised quantity of existing abstraction licences without paying compensation, where it believed the revocation was necessary to protect any waters or underground strata, or any flora or fauna dependent thereon, from "serious damage". The EA's approach to any such revocation or variation was assessed against a set of principles to determine whether there was a need to protect the environment from "serious damage" and throughout any process of assessment there will be consideration of any cost-effective alternatives to changing the licence to meet environmental objectives. Under the Environment Act, this power will be extended from 1 January 2028 (see "*Water Abstraction Reform"*). At this time, a funding route for sustainability reductions will need to be found, and it is possible that the Periodic Review mechanism will be used again.

Strategic Policy Statement

Ofwat is required to fulfil its functions in accordance with a Strategic Policy Statement. This sets out the Government's three strategic priorities that apply to Ofwat's regulation of the water sector in England. In February 2022, DEFRA published a new Strategic Policy Statement for Ofwat to replace the previous version in March 2017, following a period of consultation in 2021. The statement sets out four strategic priorities for Ofwat. These are to: protect and enhance the environment; deliver a resilient water sector; serve and protect customers; and use markets to deliver for customers.

Competition in the Water Industry

Each Regulated Company effectively holds a geographic monopoly within its appointed area for the provision of water and wastewater services although there is some limited competition (e.g. in relation to non-household customers). Ofwat has stated that it will use its powers under the Competition Act to investigate and prohibit anti-competitive practices and abuses of a dominant position to ensure a level playing field in the industry. These powers include the power to impose penalties of up to 10 per cent. of worldwide group-wide turnover for the business year preceding the finding of the infringement. Any agreement which infringes the Competition Act may be void and unenforceable. Breaches of the Competition Act may also give rise to claims for damages from third parties. Ofwat has a duty to consider whether the exercise of its powers under the Competition Act is more appropriate before using its powers under the WIA to promote competition.

The Enterprise Act adds further remedies for breach of competition law. The Enterprise Act contains criminal sanctions, including the possibility of imprisonment of individuals who have been involved in certain cartels, and directors involved in breach of competition law may be disqualified. Consumer groups are able to bring actions on behalf of customers (including for damages).

The current main methods for introducing competition are:

(i) since 1 April 2017, all non-household customers are able to choose their water and/or sewerage supplier under the WSSL regime;

(ii) Regulated Companies publish a wholesale charges scheme detailing charges to be levied on retailers, who then compete for customers' business based on price and other terms;

(iii) inset or new appointments and variations ("**NAV**") which allow one company to replace another as the statutory undertaker for water or wastewater services in a specified geographical area within the other Regulated Company's appointed territory. A NAV can be granted for sites which do not already receive public water and/or sewerage services, in respect of a site with water and/or sewerage services within an existing Regulated Company's area where at least 50 megalitres of water are supplied or likely to be supplied to particular premises wholly or mainly in England in any 12-month period, or where the incumbent undertaker consents to the variation. The NAV mechanism continues alongside the regime for licensing new entrants under the Water Act 2014. In September 2018, Ofwat published a revised version of its application guidance and application form for NAVs, containing minor amendments to the earlier version, and in July 2019 Ofwat published its conclusions on a consultation on its NAV policy statement, confirming its current statement and noting the action it has taken to reduce barriers to NAVs. In April 2020, Ofwat published a Frequently Asked Questions document in relation to its NAV policy. In July 2021, Ofwat published its policy conclusions following a consultation in relation to its monitoring and reporting approach for new appointees;

(iv) facilitating developers, or their contractors, to provide new water mains and service pipes instead of asking Regulated Companies to do the work ("**self-lay**"). The Water Act 2003 introduced a statutory framework for self-lay (see below);

(v) water supply licence (combined) – the Water Act 2003 introduced a statutory framework to allow water supply licensees to introduce water into the undertaker's supply system in order to supply water to its customer's eligible premises using a Regulated Company's network (referred to as "**Common Carriage**"). All Regulated Companies maintain access codes which set out the conditions, including indicative access prices, under which licensees may introduce water into their networks. A water supply licensee may challenge the terms of access, in particular access prices to the Regulated Company's network under the Competition Act;

(vi) cross-border supplies (raw/treated and sewage/sludge) where a customer in an area adjacent to a neighbouring Regulated Company's territory can connect to another Regulated Company's network and receive a supply;

(vii) private suppliers or private sewers including on-site water and effluent treatment;

(viii) a market operator (MOSL) for the non-household retail market in England that processes transactions, facilitates new companies to enter the market and ensures water companies are held to account for their performance. MOSL administers a code with retailers, wholesalers, customer's and stakeholders that modify identify – and implement – ways to improve the market;

(ix) eligible customers are also able to choose to self-supply their own premises. The customer buys water supply and wastewater services from the water company and provides their own retail services;

(x) Competition Act – Ofwat has concurrent powers with the CMA to apply UK competition law on anti-competitive practices and abuses of a dominant position to ensure a level playing field in the industry. In March 2017, Ofwat published guidance on its approach to applying the Competition Act and the corresponding provisions in Articles 101 and 102 of the Treaty on the Functioning of the European Union in the water and wastewater sector in England and Wales; and

(xi) from 2020, emerging markets in water resources (including demand management), bioresources and demand management.

The Water Act 2014 allowed the Secretary of State to repeal the 5 megalitre minimum threshold which applies to water supply licences for non-household supplies in England. The Government exercised its discretion to do so as part of new water and wastewater retail market arrangements enabled by the Water Act 2014. As a result, all eligible non-household customers, irrespective of their consumption level, are able to choose their preferred water supplier as of April 2017.

In May 2019, Ofwat announced that it considered that there were numerous, reoccurring examples of incumbent Regulated Companies failing to support the development of effective markets (particularly the markets for business retail and developer services) by either giving insufficient thought to the potential impact that their actions, inaction, or active opposition or delaying of initiatives that are aimed at improving such markets. Ofwat therefore published a letter sent to incumbent Regulated Companies outlining its plans to encourage the development of effective markets. The letter explained that Ofwat promotes the targeted use of markets where these can deliver additional benefits for customers and society (the letter provided various examples of action it was taking to reiterate its expectations of the role that incumbent water companies have in supporting the development of effective markets). As a result, Ofwat decided to monitor incumbent Regulated Companies over a period of a few months, in relation to, for example, their engagement and support for initiative aim at driving improvements, and the development of new markets. Regulated Companies were asked to respond to the letter by October 2019 setting out their progress in certain areas. Ofwat said that if it did not see a significant improvement, it would increase the extent of pressure it exerts on incumbent Regulated Companies, including using enforcement power where appropriate. Southern Water responded, setting out its progress in certain areas.

In June 2019, Ofwat launched an investigation into Thames Water in relation to a potential abuse of a dominant position in relation to: (i) the company's approach to installing digital smart meter and its impact on data logging; (ii) the accuracy of customer data that was made available to retailers at the time of the opening of the business retail market; and (iii) the fairness of certain contractual credit terms applied to retailers. Ofwat subsequently decided that it was more appropriate to investigate issues (ii) and (iii) using its powers under the WIA. Its investigation into the data accuracy issues was concluded in December 2021 and its investigation into the credit terms was closed in November 2020. In March 2022, Ofwat accepted binding commitments from Thames Water addressing competition concerns over smart meter roll out.

In November 2020, Ofwat accepted commitments offered by Bristol Water in respect of its investigation under the Competition Act 1998 concerning the price and non-price terms Bristol Water applies when providing services to self-lay organisations.

In September 2021, Ofwat wrote to all water company CEOs in a follow up letter to Ofwat's RISE report on market development. The letter reaffirmed Ofwat's commitment to monitor incumbent company support for effective markets and set out how they are supporting work in the business retail and developer services markets. Southern Water responded in October 2021 stating its commitment to these developing markets and provided evidence of its support for harnessing markets and its continued improvement in areas which Ofwat identified as requiring attention. The PR24 Final Methodology, published in December 2022, acknowledged the improvements in the developer services market and proposed that site-specific developer services are excluded from the network plus price control because nearly all wastewater and many water site-specific developer services are delivered by self-lay providers or the housing developer and there appears to be little or no market power issue.

On 12 October 2023, the CMA published Guidance on the application of Chapter I of the Competition Act 1998 to environmental sustainability agreements. Ofwat will have regard for the CMA's environmental sustainability guidance in the application of our concurrent competition powers.

The Water Act 2003

The Water Act 2003 contained provisions aimed at increasing the opportunities for competition in the supply of water services to non-household large users. Between 2005 and 2011, the eligibility threshold for large users was 50 megalitres per year. In 2011, this was reduced to 5 megalitres per year. As of April 2017, any non-household customer served by an English water or wastewater provider may switch suppliers.

The Water Act 2003 introduced a scheme to license new water suppliers either under a "retail licence" or a "combined licence". A "retail licence" enabled the holder to purchase water from the Regulated Company in order to supply its customers through a wholesale agreement with the Regulated Company. Retail services could range from simply contracting with the customer to provide a supply and bill for the supply, to a much wider range of services, such as water efficiency planning, metering and providing tailored customer services. As part of the transition to the WSSL regime, existing retail licences were revoked and replaced by new WSSLs in accordance with the Water Act 2014.

The "combined licence" was a retail licence with a supplementary authorisation to allow the holder to introduce water into the supply system (Common Carriage) in connection with a supply to customers' premises in accordance with its retail authorisation. The licence is referred to as a water supply licence with a wholesale authorisation under the new regime, which retains it as a concept. Such a licensee may have its own water source or it may purchase water from a neighbouring Regulated Company to import into the "local" Regulated Company's supply system. This must be done through an access agreement with the relevant Regulated Company. Before a wholesale authorisation is granted, the Secretary of State must be consulted so that the DWI can give its assessment as to the applicant's suitability to introduce water into the public supply network.

The Water Act 2014

The Water Act 2014 implemented legislative changes to strengthen the water sector's ability to respond to the challenges of a growing population. It also aimed to offer consumers more choice by enabling them to easily switch water and sewerage suppliers through the removal of existing regulatory barriers for new entrants to the market.

The Water Act 2014 modernised Ofwat's regulatory powers to allow it to continue to regulate the industry in the interests of consumers. It extended the scope of the Environmental Permitting Regime (overseen by the EA) to include water abstraction and impounding licences, and to align the frequency of drought planning to a five-year cycle as with other water planning cycles.

The Water Act 2014 included market reform measures that were intended to increase competition in the water sector. In particular, it introduced a revised water supply licensing regime to open up retail and wholesale competition in relation to supply to all non-household customers in England. The Water Act 2014 further includes provisions for, among other things:

(i) facilitating bulk supply agreements and mains connection agreements, by revising the rules relating to bulk charges;

(ii) extending the scope of the EA's Environmental Permitting Regime to include water abstraction and impounding licences and to align the frequency of drought planning to a five-year cycle so it aligns with other water planning cycles;

(iii) expanding the water supply licensing regime to introduce sewerage licences and wholesale (non-retail) supply licences, and to facilitate the creation of a cross-border retail market between England & Wales and Scotland;

(iv) varying some disincentives to water company mergers;

(v) adding a new duty to Ofwat's primary duties to further the resilience objective to secure the long-term resilience of water companies' water supply and wastewater systems; and to secure

that they take steps to enable them, in the long term, to meet the need for water supplies and wastewater services;

(vi) enabling the Secretary of State to pass regulations setting out standards of performance for water companies and for the payment of compensation to customers where they fail to meet these standards;

(vii) allowing penalties to be imposed on water companies for licence breaches for five years (rather than 12 months) after the breach;

(viii) allowing Ofwat to amend water companies' licence conditions to reflect the reforms in the Water Act 2014 (subject to consultation with affected water companies and the Secretary of State); and

(ix) reforming the special water merger regime by introducing exceptions to the obligation on the CMA to refer water mergers to a second phase investigation and enabling the CMA to accept undertakings in lieu of a reference.

The Competition Act 1998

The Competition Act came into force in March 2000 and introduced two prohibitions concerning anti-competitive agreements and conduct and powers of investigation and enforcement.

The Chapter I Prohibition prohibits agreements, decisions by associations of undertakings or concerted practices between undertakings which may affect trade within the UK and which have as their object or effect the prevention, restriction or distortion of competition within the UK The Chapter II Prohibition prohibits the abuse of a dominant market position which may affect trade within the UK.

Ofwat has concurrent powers with the CMA to apply and enforce the Competition Act 1998 to deal with anti-competitive agreements or abuses of dominance relating to the water and wastewater sector,[9] including the power to enforce directions to bring an infringement to an end and to impose penalties of up to 10 per cent. of worldwide group-wide turnover of a Regulated Company for the infringement. Also, any arrangement which infringes the Competition Act 1998 may be void and unenforceable and may give rise to claims for damages from third parties. A party to an anti-competitive agreement may also be able to seek relief from the other party if it was in a markedly weaker bargaining position than the other party when the contract was made or where the party seeking relief cannot bear significant responsibility for infringement of the Chapter I Prohibition.

Future Direction of Competition

Ofwat completed its initial assessment of the costs and benefits of extending retail competition to residential water customers in England in 2016. In its final report to government, "Costs and benefits of introducing competition to residential customers in England", published in September 2016, Ofwat states that the introduction of competition in the residential retail market in England would be likely to result in a net benefit. It also states, however, that it is for the government to decide how to proceed.

An element of upstream competition was introduced via information provisions pursuant to recent modifications to Regulated Companies' licences. These were intended to support the development and operation of markets in water resources (including demand management and leakage services) and bioresources through the promotion of effective competition and by monitoring the progress and development of those markets. Licence modifications were made in relation to Licence Condition E,

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9 See Ofwat's Competition Act 1998 Guidance published March 2017: Guidance on Ofwat's approach to the application of the Competition Act 1998 in the water and wastewater sector in England and Wales - Ofwat (which does not form part of this Prospectus).

to ensure that Regulated Companies do not show undue preference or discrimination in these new markets.

In addition to information provisions in the licences of Regulated Companies, Ofwat took a number of steps within the PR19 Final Determination to support the development of markets, in particular:

(i) introducing separate binding price controls for Bioresources (including sludge/bioresource treatment, transportation and recycling/disposal) and water resources;

(ii) to allocate parts of the RCV to bioresources and water resources, while providing the same nature and degree of regulatory protection as at present for the RCV allocated to water resources and bioresources at 31 March 2020;

(iii) to inform, enable and encourage greater use of markets in the financing and provision of new assets by third parties by means of "direct procurement" for customers.

In February 2021, Ofwat modified the conditions of appointment of five water and sewerage companies, including SWS, in relation to direct procurement for customers (DPC). This comprised three main changes, namely (a) the introduction of a new Condition U, which establishes the framework for the regulation of DPC projects; (b) amendments to Condition B to allow water companies to recover from their customers, outside of price controls, the designated charges that they must pay to a third-party competitively appointed provider (CAP) for services; and (c) the amendment to Condition B for DPC Interim Determination.

Merger Regime

The WIA originally imposed a duty on the CMA to refer completed and anticipated water mergers for a full Phase II investigation. Exceptions apply to small mergers, i.e., where the value of the turnover of the water enterprise being taken over does not exceed or would not exceed £10 million, or where the only water enterprises already belonging to the person making the takeover are enterprises each of which has a turnover the value of which does not, or would not, exceed £10 million. In determining whether such a merger operates, or may be expected to operate, against the public interest, the CMA must assess whether the merger prejudices Ofwat's ability to make comparisons between different water companies. If the CMA decides there is a prejudicial outcome (i.e. that the merger has prejudiced, or may be expected to prejudice, the ability of Ofwat to make comparisons), it must decide whether action should be taken to remedy, mitigate or prevent that prejudice and, if so, what action. Remedies may be structural (total or partial prohibition of a proposed merger; total or partial divestiture of a completed acquisition; divestiture of another water company held by the acquiring company) or behavioural, such as amendments to a Regulated Company's licence (for instance regarding the provision of information) or a requirement to maintain separate management. In deciding on remedies, the CMA may have regard to any relevant customer benefits (in the form of lower prices, higher quality, greater choice or innovation) of the merger under consideration. The CMA takes the final decision on remedial action, and this decision can be appealed to the Competition Appeal Tribunal by any person sufficiently affected by the decision. Depending on the size of the parties involved, such mergers may require notification to the European Commission under the EU merger regime (and other regimes worldwide), separate to any CMA review.

In cases of an acquisition of a Regulated Company by a company which is not already a Regulated Company or where the special water merger regime does not otherwise apply, general merger control rules apply. These may call for discussion with the CMA as well as Ofwat. The CMA has the power to investigate any merger within the jurisdiction of the United Kingdom. The CMA must refer the transaction to the CMA for a Phase II investigation if the arrangement could be expected to result in a substantial lessening of competition within any market or markets in the UK for goods or services. In its investigations, the CMA will consult with Ofwat.

The Secretary of State, in certain limited circumstances, may also refer a merger to the CMA for a Phase II investigation into whether the arrangement could be expected to operate against the public

interest. The National Security and Investment Act 2021 could also apply. As part of a consultation launched in July 2025 and ran until 14 October 2025, it was proposed that a new Schedule be introduced to the National Security and Investment Act (Notifiable Acquisition) (Specification of Qualifying Entities) Regulations 2021 covering acquisitions in the water sector that could create national security risks. The new Schedule, if adopted, would apply to water and/or sewerage undertakers and would specifically exclude companies operating solely as a retailer in the non-household retail market for water.

The Water Act 2014 introduced amendments to the current water special merger regime. In addition to the £10 million threshold discussed above, the CMA has an enhanced discretion not to refer water mergers to a Phase II investigation and, in the event that it determines a water merger should be referred for a Phase II investigation, may accept undertakings in lieu of a reference. Before making a first phase decision, the CMA must consult with Ofwat. Furthermore, the Water Act 2014 also imposes a new duty on the CMA to keep under review and advise the Secretary of State on both the £10 million threshold and the conditions under which the CMA must refer water mergers. As of July 2024, three mergers (Severn Trent Plc / Dee Valley Group plc; Pennon Group plc / Bristol Water Holdings UK Limited); and Pennon Group Plc / Sumisho Osaka Gas Water UK Limited (now Sutton and East Surrey Group Holdings Limited) have taken place under this new water special merger regime.

Market Investigation Regime

The Enterprise Act contains the power for the CMA to investigate markets where it (or, in some circumstances, a minister or Ofwat) has reasonable grounds for believing that competition in that market is not effective. The reference by the CMA, the relevant minister or Ofwat will describe the goods or services and will indicate the feature(s) that relate to such goods or services that it believes have adverse effects on competition. The CMA will be responsible for remedies (which may include structural separation). However, where there are public interest considerations, the Secretary of State may intervene and remedy any adverse effects in the name of the public interest. As of August 2023, no market investigation has been initiated into the water sector.

Regulatory Developments

PR24: Changes to Price Limits

In PR24, Ofwat further evolved the PR19 regulatory framework. Specific changes made at PR24 include:

- further standardisation of performance commitments, with far fewer bespoke measures being set for companies;
- an extensive PCD framework, whereby expenditure allowances are clawed back for certain schemes, if outputs are not delivered on time;
- a host of uncertainty mechanisms, including greater use of notified items, and project-specific mechanisms;
- a differentiated set of cost sharing rates depending on the types of costs being incurred;
- the use of aggregate sharing mechanisms – one for overall cost performance, and one for outcome delivery incentives; and
- indexation of revenues by CPIH rather than RPI and a transition to indexing the regulatory capital value by CPIH. For AMP8 the RCV is indexed by CPIH.

Regulated Companies are also, in particular, required to: (a) explain in business plans how dividend policies in 2020-25 take account of how companies deliver for customers over the price control period; and (b) set out transparently in business plans for customers and wider society, how performance related executive pay will reward stretching delivery for customers.

The Retail Exit Code Consultation

In March 2018, Ofwat released a consultation titled "*Retail Exit Code: Price protections beyond March 2020*". The Retail Exit Code, which became effective in April 2017, sets out requirements for price and non-price terms in the default tariffs offered to non-household water and sewerage customers in England that have not yet engaged with the recently opened retail market. The price requirements are linked to PR16 which is due to expire at the end of March 2020. Ofwat identified four options going forwards: (i) removal of price protections; (ii) specifying only that prices must be reasonable and non-discriminatory; (iii) maintaining a control based on PR16, possibly with some adjustments; or (iv) setting up a price control based on a new underlying model. In December 2018, Ofwat published a further consultation on price protections beyond March 2020, together with a consultation on the requirements in relation to non-price terms in the Retail Exit Code. Ofwat issued its decision on price protections in July 2019, with its main themes being: (i) the prioritisation of protections for customers; (ii) the support of the market where it is best able to flourish; (iii) working with industry to resolve market frictions; and (iv) another planned review of protections in the medium term (i.e. in two to three years). Simultaneously, Ofwat issues its decision on non-price protections, which introduced a "no worse off" principle into the Retail Exit Code to avoid non-voluntary changes being made to customers' non-price terms. The latest version of the Retail Exit Code (version 6) was published on 10 March 2022.

Regulatory Accounting Guidelines

In April 2023, Ofwat published an updated set of Regulatory Accounting Guidelines that water and wastewater and water-only companies in England and Wales must follow in preparing their annual performance reports. In April 2024, Ofwat published guidelines for the table definitions in the annual performance report. The annual performance reports show both operational and financial information that companies are required to publish about their regulated activities. This is in addition to any statutory accounts required in the UK under the Companies Act 2006.

Bulk Supply and Discharge Pricing

In its November 2017 paper "*New connections charges rules from April 2020 – England: Decision Document*", Ofwat set out a new approach to:

- requisition charges (where Regulated Companies lay new infrastructure at developers' request);
- asset payments (where Regulated Companies pay for water mains laid by a developer);
- charges for new infrastructure laid by Regulated Companies to enable new inset appointees to take a bulk supply from, or make a bulk discharge to, an incumbent Regulated Company;
- payments for new infrastructure laid by new inset appointees to enable them to take a bulk supply from, or make a bulk discharge to, an incumbent Regulated Company; and

  infrastructure charges (which are a one-off charge levied by Regulated Companies each time premises are connected to the water or sewerage network).

In order to provide a "level playing field" between Regulated Companies, developers and new inset appointees, Ofwat will (as soon as primary legislation allows) set out rules whereby:

- deductions from the standard infrastructure charge will replace asset payments and payments for infrastructure laid by new inset appointees; and
- additions to the standard infrastructure charge will replace requisition charges and charges for infrastructure laid by Regulated Companies to facilitate new inset appointments.

These arrangements, which were confirmed in Ofwat's July 2019 decision document "*Charging rules for new connections and new developments for English companies from April*" were implemented from April 2020. Their effect is to spread the current proportion of the overall cost of infrastructure

for new development among all developers whomever they choose to deal with, whether Regulated Companies, new inset appointees, or self-lay providers. Ofwat's intention is to boost the market for self-lay and new inset appointees.

In July 2020, Ofwat consulted on its approach to regulating bulk charges paid by new appointees. Following consultation, it published further guidance in January 2021 "Bulk charges for new appointees – conclusions on revising our guidance" which set out its approach to determining bulk charges in the case of a determination and the expected behaviours of larger water companies.

Updated Guidance on Trading and Procurement Codes

In May 2018, Ofwat released its guidance on trading and procurement codes titled "*Trading and procurement codes – guidance on requirements and principles*". This guidance covers the requirements and principles that must be addressed in trading and procurement codes for water companies to claim water trading incentives for new trades. Ofwat has revised its guidance to reflect market developments and to provide greater clarity on the requirements for claiming incentives for new trades from 2020 to 2025. Ofwat has streamlined the approval process for new codes, which will now involve a four-week public consultation and, if no comments are received, automatic approval. Ofwat may conduct an annual review of approved codes and provide further guidance to companies by the end of June each year. In June 2023, an updated version of the guidance was published, which contains some minor updates to reflect Ofwat's decision to maintain the water trading incentive in its current form for PR24, as outlined in Appendix 2 of the PR24 Final Methodology.

Potential Changes to the Strategy for Regulation

In July 2019, Ofwat released a consultation titled *"Ofwat's emerging strategy: driving transformational innovation in the sector"*. Ofwat is seeking to use innovation as a key tool to meet many of the strategic challenges in a cost-effective and sustainable way. Ofwat has sought comments on ways through which innovation can be encouraged in the sector. Some of the proposals include provision of additional financial support, including using certain means of funding to reward successful innovation roll-outs; the use of other potential industry activities to encourage innovation, like the introduction of a sector-wide joint innovation strategy; as well as ways that Ofwat, could itself further encourage innovation in the sector, such as by changing the way it engages with regulated entities and other stakeholders. In December 2019, Ofwat announced its final decisions on the package on innovation interventions for the period 2020-25. These included the introduction of an innovation competition, through which up to £200 million of additional funding was made available. Ofwat will extend its Innovation Fund to provide at least £300 million to support further sector-changing ideas and ways of working at PR24.

Licence Fees for Water Companies and WSSL Licences

Under standard conditions, appointed water companies and WSSL licensees are required to pay licence fees to Ofwat, the Consumer Council for Water (the "**CCW**") and the CMA. The costs of Ofwat and the CCW in relation to the business retail market are shared between WSSL licensees and appointed water companies.

In March 2019, Ofwat published a decision on its proposed changes, confirming that it will: (i) introduce licence fees for WSSL licensees limited to self-supply, to recover a contribution towards the costs of Ofwat (but not the CCW) on the same basis as for other WSSL licensees (Ofwat will use the same methodology that is currently used to calculate annual licence fees of other WSSL licensees after excluding CCW's relevant costs); and (ii) change the approach to allocating CCW's costs in relation to the business retail market between appointed water companies and WSSL licensees to enable the percentage split of costs for 2019 to 2020 and subsequent financial years to be adjusted year-on-year to reflect the nature of, and number of, complaints CCW has received. In April 2019, Ofwat published an information notice setting out how, when determining the level of licence fees, it

will where necessary allocate costs between companies holding appointments as appointed water companies WSSL licensees (replacing a previous information notice of June 2018 on the same).

Water trading arrangements

The regulatory regime allows for a water company responsible for supplying water in an area buys it from a third-party provider rather than developing its own water resources. Trades could be for raw or treated water. In June 2023, Ofwat published the final guidance on the requirements and principles that must be addressed in trading and procurement codes for water companies to claim water trading incentives for new trades. There are twelve principles the most important of which include: non-discriminatory procurement by importers; economic purchasing by importers; use of competitive processes by importers and transparency in the agreement.

The Cunliffe Review

On 21 July 2025 Sir Jon Cunliffe published his final report of the Independent Commission into the water sector and its regulation. The report includes a total of 88 recommendations for the reform of the water sector in England and Wales. Key recommendations include:

- Consolidating Ofwat and merging its functions (plus those of the EA (in part), DWI and Natural England) into a unified "super-regulator";
- Mandating the issue of compulsory smart water meters;
- Launching a real-time sewage spills map with automatic reporting and naming of offending companies;
- Establishing an independent Water Ombudsman with legal authority to recoup compensation for service failures;
- Creating 8 regional river-basin-based water system planners in England, incorporating citizen and community representation;
- Publishing a National Water Strategy setting long-term objectives, measurable targets, funding needs and timelines;
- Building a stronger supervisory arm within the regulator that assesses company-specific financial resilience, intervenes in ownership changes and which can compel equity raising if required;
- Requiring forward-looking, formal resilience assessments and health reporting on water assets;
- Evaluating governance and business model reforms to ensure water companies act in the public, not solely, private interest;
- Modernising environmental monitoring and enforcement through the use of digital tools.

The UK Government has already committed to implementing five of the core reforms, including the consolidation of Ofwat and merging of its functions (plus those of the EA (in part), DWI and Natural England) into a unified "super-regulator", delivering sewage incident transparency and setting up regional planners. Broader areas including smart metering, legislation, strategy and investment frameworks are under active development with a White Paper expected in the Winter of 2025. The implementation and impact of the reforms is uncertain and SWS will monitor the progress of these reforms

Customers' Interests

General

Ofwat is responsible for protecting the interests of customers. It monitors the performance and level of service of Regulated Companies and the implementation of a "guaranteed standards" scheme in respect of customer care.

Consumer Council for Water

The Water Act 2003 introduced a new independent consumer council for water consumers (known as "**CC Water**") whose role is to provide information of use to consumers and to promote the interests of all water consumers. CC Water, which came into being on 1 October 2005, replaced WaterVoice, which had previously fulfilled a similar role. CC Water operates through two regional committees, one for England and one for Wales, and a Board which comprises the two committee chairs, a CEO and six independent members. The Water Act 2014 gave CC Water some addition responsibilities, which involve being consulted on developments in relation to the non-household retail market.

Guaranteed Standards Scheme ("GSS")

The GSS is underpinned by regulations made under sections 38(2) to (4), 95(2) to (4) and section 213 of the WIA, which prescribe minimum levels of service in matters such as the keeping of appointments with customers, dealing with enquiries and complaints from customers, giving notice of interruption of supply, installation of meters and dealing with flooding from sewers.

If a Regulated Company does not meet any of the prescribed standards, the customer is entitled to compensation, normally in the region of £20 for domestic customers and £20 or £50 for business customers (although, in the case of sewer flooding, it can be up to £1,000) within 10 working days of the incident. The availability of such compensation is in addition to the availability of any other remedy the customer may have.

The Water Act 2014 extends guaranteed service standards (minimum service standards and payments for service failures) for household and non-household customers to all licensees operating in the retail market. They are periodically updated, the latest of which was introduced in April 2020. The changes predominantly relate to updating compensation for interruptions to water supply.

SWS has reviewed its policy, procedures and monitoring in relation to appointments, with a focus on identifying past, current and future compliance with the GSS. This review provided confirmation that appointments were not made in full accordance with GSS in the financial years ending 31 March 2015 to 31 March 2020. The processing of GSS payments to all affected customers has now completed and improvements have been implemented to ensure ongoing compliance.

Abstraction Incentive Mechanism

In April 2016, Ofwat began to apply an Abstraction Incentive Mechanism ("**AIM**"), which is targeted at limiting the levels of abstraction at low flows from sites that are considered potentially environmentally sensitive. The purpose of the AIM is to improve resilience of water supply and ensure it is provided in a sustainable manner. For AMP7 SWS has one designated AIM scheme in relation to the River Itchen. This AIM scheme is reflected in a performance commitment which has financial rewards and penalties attached to it.

Code for Adoption Agreements

In its "Code for Adoption Agreements" of November 2017, Ofwat required Regulated Companies operating mainly in England to agree, in consultation with developers and self-lay providers, a standard set of arrangements for adopting water and sewerage infrastructure laid by developers. Regulated Companies are expected to follow the guidance and model adoption agreement under the Code, except in certain circumstances. The new codes for Water and Sewerage adoptions went live in January 2021. Among the detail of this Code was a requirement for Regulated Companies to

provide “redress” for failing to meet certain standards in the self-lay process. A number of Regulated Companies have offered fixed payments as redress for failure to meet minimum service levels.

CHAPTER 7
SUMMARY OF THE FINANCING AGREEMENTS

Please note that any references to Wrapped Bonds in this overview are for informational purposes only. For the avoidance of doubt, the Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus.

For the avoidance of doubt, the Issuer shall not issue any Class B Bonds pursuant to this Prospectus.

On 30 September 2022, SWSFL was substituted as issuer under the Programme for SW (Finance) I PLC (the "Substitution"). As a result of the Substitution, certain conforming amendments have been made to the summary of the financing arrangements below. While the summary of the financing arrangements below reflects the Finance Documents, the exact terms of the Finance Documents may be different and the Finance Documents should therefore be construed pursuant to the Substitution.

As at the date of this Prospectus, a Trigger Event in relation to SWS's Conformed Class A Adjusted ICR and Conformed Class A Average Adjusted ICR has occurred and is continuing.

As at the date of this Prospectus, a Trigger Event in relation to SWS's credit rating requirements has occurred and is continuing.

The Bondholders and other Secured Creditors are reminded that the provisions of the Finance Documents govern and apply, not the summary terms set out below, which are for disclosure purposes only.

A copy of each Finance Document is available for inspection during normal business hours at the specified offices of the Bond Trustee and the Principal Paying Agent (in the case of Bearer Bonds) or the specified offices of the Transfer Agents and the Registrar (in the case of registered Bonds).

Security Trust and Intercreditor Deed

General

The intercreditor arrangements in respect of the SWS Financing Group (the "**Intercreditor Arrangements**") are contained in the STID and the CTA. The Intercreditor Arrangements bind each of the Secured Creditors and each of the Obligors.

The Secured Creditors include the Class A Debt Providers and the Class B Debt Providers. Any new Authorised Credit Provider (or in respect of Bondholders, the Bond Trustee) will be required to accede to the STID and the CTA as a Class A Debt Provider, a Class B Debt Provider or a provider of Subordinated Debt.

Unsecured creditors are not and will not become parties to the Intercreditor Arrangements and, although ranking behind the Secured Creditors in an administration or other enforcement, will have unfettered, independent rights of action in respect of their debts. However, the aggregate amount of unsecured Financial Indebtedness is restricted under the Common Terms Agreement.

The purpose of the Intercreditor Arrangements is to regulate, among other things: (i) the claims of the Secured Creditors; (ii) the exercise, acceleration and enforcement of rights by the Secured Creditors; (iii) the rights of the Secured Creditors to instruct the Security Trustee; (iv) the rights of the Secured Creditors during a Standstill Period (see "*Standstill*" below); (v) the Entrenched Rights and the Reserved Matters of the Secured Creditors; and (vi) the giving of consents and waivers and the making of modifications to the Finance Documents.

The Intercreditor Arrangements provide for the ranking in point of payment of the claims of the Secured Creditors and for the subordination of all claims among the SWS Financing Group (other

than claims in respect of the Issuer/SWS Loan Agreements funded through the raising of Class A Debt, Class B Debt and Mezzanine Debt).

Undertakings of Secured Creditors

Pursuant to the terms of the STID, each Secured Creditor (other than the Security Trustee) undertakes that it will not, except as expressly contemplated in the CTA, unless the Majority Creditors or, where applicable, the Super-Majority Creditors otherwise agree:

(a) permit or require any Obligor to discharge any of the Secured Liabilities owed to it, save to the extent permitted by the STID, including: (i) the Payment Priorities; and (ii) in the case of the Mezzanine Debt and prepayments of other Financial Indebtedness (other than out of the proceeds of Permitted Financial Indebtedness) the Restricted Payment Condition;

(b) permit or require any Obligor to pay, prepay, repay, redeem, purchase, early or voluntarily terminate or otherwise acquire any of the Secured Liabilities owed to it, save to the extent permitted by the CTA or the STID including pursuant to a Permitted Lease Termination or a Permitted Hedge Termination, pursuant to a provision for prepayment upon illegality or, in the case of Mezzanine Debt and prepayments of other Financial Indebtedness (other than out of the proceeds of Permitted Financial Indebtedness), if the Restricted Payment Condition is satisfied;

(c) take, accept or receive the benefit of any Security Interest, guarantee, indemnity or other assurance against financial loss from any of the Obligors in respect of any of the Secured Liabilities owed to it, except the Security and the Financial Guarantees or pursuant to the terms of the Finance Documents;

(d) take or receive from any of the Obligors by cash receipt, set-off, any right of combination of accounts or in any other manner whatsoever (other than set-off in relation to amounts in the Operating Accounts which are owed to the Account Bank or in relation to Standby Drawings owed to a Liquidity Facility Provider under a Liquidity Facility Agreement), the whole or any part of the Secured Liabilities owed to it, save to the extent permitted by the CTA or the STID; or

(e) except as described in "*Modifications, Consents and Waivers*" below, agree to any modification to, or consent or waiver under or in respect of, any term of any Finance Document to which it is a party.

Undertakings of Obligors

Pursuant to the terms of the STID, each Obligor undertakes that it will not, unless the Majority Creditors or, where applicable, the Super-Majority Creditors otherwise agree:

(i) discharge any of the Secured Liabilities owed by it, save to the extent contemplated in paragraph (a) of "*Undertakings of Secured Creditors*" above;

(ii) pay, prepay, repay, redeem, purchase, early or voluntarily terminate or otherwise acquire any of the Secured Liabilities owed by it, save to the extent contemplated in paragraph (b) of "*Undertakings of Secured Creditors*" above;

(iii) create or permit to subsist any Security Interest over any of its assets for, or any guarantee, indemnity or other assurance against financial loss in respect of, any of the Secured Liabilities owed by it, except the Security and the Financial Guarantees or pursuant to the terms of the Finance Documents;

(iv) (except as referred to in paragraph (d) of "*Undertakings of Secured Creditors*" above) discharge any of the Secured Liabilities by cash payment, set-off, any right of combination of accounts or in any other manner whatsoever, save to the extent permitted by the CTA or the STID;

(v) without the consent of the Security Trustee or, where applicable, each relevant Secured Creditor (as described in "*Modifications, Consents and Waivers*" below), agree to any modification to, or consent or waiver under or in respect of, any term of any Finance Document to which it is a party; or

(vi) take or omit to take any action whereby any subordination contemplated by the STID may be impaired.

Ranking of Secured Liabilities

The underlying principle of the Intercreditor Arrangements is that at all times the Class A Debt ranks in point of payment prior to any payment in respect of the Class B Debt (including in each case both prior to and during any Standstill Period, after acceleration of the Secured Liabilities and upon any enforcement of the Security), see Chapter 3 "*Risk Factors*" under "*Classes of Bonds*" for further details. Prior to a Standstill Period, payment dates for Class A Debt and Class B Debt may fall on different dates.

Modifications, Consents and Waivers

Subject to the Entrenched Rights and Reserved Matters (see "*Entrenched Rights and Reserved Matters*" below), the Security Trustee shall only agree to any modification of or grant any consent or waiver under the Finance Documents or (subject to restrictions during a Standstill Period) take Enforcement Action with the consent of or if so instructed by the Majority Creditors or, in certain cases, Super-Majority Creditors. Not all proposals which require the consent of the Majority Creditors or, as the case may be, Super-Majority Creditors will be sent to all Secured Creditors (or their Secured Creditor Representatives, as the case may be).

Subject to the Entrenched Rights and Reserved Matters (see "*Entrenched Rights and Reserved Matters*" below), the Security Trustee shall, without the consent or sanction of any Secured Creditors other than the Secured Creditors (other than the Security Trustee) which are party to an Authorised Credit Facility or Finance Lease (as applicable) (a "**Contracting Secured Creditor**") under a particular Authorised Credit Facility or Finance Lease, concur with the Issuer or SWS in making any amendment or modification, or granting any waiver or consent in respect of such Authorised Credit Facility or Finance Lease; provided that such amendment does not prejudice the rights of the Secured Creditors (other than the Contracting Secured Creditors under the relevant Authorised Credit Facility or Finance Lease) and provided further that an authorised signatory of SWS provides a "Permitted Non-Core Document Amendment" certificate.

Subject to the Entrenched Rights and Reserved Matters (see "*Entrenched Rights and Reserved Matters*" below), the Security Trustee may make modifications to the Finance Documents without the consent of any other Secured Creditor if such modifications are to correct manifest errors or are of a formal, minor or technical nature.

Class A Debt Instructing Group

Both prior to and during any Standstill Period, after acceleration of the Secured Liabilities and upon any enforcement of the Security prior to repayment in full of the Class A Debt, only the Qualifying Class A Debt Providers are eligible to exercise the rights of the Majority Creditors and, where appropriate, Super-Majority Creditors. Decisions of the Majority Creditors and, where applicable, Super-Majority Creditors will bind all of the Secured Creditors in all circumstances, save for certain Entrenched Rights and Reserved Matters that are fundamental to particular Secured Creditors (see "*Entrenched Rights and Reserved Matters*" below).

The Qualifying Class A Debt Providers will exercise their rights through the following representatives which will together be entitled to vote on certain proposals as part of the "**Class A Debt Instructing Group**" or the "**Class A DIG**". The Class A DIG is comprised of the following representatives (each, a "**Class A DIG Representative**"):

(a) in respect of each Sub-Class of Class A Wrapped Bonds or other Class A Wrapped Debt (if no FG Event of Default has occurred and is continuing in respect of the relevant Financial Guarantor), such Financial Guarantor;

(b) in respect of each Sub-Class of Class A Wrapped Bonds (after an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Class A Wrapped Bonds) and each Sub-Class of Class A Unwrapped Bonds, the Bond Trustee;

(c) in respect of the Existing RCF Agreement, the Existing RCF Agent, in respect of the Initial Artesian Term Facility, Artesian II and, in respect of the Second Artesian Term Facility, Financial Security Assurance (U.K.) Limited; and

(d) in respect of any other Secured Liabilities of the type referred to in paragraphs (a) to (c) above (excluding liabilities in respect of any Hedging Agreements or Liquidity Facilities) or (with the approval of the Majority Creditors) other types of Secured Liabilities that rank *pari passu* with all other Class A Debt, the relevant representative appointed under the terms of the relevant Finance Document and named in the STID or the relevant Accession Memorandum to the STID and the CTA as the Class A DIG Representative.

Each Class A DIG Representative is required to provide an indemnity to the Security Trustee each time it votes as part of the Class A DIG irrespective of whether it is a Majority Creditor.

Unless a Default Situation has occurred and is continuing and no Emergency Instruction Notice has been served (see "*Emergency Instruction Procedure*" below), the Bond Trustee shall not be entitled to convene a meeting of holders of any Series, Class or Sub-Class of Bonds to consider any proposal to be voted on by the Class A DIG except where such proposal is the subject of an Entrenched Right or a Reserved Matter in respect of such Series, Class or Sub-Class.

Decisions of the Majority Creditors and, where appropriate, Super-Majority Creditors will be determined by votes on a pound-for-pound basis (based on the Outstanding Principal Amount of the Qualifying Class A Debt voted by the Class A DIG Representatives). Subject to Entrenched Rights and Reserved Matters, the Security Trustee will be entitled to act on the instructions of the Majority Creditors or, as the case may be, Super-Majority Creditors of those Class A DIG Representatives which have actually voted by the specified date for voting, which date must be not less than 10 business days (or in certain circumstances five business days) after the date the STID Directions Request is deemed to be given (or, where the Bond Trustee is a DIG Representative and a Default Situation is continuing (subject to the Emergency Instruction Procedure – see "*Emergency Instruction Procedure*" below), such later date (not later than two months after such date) as is requested of the Security Trustee by the Bond Trustee should the Bond Trustee consider it necessary to convene a meeting of any one or more Series, Class or Sub-Class of Bondholders to seek directions) or, if earlier, as soon as Class A DIG Representatives in respect of more than 50 per cent. (or 66⅔ per cent. for Super-Majority Creditor decisions) of the Qualifying Class A Debt have voted in favour of the relevant proposal.

Class B Debt Instructing Group

Following repayment in full of the Class A Debt, the Qualifying Class B Debt Providers will be eligible to exercise the rights of the Majority Creditors and, where appropriate, Super-Majority Creditors. After repayment in full of the Class A Debt, decisions of such Majority Creditors or, as the case may be, Super-Majority Creditors will bind all of the Secured Creditors in all circumstances, save for certain Entrenched Rights and Reserved Matters that are fundamental to particular Secured Creditors. See "*Entrenched Rights and Reserved Matters*" below.

The Qualifying Class B Debt Providers will exercise their rights through a group of representatives which will together be entitled to vote on certain proposals as part of the "**Class B Debt Instructing Group**" or the "**Class B DIG**". The Class B DIG will be comprised of the following representatives (each, a "**Class B DIG Representative**"):

(a) in respect of each Sub-Class of Class B Wrapped Bonds (if no FG Event of Default has occurred and is continuing in respect of the relevant Financial Guarantor), such Financial Guarantor;

(b) in respect of each Sub-Class of Class B Wrapped Bonds (after an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Class B Wrapped Bonds) and each Sub-Class of Class B Unwrapped Bonds, the Bond Trustee; and

(c) in respect of any other Secured Liabilities of the type referred to in paragraphs (a) and (c) above (excluding liabilities in respect of any Currency Hedging Agreements in relation to Class B Debt) or (with the approval of the Majority Creditors) other types of Secured Liabilities that rank *pari passu* with all other Class B Debt, the relevant representative appointed under the terms of the relevant Finance Document and named in the relevant Accession Memorandum to the STID as the Class B DIG Representative.

Each Class B DIG Representative is required to provide an indemnity to the Security Trustee each time it votes as part of the Class B DIG irrespective of whether it is a Majority Creditor.

Unless a Default Situation has occurred and no Emergency Instruction Notice has been served (see "*Emergency Instruction Procedure*" below) and is continuing, the Bond Trustee is not entitled to convene a meeting of holders of any Series, Class or Sub-Class of Bonds to consider any proposal to be voted on by the Class B DIG except where such proposal is the subject of an Entrenched Right or a Reserved Matter in respect of such Series, Class or Sub-Class.

Decisions of the Majority Creditors and, where appropriate, Super-Majority Creditors will be determined by votes on a pound-for-pound basis (based on the Outstanding Principal Amount of the Qualifying Class B Debt voted by the Class B DIG Representatives). Subject to Entrenched Rights and Reserved Matters, the Security Trustee will be entitled to act on the instructions of the Majority Creditors or, as the case may be, Super-Majority Creditors of those Class B DIG Representatives which have actually voted by the specified date for voting, which date must be not less than 10 business days (or in certain circumstances five business days) after the date the STID Directions Request is deemed to be given (or, where the Bond Trustee is a DIG Representative and a Default Situation is continuing (subject to the Emergency Instruction Procedure – see "*Emergency Instruction Procedure*" below), such later date (not later than two months after such date) as is requested of the Security Trustee by the Bond Trustee should the Bond Trustee consider it necessary to convene a meeting of any one or more Series, Class or Sub-Class of Bondholders to seek directions) or, if earlier, as soon as Class B DIG Representatives in respect of more than 50 per cent. (or 66⅔ per cent. for Super-Majority Creditor decisions) of the Qualifying Class B Debt have voted in favour of the relevant proposal.

Voting by the Bond Trustee as DIG Representative of the Bondholders

Where the Bond Trustee acts as the DIG Representative of some or all of the Wrapped Bondholders (following the occurrence of an FG Event of Default which is continuing in respect of the relevant Financial Guarantor of those Wrapped Bonds) and/or the Unwrapped Bondholders, the Bond Trustee may, both prior to a Default Situation and/or while a Default Situation is continuing, in its absolute discretion, vote on a STID Proposal or a DIG Proposal (without reference to any Bondholders) in respect of the aggregate Outstanding Principal Amount of some or all of such Sub-Classes of Bonds, but shall not, prior to a Default Situation, be entitled to convene a meeting of any Series, Class or Sub-Class of Bondholders to seek directions (except in respect of an Entrenched Right or Reserved Matter of such Series, Class or Sub-Class of Bondholders).

Additionally, while a Default Situation is continuing, where the Bond Trustee acts as the DIG Representative in respect of Bonds, the Bond Trustee shall not be entitled to convene a meeting of the Bondholders to direct the Security Trustee in accordance with an extraordinary resolution of the

relevant Sub-Class of Bonds after the presentation of a valid Emergency Instruction Notice pursuant to the terms of the STID. See "*Emergency Instruction Procedure*" below.

Emergency Instruction Procedure

While a Default Situation is subsisting, certain decisions and instructions may be required in a timeframe which does not allow the Bond Trustee to convene Bondholder meetings. To cater for such circumstances, the Intercreditor Arrangements provide for an emergency instruction procedure (the "**Emergency Instruction Procedure**") which is subject to Entrenched Rights and Reserved Matters. The Security Trustee will be required to act upon instructions contained in an emergency instruction notice (an "**Emergency Instruction Notice**"). An Emergency Instruction Notice must be signed by DIG Representatives (the "**EIN Signatories**") representing 66⅔ per cent. or more of the aggregate Outstanding Principal Amount of the Qualifying Class A Debt (or following the repayment in full of the Class A Debt, the Qualifying Class B Debt) after excluding the proportion of Qualifying Debt in respect of which the Bond Trustee is the DIG Representative and in respect of which the Bond Trustee in its absolute discretion has not voted. The Emergency Instruction Notice must specify the emergency action which the Security Trustee is being instructed to take and must certify that in the EIN Signatories' reasonable opinion, unless such action is taken within the timeframe specified in the Emergency Instruction Notice, the interests of the EIN Signatories would be materially prejudiced.

Hedge Counterparties

Each Hedge Counterparty is or will be a Secured Creditor party to the STID and the CTA and each Hedging Agreement to hedge the currency of any Class A Debt or to hedge interest rates constitutes or will constitute Class A Debt or, if entered into to hedge the currency of any Class B Debt, Class B Debt.

The Hedge Counterparties will not form part of the Class A DIG or, in the case of any Currency Hedging Agreement in relation to Class B Debt, the Class B DIG. However, except in relation to certain amounts payable by the Issuer under any Currency Hedging Agreement in relation to Class B Debt, all fees, interest and principal payable by the Issuer to the Hedge Counterparties will rank in the Payment Priorities senior to or *pari passu* with interest or principal payments on the Class A Bonds. See "*Cash Management*" and "*Hedging Agreements*" below.

Liquidity Facility Providers

Each Liquidity Facility Provider is or will be a Secured Creditor party to the STID and the CTA and each Liquidity Facility Agreement constitutes or will constitute Class A Debt.

The Liquidity Facility Providers will not form part of the Class A DIG. However, fees, interest and principal of the Liquidity Facility Providers will rank in the Payment Priorities senior to interest and principal payments on the Class A Bonds. See "*Cash Management*" and "*The Liquidity Facilities*" below.

Finance Lessors

Each Finance Lessor will be a Secured Creditor party to the STID and all amounts arising under the Finance Leases will constitute Class A Debt.

Amounts due and payable under the Finance Leases are dealt with in "*Cash Management*" below.

Standstill

The STID provides for an automatic standstill of the claims of the Secured Creditors against SWS and the Issuer (the "**Standstill**") immediately following notification to the Security Trustee of an Event of Default (other than an Event of Default under any Hedging Agreement with respect to a Hedge Counterparty under such Hedging Agreement) and for so long as any Class A Debt and/or Class B Debt is outstanding.

The Standstill is designed to reduce or postpone the likelihood of a Special Administration Order being made against SWS on the grounds of its insolvency or otherwise. Although not binding on unsecured and trade creditors and hence potentially giving such unsecured and trade creditors a position of greater strength upon an Event of Default, it is intended to enable SWS to continue as a going concern and to allow time for the financial condition of SWS to be restored.

During the Standstill Period:

(a) none of the Secured Creditors will be entitled to give any instructions to the Security Trustee to take any Enforcement Action (but without prejudice to the ability of the Secured Creditors to demand payment) in relation to the Security granted by the Issuer or SWS;

(b) the Security granted by SWSGH and SWSH may be enforced at any time by the Security Trustee at the direction of the Majority Creditors except in the case of a Standstill Period which has commenced as a result of the occurrence of the Event of Default pursuant to a rating downgrade of the Bonds (no other Event of Default having occurred and being outstanding), in which case such Security may only be enforced at any time following the date which is three months from the date of commencement of the Standstill Period provided that such Event of Default is continuing at such time;

(c) save as provided in paragraphs (a) and (b) above, no Enforcement Action may be taken by any Secured Creditor; and

(d) any monies received by SWS or the Issuer will be applied in accordance with the cash management provisions contained in the CTA (see "*Cash Management*" below) and in accordance with the Payments Priorities (see "*Cash Management – Debt Service Payment Account*" below).

Notwithstanding the Standstill, the Secured Creditors will be entitled to accelerate their claims to the extent required to apply proceeds of enforcement of the Share Pledges provided by SWSH and SWSGH under the Security Documents.

The period of the Standstill in respect of any Event of Default relating to SWS and/or the Issuer (the "**Standstill Period**") will be 18 months unless the Standstill Period is extended beyond 18 months (see "*Standstill Extension*" below) or any of the following occur prior to the expiry of the relevant Standstill Period:

(a) an order is made for the Special Administration of SWS or any steps are taken to commence insolvency proceedings against the Issuer or SWS other than proceedings that are commenced by the Security Trustee;

(b) (during the first 18 months of the Standstill Period) Class A DIG Representatives in respect of 66⅔ per cent. or more of the aggregate Outstanding Principal Amount of the Qualifying Class A Debt or (following the repayment in full of the Class A Debt) Class B DIG Representatives in respect of 66⅔ per cent. or more of the aggregate Outstanding Principal Amount of the Qualifying Class B Debt vote to terminate the Standstill Period and (after the first 18 months) the date on which the Standstill Period terminates (see "*Standstill Extension*" below);

(c) the waiver or remedy of the relevant Event of Default giving rise to the Standstill Period; or

(d) the Security Trustee notifies SWS and each Secured Creditor (or its DIG Representative) that notice by any Secured Creditor of the occurrence of the relevant Event of Default has been revoked.

The occurrence of a Standstill will not of itself prevent the Issuer drawing under the Liquidity Facilities.

Upon termination of a Standstill Period (except by virtue of the matters referred to in paragraphs (c) and (d) above), each Secured Creditor will be entitled to exercise all rights which may be available to it under any Finance Document to which it is a party (other than any Security Document) including directing the Security Trustee to take Enforcement Action.

Standstill Extension

The Standstill Period shall automatically be extended beyond 18 months:

(a) for a further 120 days unless Class A DIG Representatives in respect of 50 per cent. or more of the aggregate Outstanding Principal Amount of Qualifying Class A Debt vote at any time prior to or during such further 120 days to terminate the Standstill Period;

(b) following the period referred to in paragraph (a) above, for a further 60 days unless Class A DIG Representatives in respect of 33 per cent. or more of the aggregate Outstanding Principal Amount of Qualifying Class A Debt vote at any time prior to or during such further 60 days to terminate the Standstill Period; and

(c) following the period referred to in paragraph (b) above, for successive periods each of 60 days unless Class A DIG Representatives in respect of 10 per cent. or more of the aggregate Outstanding Principal Amount of Qualifying Class A Debt vote at any time prior to or during such further 60 days to terminate the Standstill Period and a vote shall be taken of the relevant Class A DIG Representatives on the expiry of each subsequent period of 60 days for so long as the Standstill Period continues as to whether the Standstill Period should continue for a further period of 60 days.

The Bond Trustee shall not form part of the Class A DIG in respect of any vote to terminate the Standstill Period, unless directed or requested to vote in such manner: (i) by an Extraordinary Resolution of the relevant Sub-Class of Class A Wrapped Bonds (following the occurrence of an FG Event of Default which is continuing in respect of the relevant Financial Guarantor of such Sub-Class of Class A Wrapped Bonds) or Class A Unwrapped Bonds; or (ii) in writing by Bondholders holding not less than 25 per cent. of the Outstanding Principal Amount of the relevant Sub-Class of Class A Bonds.

When the Class A Debt has been fully repaid, the rights to terminate the Standstill Period as described above shall be vested in the Class B DIG Representatives.

The period of Standstill in respect of any Event of Default other than an Event of Default relating to SWS and/or the Issuer will terminate upon the earlier of: (a) the date of the waiver or remedy of the relevant Event of Default giving rise to the Standstill Period; and (b) the date on which the Security Trustee notifies SWS and each Secured Creditor (or its DIG Representative) that notice by any Secured Creditor of the occurrence of the relevant Event of Default has been revoked.

Enforcement

Following an Event of Default and for so long as it is continuing, the Majority Creditors may direct the Security Trustee to enforce the Security created by SWSGH and SWSH; following the termination of a Standstill Period (except under paragraph (c) or (d) of "*Standstill*" above), the Majority Creditors may direct the Security Trustee to enforce the Security created by SWS and the Issuer.

Subject to certain matters and to certain exceptions, following an enforcement, any proceeds of enforcement or other monies held by the Security Trustee under the STID (excluding monies credited to the Excluded Accounts) will be applied by the Security Trustee in accordance with the Payment Priorities (see "*Debt Service Payment Account*" below).

The holders of the SWS Preference Shares and the Mezzanine Facility Providers are subject to certain call option arrangements under which they will be required (subject to certain conditions) to sell their SWS Preference Shares or, as the case may be, their Mezzanine Debt in the event that the Security Trustee or any receiver appointed by it sells the ordinary shares in SWSH or SWS following the

enforcement of the Security created by SWSGH or SWSH. In this event, the holders of the SWS Preference Shares will be required to sell their shares to the person that acquires the ordinary shares in SWSH or SWS on an enforcement of the Security created by SWSGH or SWSH (or to any nominee of such person) for a price to be determined in accordance with the SWS Preference Share Deed (see "*SWS Preference Shares*" below) and the Mezzanine Facility Providers will be required, if any of their Mezzanine Debt remains outstanding following the application of the proceeds of such enforcement of Security pursuant to the Payment Priorities, to sell their debt at its market value (likely to be a nominal amount). There is no Junior Mezzanine Debt outstanding.

Excluded Accounts

Although the Issuer has pursuant to the Security Agreement created first fixed charges over the Excluded Accounts in favour of the Security Trustee, the Security Documents provide that, on and following an Acceleration of Liabilities (other than a Permitted Lease Termination, Permitted Hedge Termination or Permitted Share Pledge Acceleration), all monies held in the Issuer's O&M Reserve Account and the Debt Service Reserve Account will be held by the Security Trustee on trust for the relevant Liquidity Facility Providers whose commitments have been drawn to fund the Issuer's O&M Reserve Account or, as the case may be, the Debt Service Reserve Account and in the proportions that their respective drawn amounts under the relevant O&M Reserve Facility Agreement or, as the case may be, DSR Liquidity Facility Agreement bear to the balance on the O&M Reserve Account or, as the case may be, the Debt Service Reserve Account.

Accession of Additional Secured Creditors

The STID requires that, to the extent that SWS and/or the Issuer wishes any Authorised Credit Provider (or, in respect of Bonds, its Secured Creditor Representative) or other person to obtain the benefit of the Security, such Authorised Credit Provider or other person (other than Bondholders) must sign an Accession Memorandum whereby it agrees to be bound by the terms of the STID and the CTA, including those provisions which prohibit individual Secured Creditors from taking action without the consent of the Majority Creditors or, where appropriate, the Super-Majority Creditors. The STID provides that on or before the relevant accession date, a proposed Additional Secured Creditor must deliver to the Security Trustee (among other things) a legal opinion as to: (i) due incorporation, capacity and authorisation of such Additional Secured Creditor and (ii) the binding effect of the STID, the Accession Memorandum and any Supplemental Deed on such proposed Additional Secured Creditor. This does not apply to any regulated financial or credit institution, who, in lieu of providing a legal opinion, is required to make representations and warranties covering: (i) the same matters as the legal opinion; and (ii) that it is a regulated entity. Holders of SWS Preference Shares who, by virtue of the terms of the SWS Preference Shares, become holders of Subordinated Debt upon the conversion of the SWS Preference Shares into Subordinated Debt may elect to accede to (or cause its trustee to accede to) the terms of the STID and the CTA as a Secured Creditor for the reasons described immediately above.

Activities of the Security Trustee

Subject to its Entrenched Rights and Reserved Matters and certain exceptions, the Security Trustee will only be required to take any action if instructed to do so by the Majority Creditors or, in particular cases, other specified parties and indemnified to its satisfaction.

Subject to certain exceptions, when granting any consent or waiver or exercising any power, trust, authority or discretion relating to or contained in the STID, the Finance Documents or any ancillary documents, the Security Trustee will act in accordance with its sole discretion (where granted such right) or as directed, requested or instructed by or subject to the agreement of the Majority Creditors or, where appropriate, the Super-Majority Creditors or, in particular cases, other specified parties and in accordance with the provisions of the STID.

Super-Majority Creditor Decisions

While most of the decisions relating to any waiver, consent or modification under or in respect of a Finance Document require the approval of the Majority Creditors (subject always to the Entrenched Rights and Reserved Matters of Secured Creditors), the STID provides that a limited number of decisions (relating to the ability of the Obligors to raise further Financial Indebtedness or create Security Interests) require the approval of the Super-Majority Creditors.

Entrenched Rights and Reserved Matters

Modifications, consents and waivers will be agreed by the Security Trustee, in accordance with votes of the Majority Creditors or, where appropriate, Super-Majority Creditors, subject to Entrenched Rights and Reserved Matters. Such modifications, consents and waivers will be binding on all of the Secured Creditors, subject to Entrenched Rights and Reserved Matters. No Entrenched Right or Reserved Matter will operate to override the provisions contained in the CTA which allow SWS (following a Periodic Review or as a result of any material change in the regulation of the water industry in the United Kingdom) to amend any financial ratio contained within the covenants, Trigger Events or Events of Default provided that each Financial Guarantor and the Security Trustee (acting on the instructions of the Majority Creditors) agree and the relevant ratings set out in the definition of Rating Requirement (in relation to the Class A Bonds) at the time of their issue have been affirmed by all Rating Agencies then rating the Class A Bonds.

Lists of Entrenched Rights and Reserved Matters are contained in "*Entrenched Rights*" and "*Reserved Matters*" below.

Entrenched Rights

Entrenched Rights are rights that cannot be modified or waived in accordance with the STID without the consent of the Secured Creditor having the Entrenched Right.

The Entrenched Rights of the Class A Debt Providers include, subject to certain provisions of the CTA including the right to amend financial ratios following a Periodic Review or as a result of a material change in the regulation of the water industry in the United Kingdom, any proposed modification to, or consent or waiver under or in respect of, the STID or any other Finance Document which:

(a) the relevant Class A Debt Provider (or, where applicable, its Secured Creditor Representative) has demonstrated to the satisfaction of the Security Trustee would increase or adversely modify its obligations or liabilities under or in connection with the STID or any other Finance Document;

(b) (i) would release any of the Security (unless equivalent replacement security is taken at the same time) unless such release is permitted in accordance with the terms of the STID and the relevant Security Document; or (ii) would alter the rights of priority of, or the enforcement by, the relevant Class A Debt Provider (or, where applicable, its Secured Creditor Representative) under the Security Documents other than as expressly contemplated therein;

(c) would change or would relate to the Payment Priorities;

(d) would change or would relate to the Entrenched Rights or the Reserved Matters or, where applicable, the relevant Class A Debt Provider's Entrenched Rights or Reserved Matters;

(e) would change or would relate to: (i) the definitions of "Class A DIG", "Class A DIG Representatives", "DIG Proposal", "DIG Directions Request", "Majority Creditors", "Restricted Payment", "Restricted Payment Condition", "Qualifying Class A Debt", "Super-Majority Creditors" or "Voted Qualifying Class A Debt"; (ii) those matters expressly requiring the consent, approval or agreement of, or directions or instructions from, or waiver by the Majority Creditors, Super-Majority Creditors or the Security Trustee; or (iii) the percentages

of aggregate Outstanding Principal Amount of Qualifying Class A Debt required to terminate a Standstill;

(f) would delay the date fixed for payment of principal, interest or Make-Whole Amount in respect of the relevant Class A Debt Provider's Class A Debt or of any fees or premia in respect thereof or would reduce the amount of principal, interest or Make-Whole Amount payable in respect of such Class A Debt or the amount of any fees or premia in respect thereof;

(g) would bring forward the date fixed for payment of principal, interest or Make-Whole Amount in respect of Class A Debt or Class B Debt or any fees or premia in respect thereof or would increase the amount of principal, interest or Make-Whole Amount payable on any date in respect of Class A Debt or Class B Debt or any fees or premia in respect thereof;

(h) would result in the exchange of the relevant Class A Debt Provider's Class A Debt for, or the conversion of such Class A Debt into, shares, bonds or other obligations of any other person;

(i) would change or would relate to the currency of payment due under the relevant Class A Debt Provider's Class A Debt (other than due to the United Kingdom joining the euro);

(j) (subject to paragraph (k) below) would change any Event of Default or any Trigger Event relating to financial ratios or credit rating downgrade;

(k) would relate to the waiver of the non-payment Event of Default in respect of any Obligor or Events of Default or Trigger Events relating to non-payment, credit rating downgrade or financial ratios or the making of Restricted Payments (see "Common Terms Agreement – Trigger Events" and "Events of Default" below);

(l) would change or would relate to the rights of the relevant Class A Debt Provider to receive any sums owing to it for its own account in respect of premia, fees, costs, charges, liabilities, Taxes, damages, proceedings, claims and demands in relation to any Finance Document to which it is a party (excluding, for the avoidance of doubt, the principal, interest or Make-Whole Amount payable to the relevant Class A Debt Provider); or

(m) would change or would relate to any existing obligation of an Obligor to gross up any payment in respect of the relevant Class A Debt Provider's Class A Debt in the event of the imposition of withholding taxes.

The Entrenched Rights of the Class B Debt Providers include, subject to certain provisions of the CTA including the right to amend financial ratios following a Periodic Review or as a result of a material change in the regulation of the water industry in the United Kingdom, any proposed modification to, or consent or waiver under or in respect of, the STID or any other Finance Document which:

(a) the relevant Class B Debt Provider (or, where applicable, its Secured Creditor Representative) has demonstrated to the satisfaction of the Security Trustee would increase or adversely modify its obligations or liabilities under or in connection with the STID or any other Finance Document;

(b) (i) would release any of the Security (unless equivalent replacement security is taken at the same time) unless such release is permitted in accordance with the terms of the STID and the relevant Security Document; or (ii) would alter the rights of priority of or the enforcement by the relevant Class B Debt Provider (or, where applicable, its Secured Creditor Representative) under the Security Documents other than as expressly contemplated therein;

(c) would change or would relate to the Payment Priorities;

(d) would change or would relate to the Entrenched Rights or the Reserved Matters or, where applicable, the relevant Class B Debt Provider's Entrenched Rights or Reserved Matters;

(e) would change or would relate to: (i) the definitions of "Class B DIG", "Class B DIG Representatives", "DIG Proposal", "DIG Directions Request", "Majority Creditors", "Restricted Payment", "Restricted Payment Condition", "Super-Majority Creditors", "Qualifying Class B Debt" or "Voted Qualifying Class B Debt"; (ii) those matters expressly requiring the consent, approval or agreement of, or directions or instructions from, or waiver by the Majority Creditors or the Security Trustee; or (iii) the percentages of aggregate Outstanding Principal Amount of Qualifying Class B Debt required to terminate a Standstill;

(f) would delay the date fixed for payment of principal, interest or Make-Whole Amount in respect of the relevant Class B Debt Provider's Class B Debt or any fees or premia in respect thereof or would reduce the amount of principal, interest or Make-Whole Amount payable on any date in respect of such Class B Debt or any fees or premia in respect thereof;

(g) would bring forward the date fixed for payment of principal, interest or Make-Whole Amount in respect of Class A Debt or Class B Debt or any fees or premia in respect thereof or would increase the amount of principal, interest or Make-Whole Amount payable on any date in respect of Class A Debt or Class B Debt or any fees or premia in respect thereof;

(h) would result in the exchange of the relevant Class B Debt Provider's Class B Debt for, or the conversion of such Class B Debt into, shares, bonds or other obligations of any other person;

(i) would change or would relate to the currency of payment under the relevant Class B Debt Provider's Class B Debt (other than due to the United Kingdom joining the euro);

(j) (subject to paragraph (k) below) would change any Event of Default or any Trigger Event relating to financial ratios or credit rating downgrade;

(k) would relate to the waiver of the non-payment Event of Default in respect of any Obligor or Events of Default or Trigger Events relating to non-payment, credit rating downgrade or financial ratios or the making of Restricted Payments (see "*Common Terms Agreement – Trigger Events*" and "*Events of Default*" below);

(l) would change or would relate to the rights of the relevant Class B Debt Provider to receive any sums owing to it for its own account in respect of premia, fees, costs, charges, liabilities, Taxes, damages, proceedings, claims and demands in relation to any Finance Document to which it is a party (excluding, for the avoidance of doubt, the principal, interest or Make-Whole Amount payable to the relevant Class B Debt Provider); or

(m) would change or would relate to any existing obligation of an Obligor to gross up any payment in respect of the relevant Class B Debt Provider's Class B Debt in the event of the imposition of withholding taxes.

The Entrenched Rights of the Finance Lessors include, in addition to the Entrenched Rights of the Class A Debt Providers set out above, any proposed modification to, or consent or waiver under or in respect of, the STID or any other Finance Document which would change or relate to:

(a) any sale, transfer or other disposal (whether deemed or otherwise) of any of the Equipment;

(b) the affixing of any Equipment to any land or building to which SWS or the Issuer (as applicable) does not have an interest in such land for the purposes of the Capital Allowances Act 2001;

(c) the creation or subsistence of any encumbrance, lien, mortgage or other Security Interest over any Equipment;

(d) any of the covenants or representations and warranties set out in the Finance Documents which relate to the maintenance or condition of the Equipment;

(e) any provision(s) contained in the Finance Documents pertaining to any damage, destruction or total loss of any of the Equipment;

(f) any elections filed with HM Revenue & Customs by SWS or the Issuer (as applicable) and any Finance Lessor under the Finance Leases pursuant to Sections 177 and/or 227 of the Capital Allowances Act 2001 in respect of the Equipment and the relevant Finance Lessor's expenditure on the Equipment;

(g) the provisions relating to the calculation of rental payments and/or sums due upon termination of the leasing of any Equipment; and

(h) any changes to the Entrenched Rights of the Finance Lessors set out in paragraphs (a) to (g) above.

Entrenched Rights of the Mezzanine Facility Providers

The Mezzanine Facility Providers enjoy some of the same Entrenched Rights as apply to the Class B Debt Providers insofar as is necessary to protect the fundamental terms of their investment. In addition:

(a) for so long as no Default has occurred and is continuing, no modification can be made which would have the effect of changing or supplementing any of the provisions contained in Paragraph 37 "*Restricted Payments*" of Part 3 under Schedule 5 (*Covenants*) to the Common Terms Agreement; any of the Trigger Events contained in Part 1 under Schedule 6 (*Trigger Events*) to the Common Terms Agreement; any of the remedies to Trigger Events contained in Part 3 of Schedule 6 (*Trigger Events*) to the Common Terms Agreement; or any of the Events of Default set out in Schedule 7 (*Events of Default*) to the Common Terms Agreement, in each case where the effect of such change or supplement would or might reasonably be expected to be adverse to the interests of a Mezzanine Facility Provider; or

(b) unless and until (i) an Event of Default has occurred and is continuing or (ii) a Trigger Event has occurred and is continuing and a Remedial Plan has concluded that the failure to raise new Financial Indebtedness would or could reasonably be expected to lead to an Event of Default and provided that the Security Trustee has received an Entrenched Rights or Reserved Matters Notice from any Mezzanine Facility Provider (or its Secured Creditor Representative), no modification to, or consent or waiver under or in respect of, any term of the STID and/or any other Finance Document will be effective if the proposed modification, consent or waiver would permit the raising of new Financial Indebtedness by the SWS Financing Group to the extent that, as a result, the aggregate of the Senior Net Indebtedness and any other net indebtedness ranking in point of priority senior to the Senior Mezzanine Debt would exceed 90 per cent. of RCV,

unless the Security Trustee has received written consent to such modification, consent or waiver from at least 66⅔ per cent. by value of Mezzanine Facility Providers of the Senior Mezzanine Facility (or from its Secured Creditor Representative).

The Entrenched Rights of the Class A Debt Providers, the Class B Debt Providers, the Finance Lessors and the Senior Mezzanine Facility Providers (where applicable) will be exercised through their Secured Creditor Representatives.

The Bond Trustee, the Security Trustee, the Hedge Counterparties and the Financial Guarantors have certain other limited Entrenched Rights in relation to any provisions of the Finance Documents that generally affect them to a greater extent than others.

Reserved Matters

Reserved Matters are matters which, subject to the Intercreditor Arrangements and the CTA, a Secured Creditor is free to exercise in accordance with its own facility arrangements and so are not exercisable by or by direction of the Majority Creditors.

Those Reserved Matters which each Secured Creditor reserves to itself to decide are each and every right, power, authority and discretion of, or exercisable by, each such Secured Creditor at any time:

(a) to receive any sums owing to it for its own account in respect of premia, fees, costs, charges, liabilities, damages, proceedings, claims and demands in relation to any Authorised Credit Facility to which it is a party (as permitted under the CTA);

(b) to make determinations of and require the making of payments due and payable to it under the provisions of the Authorised Credit Facilities to which it is a party (as permitted under the CTA);

(c) to exercise the rights vested in it or permitted to be exercised by it under and pursuant to the CTA and the STID;

(d) to receive notices, certificates, communications or other documents or information under the Finance Documents or otherwise;

(e) to assign its rights or transfer any of its rights and obligations under any Authorised Credit Facility subject always to the requirement of the assignee or transferee to accede to the CTA and the STID as a Secured Creditor;

(f) in the case of each Finance Lessor, to inspect the relevant Equipment, to make calculations under the financial schedules to the relevant Finance Lease (or the equivalent provisions thereunder relating to the calculation of Rental or termination sums) and to terminate the relevant Finance Lease provided such termination is a Permitted Lease Termination;

(g) in the case of each Hedge Counterparty, to terminate the relevant Hedging Agreement provided such termination is a Permitted Hedge Termination; and

(h) in the case of any Secured Creditor, to accelerate their claims, to the extent necessary to apply proceeds of enforcement of the Share Pledges provided by SWSGH and SWSH pursuant to the terms of the Security Documents.

The Bond Trustee, the Security Trustee, the Senior Mezzanine Facility Providers, the Hedge Counterparties and the Financial Guarantors each have certain additional Reserved Matters which each has reserved to itself to decide. For the Bond Trustee and each Financial Guarantor, these include rights vested in it pursuant to the terms of the Bond Trust Deed and the Financial Guarantee. For the Security Trustee, these include rights vested in it pursuant to the terms of the STID.

Those Reserved Matters which the Bond Trustee reserves to itself are every right, power, authority and discretion of, or exercisable by, the Bond Trustee (in respect of paragraphs (xiv) to (xix) below, in relation to any Sub-Class of Class A Unwrapped Bonds or Class B Unwrapped Bonds and (where an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of such Sub-Class of Wrapped Bonds) any such Sub-Class of Class A Wrapped Bonds or Class B Wrapped Bonds), whether expressed as a right, power, authority or discretion of the Bond Trustee or obligation of any other party:

(i) to make any determination contemplated or required under the Bond Trust Deed as to the occurrence or otherwise of an FG Event of Default, in relation to its Reserved Matters and in relation to its Entrenched Rights;

(ii) to agree to make any amendment or any waiver or consent which has the effect of resulting in or permitting any amendment to the provisions of any Financial Guarantee;

(iii) to make any claim under, or enforce any provision of, any Financial Guarantee;

(iv) which is provided for the purpose of enabling the Bond Trustee to protect its own position and interests in its personal capacity (including its own personal financial interests) or which the Bond Trustee determines to be necessary or appropriate to exercise for the protection of its own position and interests in its personal capacity;

(v) to determine amounts due in relation to and to claim under indemnities in favour of the Bond Trustee in its own capacity or for and on behalf of Bondholders under the Finance Documents;

(vi) to receive any amounts owing to it for its own account in accordance with the provisions of the Finance Documents;

(vii) to determine the amount of sums due in relation to expenses and stamp duties pursuant to the Finance Documents;

(viii) to make a claim for expenses under the Finance Documents;

(ix) to receive notices, certificates, communications or other documents or information under the Finance Documents or otherwise;

(x) which relieves or exempts the Bond Trustee from liability and exculpates or exonerates it (including, without limitation, any right of the Bond Trustee under any of the Finance Documents to make assumptions as to, or rely on any notice, certificate or other communication confirming, the existence or non-existence of any act, circumstance or event);

(xi) against or in relation to the relevant Bondholders;

(xii) under the Fourth Schedule (*Provisions for Meetings of Bondholders*) of the Bond Trust Deed;

(xiii) the right to appoint a co-trustee or to retire under, as the case may be, Clause 24 (*New Bond Trustee*) and Clause 25 (*Bond Trustee's Retirement and Removal*) of the Bond Trust Deed;

(xiv) the publication of an Interest Rate or Interest Amount, as the case may be, in accordance with Condition 6(o) (*Determination and Publication of Interest Rates, Interest Amounts, Redemption Amounts and Instalment Amounts*);

(xv) the determination of amounts in accordance with Condition 6(o) (*Determination and Publication of Interest Rates, Interest Amounts, Redemption Amounts and Instalment Amounts*);

(xvi) the selection of or made by an Indexation Adviser in accordance with Condition 7(a) (*Definitions*) and 7(c)(ii) (*Changes in Circumstances Affecting the Index – Delay in publication of Index*);

(xvii) the consideration and approval in relation to a substitute index figure in accordance with Conditions 7(e)(i) to (iii) inclusive (*Cessation of or Fundamental Changes to the Index*);

(xviii) the variation, termination and appointment of Agents in accordance with Condition 9(e) (*Appointment of the Agents*); and

(xix) to consent to any proposed amendment to, as the case may be, the Bond Trust Deed, the relevant Conditions or any Finance Document to which it is a party whether such consent is sought to correct a manifest error or is of a formal, minor or technical nature (and, for the avoidance of doubt, any other matter referred to in Clause 19 (*Modification, Consent and Waiver*) of the Bond Trust Deed will be subject to the directions of the Majority Creditors).

Those Reserved Matters which each Financial Guarantor reserves to itself are each and every right, power, authority and discretion of, or exercisable by, the relevant Financial Guarantor at any time in respect of the Class A Wrapped Bonds or Class B Wrapped Bonds for which it has issued a Financial Guarantee (except if an FG Event of Default in respect of such Financial Guarantor is continuing) in relation to:

(a) the publication of an Interest Rate or Interest Amount in accordance with Condition 6(o) (*Determination and Publication of Interest Rates, Interest Amounts, Redemption Amounts and Instalment Amounts*);

(b) the determination of amounts in accordance with Condition 6(o) (*Determination and Publication of Interest Rates, Interest Amounts, Redemption Amounts and Instalment Amounts*);

(c) the selection of or made by an Indexation Adviser in accordance with Condition 7(a) (*Definitions*) and 7(c)(ii) (*Changes in Circumstances Affecting the Index – Delay in publication of Index*);

(d) the consideration and approval in relation to a substitute index figure in accordance with Condition 7(e)(i) to (iii) inclusive (*Cessation of or Fundamental Changes to the Index*); and

(e) the variation, termination and appointment of Agents in accordance with Condition 9(e) (*Appointment of the Agents*).

Each Financial Guarantor of Wrapped Debt (other than Wrapped Bonds) has and will have similar matters reserved to it in respect of the determination of interest, interest amounts and repayment amounts, the selection of an indexation adviser, approval of substitute index figure, variation, termination and appointment of Agents under the Authorised Credit Facility under which such Wrapped Debt is incurred by SWS or the Issuer in addition to any amendment to Part C (*Financial Guarantor Reserved Matters*) of Schedule 3 to the STID.

Those Reserved Matters which the Security Trustee reserves to itself are each and every right, power, authority and discretion of, or exercisable by, the Security Trustee, whether expressed as a right, power, authority or discretion of the Security Trustee or an obligation of any other party:

(i) pursuant to the STID;

(ii) to receive any sums owing to it for its own account in respect of fees, costs, charges, liabilities, damages, proceedings, claims and demands in performing its powers and exercising its discretions under the STID and any other Finance Document to which the Security Trustee is a party;

(iii) which is provided for the purpose of enabling the Security Trustee to protect its own position and interests in its personal capacity (including its own personal financial interest) or which the Security Trustee determines to be necessary or appropriate to exercise for the protection of its own position and interests in its personal capacity;

(iv) except as otherwise specifically provided in the STID, to apply any of the sums referred to in Clause 15 (*Activities of the Security Trustee*) of the STID in accordance with such Clause;

(v) to receive notices, certificates, communications or other documents or information, to direct that such notices, certificates, communications or other documents or information must be provided (or must not be provided) to it or (subject to the disclosure of information provisions of the CTA) any other party, or, where applicable, to determine the form and content of any notice, certificate, communication or other document;

(vi) which relieves or exempts the Security Trustee from liability or exculpates or exonerates it (including, without limitation, any right of the Security Trustee under any of the Finance Documents to make assumptions as to, or rely on any notice, certificate or other communication confirming, the existence or non-existence of any act, circumstance or event);

(vii) to determine amounts due in relation to and to claim under indemnities in favour of the Security Trustee under Clause 15.5 (*Indemnification of the Security Trustee*) or Clause 16 (*Remuneration and Indemnification of the Security Trustee*) of the STID or pursuant to any other Finance Documents;

(viii) to appoint a co-trustee or to retire under Clause 17 (*Appointment of Additional Trustees*) and Clause 19.6 (*Resignation of the Security Trustee*) of the STID; and

(ix) to agree modifications to, or give any consent or grant any waiver under or in respect of, any term of the STID or any other Finance Document to which the Security Trustee is a party or over which it has Security under the Security Documents in accordance with Clause 8.2 (*Procedures for Modifications, Consents and Waivers*) of the STID.

Intercompany Loan Arrangements

Issuer/SWS Loan Agreements

All Financial Indebtedness raised by the Issuer from time to time (whether through the issue of Bonds or raising of debt under Authorised Credit Facilities) is and will be backed by an aggregate matching debt obligation owed by SWS to the Issuer under a loan agreement (each, an "**Issuer/SWS Loan Agreement**"). As such, the Issuer/SWS Loan Agreements demonstrate capacity to produce funds to service any payments due and payable on the Bonds.

In the case of the initial Issuer/SWS Loan Agreement entered into on the Initial Issue Date (the "**Initial Issuer/SWS Loan**"), the aggregate nominal amount of all Financial Indebtedness raised through the issue of Bonds and the raising of Mezzanine Debt and the Initial Artesian Term Facility on the Initial Issue Date was lent by SWSFL to SWS under the Initial Issuer/SWS Loan Agreement on the Initial Issue Date. Each advance under the Initial Issuer/SWS Loan Agreement corresponds to the principal amount of the relevant Sub-Class of Bonds issued on the Initial Issue Date, the principal amount of the Senior Mezzanine Debt and the Junior Mezzanine Debt or, as the case may be, other debt under the Initial Artesian Term Facility raised by SWSFL on the Initial Issue Date.

SWSFL advanced the proceeds of the Second Artesian Term Facility to SWS under an Issuer/SWS Loan Agreement dated 5 July 2004 (the "**Second Issuer/SWS Loan Agreement**"). The advance under the Second Issuer/SWS Loan Agreement is equal to the principal amount of the Second Artesian Term Facility.

SWSFL advanced to SWS the proceeds of each Sub-Class of Series 2 Bonds under an Issuer/SWS Loan Agreement dated 27 May 2005 (the "**Third Issuer/SWS Loan Agreement**"). Each advance under the Third Issuer/SWS Loan Agreement is equal to the principal amount of the corresponding Sub-Class of Series 2 Bonds.

SWSFL advanced to SWS the proceeds of the Series 3 Bonds under an Issuer/SWS Loan Agreement dated 18 October 2006 (the "**Fourth Issuer/SWS Loan Agreement**"). The advance under the Fourth Issuer/SWS Loan Agreement is equal to the principal amount of the Series 3 Bonds.

SWSFL advanced to SWS the proceeds of the Series 4 Bonds under an Issuer/SWS Loan Agreement dated 17 July 2007 (the "**Fifth Issuer/SWS Loan Agreement**"). The advance under the Fifth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 4 Bonds.

SWSFL advanced to SWS the proceeds of the Series 5 Bonds under an Issuer/SWS Loan Agreement dated 27 February 2009 (the "**Sixth Issuer/SWS Loan Agreement**"). The advance under the Sixth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 5 Bonds.

SWSFL advanced to SWS the proceeds of the Series 6 Bonds under an Issuer/SWS Loan Agreement dated 28 May 2020 (the "**Eighth Issuer/SWS Loan Agreement**"). The advance under the Eighth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 6 Bonds.

SWSFL advanced to SWS the proceeds of the Series 7 Bonds under an Issuer/SWS Loan Agreement dated 28 May 2020 (the "**Ninth Issuer/SWS Loan Agreement**"). The advance under the Ninth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 7 Bonds.

SWSFL advanced to SWS the proceeds of the Series 8 Bonds under an Issuer/SWS Loan Agreement dated 30 March 2021 (the "**Tenth Issuer/SWS Loan Agreement**"). The advance under the Tenth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 8 Bonds.

On 30 September 2022 SWSFL was substituted with the Issuer as the lender under the Issuer/SWS Loan Agreements and on the same date the Issuer issued intercompany loan notes to SWFII corresponding to the portion of the Initial Issuer/SWS Loan Agreement which related to the Initial Artesian Term Facility and to the Second Issuer/SWS Loan Agreement which related to the Second Artesian Term Facility (being the UK DebtCo/UK Issuer Loan Notes). In connection with the substitution, each of the Initial Issuer/SWS Loan Agreement, the Second Issuer/SWS Loan

Agreement, the Third Issuer/SWS Loan Agreement, the Fourth Issuer/SWS Loan Agreement, the Fifth Issuer/SWS Loan Agreement, the Eighth Issuer/SWS Loan Agreement, the Ninth Issuer/SWS Loan Agreement and the Tenth Issuer/SWS Loan Agreement were varied pursuant to a deed of variation dated 30 September 2022 between SWSFL, the Issuer, SWS and the Security Trustee.

The Issuer advanced to SWS the proceeds of the first Tranche of Series 9 Bonds under an Issuer/SWS Loan Agreement dated 12 December 2023 (the "**Eleventh Issuer/SWS Loan Agreement**"). The advance under the Eleventh Issuer/SWS Loan Agreement is equal to the principal amount of the first Tranche of Series 9 Bonds.

The Issuer advanced to SWS the proceeds of the Series 10 Bonds under an Issuer/SWS Loan Agreement dated 21 February 2024 (the "**Twelfth Issuer/SWS Loan Agreement**"). The advance under the Twelfth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 10 Bonds.

The Issuer advanced to SWS the proceeds of the Series 11 Bonds under an Issuer/SWS Loan Agreement dated 23 February 2024 (the "**Thirteenth Issuer/SWS Loan Agreement**"). The advance under the Thirteenth Issuer/SWS Loan Agreement is equal to the principal amount of the Sub-Class of Series 11 Bonds.

The Issuer advanced to SWS the proceeds of the first Tranche of Series 12 Bonds under an Issuer/SWS Loan Agreement dated 26 March 2024 (the "**Fourteenth Issuer/SWS Loan Agreement**"). The advance under the Fourteenth Issuer/SWS Loan Agreement is equal to the principal amount of the first Tranche of Series 12 Bonds.

The Issuer advanced to SWS the proceeds of the second Tranche of Series 9 Bonds under an Issuer/SWS Loan Agreement dated 31 May 2024 (the "**Fifteenth Issuer/SWS Loan Agreement**"). The advance under the Fifteenth Issuer/SWS Loan Agreement is equal to the principal amount of the second Tranche of Series 9 Bonds.

The Issuer advanced to SWS the proceeds of the second Tranche of Series 12 Bonds under an Issuer/SWS Loan Agreement dated 31 May 2024 (the "**Sixteenth Issuer/SWS Loan Agreement**"). The advance under the Sixteenth Issuer/SWS Loan Agreement is equal to the principal amount of the second Tranche of Series 12 Bonds.

The Issuer advanced to SWS the proceeds of the Series 13 Bonds under an Issuer/SWS Loan Agreement dated 1 November 2024 (the "**Seventeenth Issuer/SWS Loan Agreement**"). The advance under the Seventeenth Issuer/SWS Loan Agreement is equal to the principal amount of the Series 13 Bonds.

The Issuer advanced to SWS the proceeds of the Series 14 Bonds under an Issuer/SWS Loan Agreement dated 7 August 2025 (the "**Eighteenth Issuer/SWS Loan Agreement**"). The advance under the Eighteenth Issuer/SWS Loan Agreement is equal to the principal amount of the Series 14 Bonds.

The Issuer advanced to SWS the proceeds of the Series 13 Tap Bonds under an Issuer/SWS Loan Agreement dated 2 October 2025 (the "**Nineteenth Issuer/SWS Loan Agreement**"). The advance under the Issuer/SWS Loan Agreement is equal to the principal amount of the Series 13 Tap Bonds.

The proceeds of all Financial Indebtedness raised by the Issuer through the further issue of Bonds or raising of debt under any Authorised Credit Facility (other than the DSR Liquidity Facilities) will be lent to SWS under further Issuer/SWS Loan Agreements in order that such Financial Indebtedness will be backed by a debt obligation owed to the Issuer under such Issuer/SWS Loan Agreement. Such debt will be subdivided into advances such that each advance corresponds to the principal amounts of the relevant Tranche, Sub-Class or Class of Bonds issued or the principal amount of debt raised under the relevant Authorised Credit Facility or Facilities by the Issuer.

All advances made or to be made by the Issuer under the Issuer/SWS Loan Agreements are or will be in Sterling and in amounts and at rates of interest set out in the relevant Final Terms or Authorised Credit Facility or, if hedged in accordance with the Hedging Policy (see "*Hedging Agreements*" below), at the hedged rate and will have interest payment dates on the same dates as the related Bonds or advance under the relevant Authorised Credit Facility. The Issuer will also be entitled to be paid a facility fee by SWS of such amount as will enable it, after discharging its fees and expenses, to make a small annual profit each year in exchange for it making the advances under the Issuer/SWS Loan Agreements. Interest on each advance made under an Issuer/SWS Loan Agreement will accrue from the date of such advance. In addition, each advance will be repayable on the same date as the related Bonds or advance under the relevant Authorised Credit Facility.

The obligations of SWS under each Issuer/SWS Loan Agreement are or will be secured pursuant to the Security Agreement, and such obligations are or will be guaranteed by SWFII, SWSH and SWSGH in favour of the Security Trustee, who holds or will hold the benefit of such security on trust for the Secured Creditors (including the Issuer) on the terms of the STID.

The Issuer's obligations to repay principal and pay interest on the Bonds are intended to be met primarily from the payments of principal and interest received from SWS under each Issuer/SWS Loan Agreement.

SWS agrees to make payments free and clear of any withholding on account of tax unless it is required by law to do so – in such circumstances SWS will gross-up such payments.

In the Common Terms Agreement, SWS makes certain representations and warranties (as more fully set out under "*Common Terms Agreement – Representations*" below) to each Finance Party (which includes the Issuer as lender under an Authorised Credit Facility).

Each Issuer/SWS Loan Agreement is or will be governed by English law and subject to the exclusive jurisdiction of the English courts (except that the Issuer alone may commence proceedings in any other court with jurisdiction).

Fees Generally

The Issuer is responsible for paying the fees and expenses of the Bond Trustee, the Security Trustee, the Paying Agents, the Registrar, the Transfer Agents, the Agent Bank, the Issuer's legal advisers, accountants and auditors, certain fees due to Financial Guarantors of Wrapped Debt and to liquidity providers.

SWS, by way of facility fees under the Issuer/SWS Loan Agreements, pays to the Issuer such amount as will enable the Issuer, after discharging its fees and expenses, with a small annual profit each year.

Common Terms Agreement

General

Each of the Initial Hedge Counterparties, the Security Trustee, the Cash Manager, the Standstill Cash Manager, the Liquidity Facility Providers, the Initial Artesian Term Facility Provider, each Obligor, the Initial Mezzanine Facility Providers, the Bond Trustee, the Initial Financial Guarantors, the Principal Paying Agent, the Transfer Agent, the Registrar and others have entered into a common terms agreement dated 23 July 2003 (as amended from time to time) (the "**Common Terms Agreement**" or "**CTA**"). The Common Terms Agreement sets out the representations, covenants (positive, negative and financial), Trigger Events and Events of Default which apply to each Authorised Credit Facility (including, for the avoidance of doubt, the Issuer/SWS Loan Agreements, Hedging Agreements and any other document entered into in connection with an Authorised Credit Facility).

It is a term of the Common Terms Agreement that any representations, covenants (to the extent of being able to declare an Event of Default), Trigger Events and Events of Default contained in any

document which is in addition to those in the Common Terms Agreement and any other Common Agreement and any other exception expressly set out in the CTA will be unenforceable (save for limited exceptions which, among other things, include covenants relating to indemnities, covenants to pay, covenants relating to remuneration, costs and expenses, representations and covenants in each Class or Sub-Class of Bonds and certain provisions under the Hedging Agreements and the Finance Leases). The Common Terms Agreement allows SWS (following a Periodic Review or any material change in the regulation of the water industry in the United Kingdom) to amend any financial ratio contained within the covenants, Trigger Events or Events of Default, provided that each Financial Guarantor and the Security Trustee (acting on the instructions of the Majority Creditors) agree and the relevant ratings set out in the definition of Rating Requirement (in relation to the Class A Bonds) at the time of their issue have been affirmed by all Rating Agencies then rating the Class A Bonds.

The Common Terms Agreement also sets out the cash management arrangements to apply to the SWS Financing Group (see "*Cash Management*" below). It is a requirement of the Common Terms Agreement that future providers of Authorised Credit Facilities must also accede to the Common Terms Agreement and the STID.

A summary of the representations, covenants, Trigger Events and Events of Default included in the Common Terms Agreement is set out below.

Representations

On the Initial Issue Date each Obligor made a number of representations in respect of itself to each Finance Party. Each Obligor makes these representations only insofar as that entity remains an Obligor. These representations include (subject, in some cases, to agreed exceptions and qualifications as to materiality and reservations of law) representations as to:

(i) its corporate status, power and authority (a) to enter into and perform its obligations under the Transaction Documents and (b) to own, lease and operate its assets and to carry on its business;

(ii) its obligations under the Transaction Documents being its legal, valid and enforceable obligations;

(iii) its entry into and performance under the Transaction Documents not conflicting with any document which is binding upon its assets (or, in the case of SWS, its material assets), its constitutional documents or any material applicable law (save in the case of SWS and the Instrument of Appointment to the extent that such conflict has been waived by Ofwat to the reasonable satisfaction of the Security Trustee);

(iv) the preparation of its financial statements in accordance with Applicable Accounting Principles and that such financial statements give a true and fair view of its financial condition;

(v) no event having occurred or circumstance having arisen since the date of the last financial statements which has a Material Adverse Effect (except for any announcement of K from time to time);

(vi) except as disclosed in its financial statements, it not being subject to any contingent liabilities or commitments that would be reasonably likely to have a Material Adverse Effect;

(vii) the validity and admissibility in evidence of the Finance Documents in any proceedings in the jurisdiction of its incorporation;

(viii) the Security Documents to which it is party conferring the Security Interests they purport to confer and such Security Interests not being subject to any prior or *pari passu* Security Interest (other than a Permitted Security Interest);

(ix) the conduct of its business not violating any judgment, law or regulation, which if enforced would have a Material Adverse Effect;

(x) no Default or Potential Trigger Event being outstanding or will result from entry into and performance under the Transaction Documents;

(xi) the obtaining by it prior to the Initial Issue Date of all consents and approvals necessary for the conduct of SWS's business and the transactions in the Finance Documents which if not obtained or complied with, or which if revoked or terminated, would either: (i) have a Material Adverse Effect or (ii) not be in the normal course of business and Good Industry Practice generally;

(xii) its ownership of, or interests in, the assets over which it has created Security Interests under the Security Documents and which are material to the operation of its business;

(xiii) insurances required to be maintained under any Finance Document being in full force and effect where failure to maintain would be reasonably likely to have a Material Adverse Effect;

(xiv) there being no insolvency event in relation to it;

(xv) the ownership structure of the SWS Financing Group;

(xvi) the due payment of all its taxes (save to the extent that any tax payment is being disputed in good faith) and the due filing in all material respects of any tax returns and there being no material claims being asserted against it with respect to taxes which are not being disputed in good faith);

(xvii) under the laws of its jurisdiction of incorporation and tax residence in force on the Initial Issue Date, it is not (other than as disclosed) being required to make any deduction or withholding from any payment of interest under the Finance Documents in circumstances where, under current United Kingdom law, no United Kingdom withholding tax would be imposed on the payment;

(xviii) the claims of Secured Creditors secured pursuant to a Security Agreement ranking prior to the claims of its other unsecured and unsubordinated creditors;

(xix) no Security Interest having been created, or allowed to exist, other than Permitted Security Interests and no indebtedness incurred other than Permitted Financial Indebtedness and Permitted Volume Trading Arrangements;

(xx) the Bonds constituting (or constituting upon execution, due authentication and delivery) legal and valid obligations binding on the Issuer and enforceable against it in accordance with its terms and constituting evidence of direct, secured and unconditional obligations of the Issuer;

(xxi) no litigation or other proceedings current, or to its knowledge pending or threatened against it or its assets which, if adversely determined, are reasonably likely to have a Material Adverse Effect;

(xxii) limits on its powers not being exceeded as a result of the borrowing, leasing, granting of security or giving or guarantees contemplated by the Finance Documents;

(xxiii) compliance with environmental laws and having obtained all Environmental Permits necessary for conduct of its business and no Environmental Claim having been commenced;

(xxiv) no loans made by any Obligor being outstanding to other persons immediately following the issue of Bonds on the Initial Issue Date other than pursuant to Finance Documents, under any Permitted Volume Trading Arrangements and the SWS/SWSG Loan Agreement;

(xxv) no Treasury Transactions being outstanding immediately following the issue of Bonds on the Initial Issue Date other than the Initial Hedging Agreements;

(xxvi) all arrangements or contracts with any person being on arm's length basis and, other than in respect of contracts entered into by SWS and under which payments to be made would fall within paragraph (a) of the exclusions in the definition of "Distribution", on terms no less

favourable to it than would reasonably be expected to be obtained in a comparable arm's length transaction with a person not being an Associate, except: (i) contracts entered into by SWS and under which payments to be made would fall within paragraph (c) of the exclusion in the definition of Distribution; (ii) as permitted under the Finance Documents; or (iii) as a result of a Permitted Emergency Action; and

(xxvii) on the Initial Issue Date, no member of the SWS Financing Group being liable in any manner in respect of any Financial Indebtedness (including by way of primary obligor, guarantor, surety or any other manner) that is not Class A Debt, Class B Debt or Mezzanine Debt, the providers of which have executed the CTA and the STID, the SWS Preference Shares, the initial holders of which will have executed the SWS Preference Share Deed, or Permitted Financial Indebtedness falling within the categories listed in paragraph (a), (b), (d) or (e) of the definition of "Permitted Financial Indebtedness".

In addition, on each Issue Date and on each date on which any Financial Guarantee or any other new Authorised Credit Facility is issued or entered into under the Programme, each Obligor will repeat certain of such representations (excluding those representations contained in paragraphs (x) (but only to the extent the representation in paragraph (x) relates to a Relevant Trigger Event or Potential Relevant Trigger Event), (xxv) and (xxvii) above on each Issue Date and excluding the representation contained in paragraphs (x) (but only to the extent this representation relates to a Relevant Trigger Event or Potential Relevant Trigger Event) and (xx) on each date on which any Financial Guarantee or any other new Authorised Credit Facility is issued or entered into under the Programme) in relation only to the Bonds or Financial Guarantee then being issued or the new Authorised Credit Facility then being entered into (the "**Initial Date Representations**").

On each Payment Date, on each date of a request for a borrowing, on the first date of each borrowing and on each date for payment of a Restricted Payment, each Obligor shall make certain representations (including those contained in paragraphs (i), (ii), (iv), (v), (vi), (xiii), (ix), (xxi), (xxii) and (xxiii) above) (the "**Repeated Representations**"). Each Obligor shall also make the Repeated Representations on each date on which SWS enters into any new Material Agreement, but only in relation to such new Material Agreement.

Additionally, SWS has made and will make (subject, in some cases, to agreed exceptions and qualifications as to materiality and reservations of law) representations including:

(i) (on the date of each Initial Date Representation and each Repeated Representation) to the best of its knowledge, it has the right to use Intellectual Property Rights necessary to conduct its Business;

(ii) (on the date of each Initial Date Representation) to the best of its knowledge (and save as disclosed to the Security Trustee) all parties to Transaction Documents are in compliance with the Transaction Documents;

(iii) (on the date of each Initial Date Representation) assumptions used in respect of financial ratio calculations and projections having been made in good faith, after due and careful consideration and being consistent with Applicable Accounting Principles and Good Industry Practice;

(iv) (on the date of each Initial Date Representation and each Repeated Representation) it is not aware of any Special Administration Order having been made in respect of it; and

(v) (on the date of each Initial Date Representation) the accuracy (in all material respects) of certain written information provided by SWS and the accuracy of this Prospectus.

Additionally, each of SWSH, SWSGH and the Issuer represents that its activities have been limited to the First Aqua Acquisition, the financing and refinancing thereof following the acquisition by SWI of the Issuer in May 2003 the holding of shares in its subsidiaries, implementing the corporate reorganisation of SWI and its subsidiaries on the Initial Issue Date, the declaration and payments of

dividends, and its entry into and performance of documents relating thereto and envisaged by the Transaction Documents.

Covenants

The Common Terms Agreement contains certain covenants from each of the Obligors which remain in force with respect to each Obligor entity only insofar as such entity remains an Obligor. A summary of the covenants which are (among others) included (subject, in some cases, as to agreed exceptions, *de minimis* amounts and qualifications as to materiality and reservations of law) in the Common Terms Agreement is set out below in "*Information – Covenants*", "*Covenants – General*" and "*Financial Covenants*".

Information – Covenants

(i) So far as permitted by any applicable law or any binding confidentiality obligation, SWS has undertaken to supply to the Security Trustee, each Rating Agency rating the Bonds at that time and, in certain cases, each Financial Guarantor certain information such as:

(a) a copy of all information, which would reasonably be expected to be material to an Authorised Credit Provider to the SWS Financing Group, which it supplies to the Director General;

(b) as soon as reasonably practicable after becoming aware, details of any proposed material changes to the Instrument of Appointment or any proposed changes to the constitutional documents of any member of the SWS Financing Group;

(c) promptly upon becoming aware, details of any actual or potential enquiry, investigation or proceeding commenced by any government, court, regulatory agency or authority, if such enquiry, investigation or proceeding would be reasonably likely to have a Material Adverse Effect;

(d) as soon as reasonably practicable after receipt, any material notice (including an enforcement notice) from any governmental authority or industry regulator (including Ofwat) received by SWS;

(e) copies of all certificates and responses provided by SWS or any member of the SWS Financing Group to any industry regulator (including Ofwat) which would reasonably be expected to be material and adverse and which relates to the creditworthiness of SWS or SWS's ability to perform its duties under the Instrument of Appointment;

(f) copies of all reports and information provided by the operator and/or service provider to it under any Material Agreement which would be materially adverse in relation to the creditworthiness of SWS or to SWS's ability to perform its duties under the Instrument of Appointment;

(g) a semi-annual Investors' Report; and

(h) such material information about the business and financial condition of SWS as a Secured Creditor may reasonably and properly request, from time to time, on the request of the Security Trustee (as directed by such Secured Creditor).

(ii) SWS has further agreed to provide information regarding certain changes of control of SWSGH to the Security Trustee, each Financial Guarantor and the Rating Agencies as soon as it becomes aware of any such proposal and to use all reasonable endeavours to procure that the Security Trustee and each Financial Guarantor have been given a reasonable opportunity to express views on the identity and role of any such proposed new Controlling person under any such changes of control.

(iii) SWS has further agreed to provide information in relation to any announcement of K which has or might reasonably have a Material Adverse Effect.

(iv) SWS has further agreed to use all reasonable endeavours to supply any information due to, or requested by, the Director General within the time period provided for supply of such information. If no time period is specified, SWS must provide the required information as soon as reasonably practicable. This is subject to action SWS reasonably believes is consistent with prudent management as part of negotiations with the Director General.

(v) Additionally, each Obligor has undertaken to supply to the Security Trustee within a certain timeframe:

(a) its audited financial statements for each of its financial years and, in the case of SWS, its unaudited financial interim statements, for the first half-year of each of its financial years;

(b) copies of all material documents despatched by it to its shareholders (to the extent that such documents would be sent to its shareholders if such Obligor were a listed company) or creditors generally;

(c) as soon as reasonably practicable after becoming aware or available, details of:

(i) any litigation or other proceedings (which alone or in aggregate could reasonably be expected to give rise to a claim against SWS of £5,000,000 (indexed)), which are current, threatened or pending and would be reasonably likely, if adversely determined, to have a Material Adverse Effect;

(ii) the periodic information relating to it (such as SWS's annual charges scheme, a summary of SWS's strategic business plan at each Periodic Review, SWS's current Procurement Plan (if any), SWS's annual drinking water quality report, SWS's annual environmental report and SWS's annual conservation and access report);

(iii) promptly upon coming aware of them, details concerning any Obligor placed on credit watch with negative implications;

(iv) any event which could reasonably be expected to give rise to an insurance claim in excess of £4,000,000 (indexed from the Initial Issue Date);

(v) any Material Entity Event (see "*Material Entity Events*" below) and/or Emergency which would be reasonably likely to have a Material Adverse Effect;

(vi) any non-compliance with any law or regulation which would be reasonably likely to have a Material Adverse Effect;

(vii) any other event which would be reasonably likely to have a Material Adverse Effect;

(d) such material information as is reasonably and properly requested by any Secured Creditor; and

(e) notification of any Default or Potential Trigger Event relating to it promptly upon becoming aware of its occurrence (and the steps, if any, being taken to remedy it).

(vi) Additionally, each of SWS and the Issuer has undertaken, among other things:

(a) to supply a compliance certificate signed by two authorised signatories of the Issuer and two directors of SWS; such compliance certificate to be accompanied by a statement as to what the historical and forward-looking financial ratios which are required to be calculated under the Common Terms Agreement are and a copy of the computations made in respect of such historical and forward-looking financial ratios;

(b) to permit the Security Trustee to investigate the calculations contained in any compliance certificate and to call for other substantiating evidence if it certifies to SWS

or the Issuer that it has reason to believe that the historical or forward-looking ratios (or confirmation of compliance with the financial ratios) as set out in the statement are incorrect or misleading or in the event that there is a deterioration in the historical ratios; and

(c) to deliver to the Security Trustee promptly after any reasonable request made by the Security Trustee a certificate signed on its behalf by two of its authorised signatories: (a) certifying that no Default or Potential Trigger Event is outstanding of which it is aware, having made all reasonable enquiries; or (b) if a Default or Potential Trigger Event is outstanding, specifying the Default or Potential Trigger Event and the steps (if any) taken or proposed to be taken to remedy such event.

(vii) In addition, each Obligor in respect of information delivered electronically:

(a) may deliver any information under the Common Terms Agreement to a Secured Creditor by posting it on an electronic website, provided the Obligor and the Security Trustee have designated a website and the Obligor has notified the Security Trustee and each relevant Secured Creditor of the address and password for such website; and

(b) must notify the Security Trustee if: (i) the website cannot be accessed or the website or any information on it is infected for a period of five consecutive days, in which case the Obligor must supply the Security Trustee with all information required under the Common Terms Agreement in paper form with copies as requested by any Finance Party; or (ii) if the password is changed.

Covenants – General

(i) Each Obligor has undertaken, among other things:

(a) to do all such things as are necessary to maintain its corporate status where failure to do so would be reasonably likely to have a Material Adverse Effect or otherwise adversely affect the Security Interests of the Secured Creditors;

(b) to comply with its cash management obligations (if any) set out in the Common Terms Agreement;

(c) to ensure that the secured claims of Secured Creditors against it under the Finance Documents will rank (subject to certain reservations as to matters of law) prior to the claims of all its other unsecured and unsubordinated creditors save for those whose claims are preferred solely by law;

(d) to operate and maintain, or ensure the operation and maintenance of, its business in a safe, efficient and business-like manner and in accordance with its memorandum and articles of association or other constitutional documents and the Finance Documents and, in the case of SWS, the Instrument of Appointment, the WIA and Good Industry Practice (taking its Business as a whole);

(e) to comply with the terms of the Transaction Documents to which it is a party;

(f) to maintain and take all reasonable steps to enforce its rights and exercise its discretions under the Transaction Documents in accordance with Good Industry Practice;

(g) to ensure that, save as otherwise agreed by the Security Trustee and each Financial Guarantor and save for any Permitted Acquisitions or Permitted Disposals, the corporate ownership structure of the SWS Financing Group (other than the ownership or Control of SWSGH and the ownership of the SWS Preference Shares) remains as at the date of the Common Terms Agreement;

(h) so far as permitted by applicable law and regulatory requirements, to execute all such further documents and do all such further things as the Security Trustee (acting reasonably) may consider necessary to give effect to the Finance Documents;

(i) (i) to take all such action as the Security Trustee may reasonably require for the purpose of perfecting, protecting and preserving the rights of the Security Trustee under the Security Documents and the Security Interests under the Security Documents; and (ii) to take all actions as the Security Trustee may require, following the making of any acceleration, cancellation or demand under the Issuer/SWS Loan Agreements or the termination of, or prepayment of the rentals relative to, the leasing of the Equipment, in each case, after the occurrence of a Default for facilitating the exercise of the rights of the Security Trustee under the Security Documents and/or the realisation of any Security Interests under the Security Documents; and (iii) to use all reasonable endeavours to receive acknowledgements of assignment from such counterparties as the Security Trustee may nominate;

(j) not to incur any Financial Indebtedness other than Permitted Financial Indebtedness or, in the case of SWS, Permitted Volume Trading Arrangements;

(k) not to enter into any amalgamation, demerger, merger, consolidation or reconstruction other than as agreed by the Security Trustee and each Financial Guarantor (other than, in the case of SWS, a Permitted Disposal or Permitted Acquisition);

(l) not to acquire or invest, other than Permitted Acquisitions and Authorised Investments;

(m) not to be a creditor in respect of any Financial Indebtedness or issue any guarantee or indemnity in respect of the obligations of any other person except for, *inter alia*: (A) any credit or indemnity provided under any Finance Document; (B) any loan made under the Issuer/SWS Loan Agreements; (C) any loan provided to SWS subordinated to the Authorised Credit Facilities on terms acceptable to the Security Trustee; (D) any guarantee in the Finance Documents; (E) the SWS/SWSG Loan; (F) single loans by SWS to employees of less than £250,000 (indexed from the Initial Issue Date) or loans by SWS to employees in aggregate less than £750,000 (indexed from the Initial Issue Date); (G) in the case of SWS, Permitted Volume Trading Arrangements; (H) any loan made as a Permitted Post-Closing Event; (I) other loans by SWS in aggregate of less than £500,000 (indexed from the Initial Issue Date) not falling in (A) to (H) above; (I) any loan made under the Issuer/SWS Loan Agreements; (J) any loan made under the UK DebtCo/SWS Loan Agreements; (K) any UK DebtCo/UK Issuer Loan Notes; provided (other than in the case of (B), (I), (J) and (K) and except where a Default (other than a Relevant Trigger Event or Potential Trigger Event) is continuing, (F) above): where such credit, indemnity, loan or guarantee supports the incurrence of Permitted Financial Indebtedness permitted solely by virtue of paragraph (j) of the definition of Permitted Financial Indebtedness, no Drawstop Event is continuing at the time any such credit or loan or guarantee is proposed to be made or issued; and in each other case, no Default or Potential Trigger Event is continuing at the time any such credit or loan or guarantee is proposed to be made or issued;

(n) not to change its memorandum or articles of association or other constitutional documents without the prior written consent of the Security Trustee (provided that SWS may change its memorandum or articles of association or other constitutional documents without the Security Trustee's consent where such change is not in relation to the SWS Preference Shares and would not be reasonably likely to have a Material Adverse Effect or otherwise prejudice the Security Interests created pursuant to the Security Documents);

(o) not to enter into any Treasury Transaction other than Hedging Agreements;

(p) except for a Permitted Tax Loss Transaction, not to enter, without the consent of the Security Trustee and each Financial Guarantor, into any arrangements with any other company or person (other than a taxation authority in respect of the taxation liabilities of such Obligor or any other Obligor or pursuant to the Finance Documents) relating to Tax;

(q) not to compromise or settle any claim, litigation or arbitration without prior notification to the Security Trustee if any such compromise or settlement would be reasonably likely to have a Material Adverse Effect;

(r) (A) to promptly obtain, maintain and comply with the terms of all applicable laws, regulations and orders and obtain and maintain all governmental and regulatory consents, licences, authorisations and approvals (including the Instrument of Appointment) necessary for the conduct of its business, for entry into and performance of the Finance Documents, and for the leasing of the Equipment, as a whole in accordance with Good Industry Practice; and (B) to do nothing which would lead to the termination, suspension or revocation of any such consents, licences, authorisations and approvals, in each case where such failure would be reasonably likely to have a Material Adverse Effect;

(s) to maintain separate bank accounts;

(t) to pay all Taxes for which an Obligor is primarily liable and other outgoings prior to penalties being incurred unless payment of those Taxes is being contested in good faith by appropriate means which permit the deferral of payment or an adequate reserve has been set aside for payment of those Taxes;

(u) not to create or allow to exist any Security Interest on the Equipment or any of its present or future revenues or assets other than Permitted Security Interests, nor create or enter into any restriction or prohibition on the creation or granting of, any Security Interest on any of its assets except as permitted by the Finance Documents, nor create or permit to exist any further Security Interest over all or any of its present and future revenues, equipment or assets as security for any Permitted Financial Indebtedness other than in favour of the Security Trustee to be held upon the terms of the STID;

(v) not to (A) (i) sell, transfer or otherwise dispose of any of its assets on terms where it is or may be leased to or reacquired or acquired by any Associate other than (in the case of the Issuer or SWS) pursuant to a Finance Lease; or (ii) sell, transfer or otherwise dispose of any of its receivables (other than Permitted Book Debt Disposals); or (iii) purchase any asset on terms providing for a retention of title by the vendor or on conditional sale terms or on terms having a like substantive effect to any of the foregoing except for assets acquired in the ordinary course of its business carried on in the normal course, in each case (in respect of SWS only), in circumstances where the transaction is entered into primarily as a method of raising Financial Indebtedness or of financing the acquisition of an asset; nor (B) enter into any such transaction in (A) above in circumstances where the transaction is not entered into primarily as a method of raising finance to the extent that the consideration in respect of such sales, leases, transfers or disposals is not received in cash payable in full at the time and exceeds an amount equal to 0.13 per cent. of RCV in aggregate at any time;

(w) not to dispose of all or any part of the Equipment or its undertaking, revenues, business or assets other than a Permitted Disposal or pursuant to the creation of a Permitted Security Interest;

(x) not to change its tax residence from the United Kingdom;

(y) not to: (A) redeem, repurchase, defease, retire or repay any of its share capital or resolve to do so; (B) issue any shares which by their terms are redeemable or convertible or exchangeable for Financial Indebtedness; or (C) after the Initial Issue Date, issue any share capital to any person, other than where any such action or transaction: (i) is in respect of the SWS Preference Shares (subject, in certain circumstances, to the Restricted Payment Condition); (ii) is in furtherance of a Restricted Payment and the amount of the Restricted Payment is permitted to be paid pursuant to the Finance Documents; (iii) is expressly permitted under the Finance Documents; (iv) relates to the issuance of further share capital to an existing shareholder of an Obligor (subject to compliance with the Security Agreement); (v) has received the prior written consent of the Security Trustee and each Financial Guarantor; (vi) is in furtherance of a disposal of SWSFL; or (vii) is an issue of share capital to an Obligor pursuant to the establishment of a Permitted Subsidiary;

(z) other than as a result of Permitted Emergency Action (in which case, SWS shall use reasonable endeavours to ensure that all contracts entered into will be on an arm's length basis, although SWS will not be required to obtain alternative competitive quotes) or in respect of contracts entered into by SWS under paragraph (c) of the definition of "Distributions", not to enter into any arrangement or contract with any person otherwise than on an arm's length basis save as has been disclosed or unless expressly permitted under the Finance Documents; and

(aa) other than SWS except with the consent of the Security Trustee and each Financial Guarantor, no Obligor shall participate in a scheme in respect of retirement benefit arrangements with companies other than the other Obligors. SWS may participate in subject to paragraphs (iv) and (v) below, the Permitted Existing Pension Schemes.

(ii) Additionally, each of SWSH and SWSGH has undertaken:

(a) not to: (A) carry on or transact any business or other activity other than (i) ownership of the shares in members of the SWS Financing Group held by it on the Initial Issue Date; (ii) the giving of guarantees in accordance with the Finance Documents; (iii) performance of obligations required under the Finance Documents; and (iv) carrying out any Permitted Post-Closing Events; (B) own any asset or incur any liabilities except for the purposes of carrying on that business in accordance with the Finance Documents; (C) suspend, abandon or cease to carry on its business; (D) declare, make or pay Restricted Payments otherwise than as permitted under the Finance Documents; or (E) take any steps to enforce any claims it may have against any other Obligor without the prior written consent of the Security Trustee; and

(b) not to make any Restricted Payments otherwise than out of monies received by it, directly or indirectly, from SWS which have been properly paid by SWS as a Distribution or as set out under the Common Terms Agreement.

(iii) Save as otherwise approved by the Security Trustee, SWS has further undertaken to maintain on its board of directors at least three non-executive directors who are not employees or directors of any Associate (subject to temporary vacancies arising out of exceptional circumstances).

(iv) Additionally, SWS has undertaken among other things:

(a) to ensure that the nature of its business is limited to the Business;

(b) to conduct its Appointed Business in the name of SWS only and to ensure that separation from the Group or Associates is maintained at all times by holding SWS out as a separate entity, correcting any misunderstanding as to identity and using stationery, invoices and cheques separate from any other person or entity;

(c) not to permit, agree to or recommend any suspension or the abandonment of all or a material part of the operation of its Appointed Business unless such suspension or abandonment is in accordance with its Instrument of Appointment;

(d) if it exceeds the Permitted Non-Appointed Business Limits, to dispose of or reduce all or part of its Permitted Non-Appointed Business within six months so that the Permitted Non-Appointed Business Limits are complied with on the next Calculation Date;

(e) to comply in all material respects with the Instrument of Appointment save to the extent that Ofwat has waived or approved such non-compliance to the reasonable satisfaction of the Security Trustee[10];

(f) not to agree to any amendment or variation of the Instrument of Appointment which would reasonably be expected to have a Material Adverse Effect;

(g) to comply with applicable relevant Environmental Laws and Environmental Approvals applicable to it, where failure to do so would be reasonably likely to have a Material Adverse Effect;

(h) as soon as reasonably practicable upon becoming aware of the same, notify the Security Trustee of: (A) any Environmental Claim that is current or, to the best of its knowledge and belief, is threatened; or (B) any facts or circumstances which will or are reasonably likely to result in an Environmental Claim being commenced or threatened against it, which, in either case if substantiated, is reasonably likely either to have a Material Adverse Effect or result in any material liability for a Finance Party;

(i) to effect and maintain those insurances in connection with its Business as are required under the Common Terms Agreement;

(j) to take all reasonable action to safeguard and maintain such present and future rights in accordance with Intellectual Property Rights necessary for its Business including observing all covenants and stipulations relating thereto and obtaining all necessary registrations;

(k) (A) other than in respect of contracts entered into by SWS and under which payments to be made would fall within paragraph (a) or (c) of the exclusions in the definition of Distribution, to comply with the Outsourcing Policy, which became effective on and from the Initial Issue Date and applies to each Outsourcing Agreement and Capex Contract entered into by SWS (other than any Excluded Agreements) on and from the Initial Issue Date; (B) subject to (A), to procure that any Outsourcing Agreement or Capex Contract entered into on and from the Initial Issue Date complies with the Public Procurement Rules (if such Outsourcing Agreement or Capex Contract would be an agreement to which the Public Procurement Rules would apply) and the Outsourcing Policy; (C) where an Emergency is continuing, to use its best endeavours to rectify such Emergency as soon as is reasonably practicable (for the avoidance of doubt, any Permitted Emergency Action will not constitute a breach of the Outsourcing Policy); (D) each time an Excluded Agreement expires in accordance with its terms or is terminated early, any agreement entered into by SWS in place of such Excluded Agreement shall comply with the Outsourcing Policy (to the extent required by the terms of the Outsourcing Policy); (E) not to amend, modify or alter any material provision or agree to renew or extend (or agree to exercise any option to renew or extend) any Excluded Agreement without the consent of the Security Trustee and each Financial Guarantor; and (F) to at all times use Good Industry Practice in exercising its rights and performing

[10] Pursuant to the Ancillary Amendments STID Proposal and subject to the occurrence of the Transaction Effective Date, the CTA will be amended so that the words "to the reasonable satisfaction of the Security Trustee" will be deleted

its obligations under any Excluded Agreement. In March 2005 SWS obtained a waiver from the Majority Creditors in relation to certain aspects of the Single Entity Contract PR04 described in Chapter 5 "*Description of the SWS Financing Group – Capital Investment Programme*" that do not comply with the Outsourcing Policy – see "*Events of Default*" below;

(l) to ensure it has adequate financial and management resources to enable it to discharge its core obligations under the Instrument of Appointment and under the Transaction Documents and, in respect of performance obligations which are either passed on to a Contractor or outsourced, it has retained sufficient control to discharge its obligations under the Instrument of Appointment and under the Transaction Documents;

(m) following receipt of notice of termination of the Instrument of Appointment, SWS must use its reasonable endeavours to ensure that subject to its obligations under the WIA: (A) a Transfer Scheme is agreed between SWS, the transferee and the Director General by a date no less than two years prior to the expiration of such notice; and (B) any such Transfer Scheme will not be prejudicial to the interests of the Secured Creditors;

(n) to use all reasonable endeavours to ensure that the Security Trustee is joined in the consultation process with the Director General if SWS becomes subject to any Transfer Scheme;

(o) subject to its obligations under the WIA, not to agree to any Transfer Scheme without the consent of the Security Trustee and each Financial Guarantor;

(p) other than in respect of the SWS Preference Shares, to ensure that there are no agreements in force or corporate resolutions passed which call for the present or further issue or allotment of, or grant to any person other than SWSH, the right (whether conditional or otherwise) to call for the issue or allotment of any share (or equivalent) loan note or loan capital of SWS (including an option or right of pre-emption or conversion);

(q) to make an SWS/SWSG Debt Service Distribution quarterly each year and then only provided that certain conditions are met, including each of the following:

  (i) no Event of Default is subsisting or will result from the payment;

  (ii) no event of default has occurred and is continuing under the SWS/SWSG Loan Agreement and SWSG is not in default of its obligations under the SW Tax Deed of Covenant;

  (iii) all dividends declared by SWS, SWSH and SWSGH are validly declared;

  (iv) all payments in respect of a Permitted Tax Loss Transaction comply fully with the SW Tax Deed of Covenant and the CTA; and

  (v) such SWS/SWSG Debt Service Distribution is made against irrevocable payment instructions directing the Account Bank to remit the proceeds thereof on receipt by SWSG to the relevant account of SWS for same day value;

(r) to comply with the obligations to provide information under any Surveillance Letter or any Authorised Credit Facility;

(s) to apply to the Director General for an IDOK when permitted under the Instrument of Appointment (or use any other means available to apply for an IDOK), in all circumstances which are appropriate in accordance with Good Industry Practice provided that any such application is consistent with prudent management;

(t) to levy charges to customers which, together with other available amounts, are as far as possible sufficient, within the constraints of the current price control framework, to

enable SWS to meet its operational, investment and financial obligations on a timely basis under the Instrument of Appointment and its obligations in respect of Financial Indebtedness;

(u) not to propose any resolution for, or agree to any material amendments to, variation, modification, waiver, suspension, revocation, termination of any Material Agreement save in accordance with the Outsourcing Policy without the prior written consent of the Security Trustee; and

(v) to: (i) procure that the nature of the business of its Pension Companies is limited to the business and functions of a trustee of an occupational pension scheme (as defined in section 1 of the Pension Schemes Act 1993) in respect of SWS Pension Schemes only; and (ii) procure that the Pension Companies do not incur any Financial Indebtedness or permit security to be taken over their assets or shares other than where such Security is taken in accordance with the Security Agreement.

(w) Additionally, SWS and the Issuer have undertaken among other things:

(x) to maintain a rating of the Class A Debt and Class B Debt and a shadow rating of Class A Wrapped Debt with any two of the Rating Agencies;

(y) only to:

(A) pay Customer Rebates at a time when no Event of Default is subsisting;

(B) other than in the case of Permitted Post-Closing Events, any SWS/SWSG Debt Service Distribution, any Subordinated Debt Replacement Event and any SWS Preference Share Conversion Event, pay any Distribution or make any payment under the Subordinated Debt or SWS Preference Shares if:

(i) in the case of Distributions or dividends under the SWS Preference Shares, the payment is made after a duly constituted board meeting has been held approving the declaration of such Distribution or dividend;

(ii) the amount of the Distribution, payment under the Subordinated Debt and/or payment under the SWS Preference Shares that may be paid is limited to an amount equal to the Proposed Payment Amount (as defined below);

(iii) on the date of such payment:

(a) no drawings are outstanding under the Liquidity Facilities, other than Standby Drawings;

(b) save in the case of the first scheduled payment under the Subordinated Debt and the SWS Preference Shares, the Senior RAR, as certified by the Issuer and SWS in the Compliance Certificate most recently delivered to the Security Trustee and each Rating Agency, is less than or equal to 0.850:1 for each Test Period (after deducting an amount equal to the aggregate of any proposed Customer Rebates, proposed Distribution, proposed payment on the Subordinated Debt and proposed payment on the SWS Preference Shares (the "**Proposed Payment Amount**") from available cash); and

(c) no Default subsists or might reasonably be expected to result from the payment and the Repeated Representations are, and will following such payment remain, correct, provided that if such Default arises as a result of a notice to terminate the Instrument of

Appointment having been served then such Default shall be deemed to be cured if an independent financial adviser shall have certified to the Security Trustee that a Transfer Scheme as defined in Schedule 2 to the WIA or other satisfactory security has been established that will not be materially prejudicial to the interests of the Class A Debt Providers or the Class B Debt Providers (as the case may be); and

(iv) in the case of a payment under the SWS Preference Shares or any Subordinated Debt into which the SWS Preference Shares have converted, at the time of such payment there is no amount which has fallen due under the Subordinated Debt which has not been paid or would, but for any deferral of unpaid amounts, have fallen due,

and SWS shall be treated as having made to each Secured Creditor in respect of Class A Debt and Class B Debt a representation on the date of any Restricted Payment that each of the conditions necessary to be satisfied in relation to such Restricted Payment has been satisfied.

In addition to the restrictions on payment of Restricted Payments described above, a Restricted Payment will not be permitted if certain changes of control of SWSGH result in a downgrade of the shadow rating of the Class A Wrapped Debt to or below BBB+ (S&P), Baa1 (Moody's) and BBB+ (Fitch) and such ratings have not been restored;

(z) to agree to cooperate with the Rating Agencies in connection with any reasonable request for information in respect of the maintenance of a shadow rating or rating and with any review of its business which may be undertaken by one or more of the Rating Agencies after the date of the Common Terms Agreement;

(aa) to ensure that there are installed and maintained accounting, management information, financial modelling and cost control systems which are of such a standard which can produce the information required within the time set out in the Finance Documents and procure that there are maintained books of account and other records adequate to reflect fairly and accurately its financial condition, the results of its operations and to provide the reports required to be delivered pursuant to the Finance Documents;

(bb) to authorise the Auditors to communicate directly with the Security Trustee at such time as such parties may reasonably require (and while any Default is outstanding at any time) regarding its accounts and operations and furnish to the Security Trustee a copy of such authorisation, subject to the Auditors' agreement to communicate at such time and upon agreed conditions;

(cc) to inform the Security Trustee of any change to the Auditors, as soon as reasonably practicable;

(dd) to only replace the Auditors without the prior written approval of the Security Trustee if the replacement Auditors are a firm of independent public accountants of international standing;

(ee) not to change its financial year end without the prior written consent of the Security Trustee, such consent not to be refused if Ofwat requires the relevant financial year to be changed, in which case SWS will change the financial covenant calculations in such manner as the Security Trustee deems necessary to enable such calculations to continue to be calculated from the relevant financial statements of SWS; and

(ff) to ensure that it will not enter into any Authorised Credit Facility (other than in respect of any Subordinated Debt) unless following such entry into of such Authorised Credit Facility: (a) its aggregate nominal outstanding Financial Indebtedness which has an

expected maturity falling within any period of 24 consecutive months shall not exceed 20 per cent. of SWS's RCV for the time being; and (b) the aggregate nominal outstanding Financial Indebtedness which has an expected maturity falling within the period from one Periodic Review to the next Periodic Review shall not exceed 40 per cent. of SWS's RCV for the time being (adjusted and increased proportionately to the extent that the period from one Periodic Review to the next Periodic Review is greater than five years).

(gg) (following the amendment of the CTA pursuant to the Ancillary Amendments STID Proposal, subject to the occurrence of the Transaction Effective Date) (i) to exercise and diligently enforce its rights under the ECL; (ii) to issue a funding request to ensure the full remaining balance of the Initial AMP8 Commitment is funded no later than 31 March 2026; and (iii) not to agree to any amendment or waiver to the terms of the ECL without the consent of the Security Trustee ((i)-(iii) together the "**ECL Undertakings**").

(v) Additionally, the Issuer has undertaken, among other things:

(a) not to: (A) carry on any business other than the raising of funds to provide debt financing to SWS for the purposes of its Business in accordance with the Finance Documents or any Hedging Agreement in accordance with the Hedging Policy; (B) own any assets or incur any liabilities except as required or permitted pursuant to the Finance Documents; (C) suspend, abandon or cease to carry on its business; or (D) take any steps to enforce any claims it may have against any other Obligor without the prior written consent of the Security Trustee;

(b) to enter into the hedging arrangements contemplated in the Hedging Policy, in accordance with the terms of the Hedging Policy;

(c) prior to any refinancing of any Class B Debt with any Class A Debt, to obtain confirmation from all Rating Agencies then rating the Bonds that the Rating Requirement is met and will not cease to be met as a result of such refinancing;

(d) to use all reasonable endeavours to procure the admission of all listed Bonds for trading on the Market or the PSM, or such other stock exchange approved by the Dealers and the Bond Trustee, and to maintain such admission until none of the relevant listed Bonds is outstanding;

(e) upon receiving a written request from the Bond Trustee, to deliver to the Bond Trustee a certificate of the Issuer setting out, *inter alia*, details of the aggregate principal amount outstanding under the outstanding Bonds purchased by the Issuer and as are held by any person for the benefit of any member of the SWS Financing Group, any Financial Guarantor or, so far as the Issuer is aware, any of their respective Affiliates, holding companies and subsidiaries;

(f) to send or procure to be sent (not less than three days prior to the date of publication) to the Bond Trustee for the Bond Trustee's approval, one copy of each notice to be given to the Bondholders in accordance with the Conditions and not to publish such notice without such approval and, upon publication, send to the Bond Trustee two copies of such notice (such approval, unless so expressed, not to constitute approval for the purpose of section 21 of the FSMA of such notice as an investment advertisement (as therein defined));

(g) to procure that the Principal Paying Agent notifies the Bond Trustee forthwith if it does not, on or before the due date for payment in respect of the Bonds, receive unconditionally the full amount in the correct currency of the monies payable on such due date;

(h) to forthwith give notice to the Bondholders of payments made after their due date to the Principal Paying Agent or the Bond Trustee;

(i) not less than the number of days specified in the relevant Conditions prior to the redemption or repayment date in respect of any Bond, to give to the Bond Trustee notice in writing of the amount of such redemption or repayment pursuant to the Conditions;

(j) prior to giving notice to the Bondholders that it intends to redeem the Bonds pursuant to Condition 8(b) (*Optional Redemption*) or Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*), to provide such information to the Bond Trustee and the Financial Guarantors as the Bond Trustee and the Financial Guarantors require in order to satisfy themselves of the matters referred to in those Conditions;

(k) to promptly give notice to the Bond Trustee and to the Security Trustee: (A) if it is required by law to effect a deduction or withholding of Tax in respect of any payment due in respect of any Bonds listed on a recognised stock exchange (within the meaning of sections 987 and 1005 of the Income Tax Act 2007); or (B) if a Hedge Counterparty is required to make a deduction or withholding of Tax in respect of any payment due under the relevant Hedging Agreement; or (C) if it would not be entitled to relief for Tax purposes, in any jurisdiction in which it carries on business or is resident for tax purposes, for any material amount which it is obliged to pay under the Finance Documents and which is or has been assumed in the SWS Business Financial Model to be available for relief for Tax purposes, and in each case, take such action as may be required by the Bond Trustee and Security Trustee in respect thereof;

(l) while any of the Bonds remain outstanding, to give notice, or procure that notice is given, to each of the Rating Agencies of (A) any proposed amendment to the Finance Documents other than amendments that the Bond Trustee considers to be of a formal, minor or technical nature or made to correct a manifest error or necessary or desirable for clarification; (B) any request for consent from the Security Trustee and each Financial Guarantor under any Finance Document (other than the STID) in relation to any matter or act which would be automatically treated as permitted by such Finance Document upon the giving of consent by the Security Trustee and each Financial Guarantor; (C) the Bonds of any Sub-Class being repaid in full; (D) the termination of the appointment of the Cash Manager; (E) the appointment of a replacement Bond Trustee or Security Trustee or the appointment of any new or replacement Agents; (F) any Default; (G) the taking of Enforcement Action; (H) the occurrence of any SWS Change of Control or certain changes of control of SWSGH; or (I) the acquisition of any Permitted Subsidiary pursuant to a Permitted Acquisition, in each case, promptly after the Issuer or SWS becoming aware of the same;

(m) to observe and comply with its obligations, and use all reasonable endeavours to procure that the Agents observe and comply with all their obligations under the Agency Agreement and, if any Registered Bonds are outstanding, to procure that the Registrar maintains the Register and to notify the Bond Trustee immediately if it becomes aware of any material breach or failure by an Agent in relation to the Bonds;

(n) to give not less than 14 days' prior notice to the Bondholders of any future appointment or any resignation or removal of any Agent or of any change by any Agent of its specified office;

(o) if, before an Interest Payment Date for any Bond, it becomes subject generally to the taxing jurisdiction of any territory or any political sub-division thereof or any authority therein or thereof having power to tax other than or in addition to the United Kingdom, to notify (immediately upon becoming aware thereof) the Bond Trustee of such event and (unless the Bond Trustee otherwise agrees) to enter into a deed supplemental to the Bond Trust Deed, so that the relevant Condition shall make reference to that other or additional territory; and

(p) to notify the Bond Trustee of any amendment to the Dealership Agreement.

Financial Covenants

(i) SWS has undertaken, among other things:

(a) to deliver, with each Compliance Certificate and each Investors' Report, a statement confirming that it has calculated each of the following ratios as at the Calculation Date immediately prior to the date of delivery of that Compliance Certificate, specifying the results of such calculations and providing a copy of the computations made in respect of the calculation of such ratios:

(A) the Class A ICR for each Test Period;

(B) the Senior Adjusted ICR for each Test Period;

(C) the Class A Adjusted ICR for each Test Period;

(D) the Senior Average Adjusted ICR;

(E) the Class A Average Adjusted ICR;

(F) the Senior RAR as at such Calculation Date and, in the case of forward-looking ratios, the 31 March falling in each Test Period;

(G) the Class A RAR as at such Calculation Date and, in the case of forward-looking ratios, the 31 March falling in each Test Period;

(H) the ratio of Net Cash Flow minus Capital Maintenance Expenditure to Class A Debt Interest for the 12 month period ending on such Calculation Date;

(I) a Conformed Senior Adjusted ICR for each Test Period;

(J) a Conformed Class A Adjusted ICR for each Test Period;

(K) a Conformed Senior Average Adjusted ICR; and

(L) a Conformed Class A Average Adjusted ICR,

and to calculate: (x) the historical ratios using the audited financial statements (or unaudited financial statements if audited financial statements are not available on such date) delivered with such Compliance Certificate; and (y) the forward-looking ratios using the SWS Business Financial Model which shall be prepared on a consistent basis and using assumptions from the most recently available relevant information and the most recently delivered financial statements; and

(b) at each Periodic Review and on making each IDOK application, to apply to the Director General for a price determination which in the reasonable opinion of the SWS directors would allow, at a minimum, a credit rating in the A Category to be achieved and maintained for the Class A Unwrapped Debt and a shadow rating in the A Category to be achieved and maintained for the Class A Wrapped Debt, in each case from at least two of the Rating Agencies.

The Issuer has further undertaken to maintain a DSR Liquidity Facility available for drawing which (when aggregated with all amounts (including the value of any Authorised Investments) standing to the credit of the Debt Service Reserve Account) is not less than the amount of interest (including Lease Reserve Amounts and Adjusted Lease Reserve Amounts) payable on its Class A Debt and Class B Debt for the next succeeding 12-month period (after taking into

account the impact on interest rates of such Class A Debt and Class B Debt of any Hedging Agreements then in place); and

The Issuer and SWS have undertaken to maintain an O&M Reserve and/or O&M Reserve Facility available for drawing which together (including the value of any Authorised Investments funded from the balance on any O&M Reserve Account) amount to not less than 10 per cent. of Projected Operating Expenditure and Capital Maintenance Expenditure for the next succeeding 12-month period as forecast in the SWS Business Financial Model.

Trigger Events

The Common Terms Agreement also sets out certain Trigger Events. The specific Trigger Events and the consequences which flow from the occurrence of those events are set out below.

The occurrence of any of the following events will be a Trigger Event:

(i) Financial Ratios

On any date when any of the following ratios are calculated in accordance with the Common Terms Agreement to breach the relevant level specified below (each a "**Trigger Event Ratio Level**") as at the most recently occurring Calculation Date:

(a) the Senior RAR as at such Calculation Date or, in the case of forward-looking ratios, as at 31 March falling in any Test Period is or is estimated to be more than 0.900:1;

(b) the Class A RAR as at such Calculation Date or, in the case of forward-looking ratios, as at 31 March falling in any Test Period is or is estimated to be more than 0.750:1;

(c) the Senior Adjusted ICR for any Test Period is or is estimated to be less than 1.10:1;

(d) the Class A Adjusted ICR for any Test Period is or is estimated to be less than 1.30:1;

(e) the Senior Average Adjusted ICR is or is estimated to be less than 1.20:1;

(f) the Class A Average Adjusted ICR is or is estimated to be less than 1.40:1;

(g) the Conformed Senior Adjusted ICR for any Test Period is or is estimated to be less than 1.10:1;

(h) the Conformed Class A Adjusted ICR for any Test Period is or is estimated to be less than 1.30:1;

(i) the Conformed Senior Average Adjusted ICR is or is estimated to be less than 1.20:1; or

(j) the Conformed Class A Average Adjusted ICR is or is estimated to be less than 1.40:1.

(ii) Credit Rating Downgrade

(a) The long-term shadow credit rating of any Class A Wrapped Debt given by any two of the Rating Agencies falls to BBB (S&P), Baa2 (Moody's) or BBB (Fitch) or below;

(b) the long-term credit rating of any Class A Unwrapped Debt by any two of the Rating Agencies falls to BBB (S&P), Baa2 (Moody's) or BBB (Fitch) or below;

(c) the long-term shadow credit rating of the Class B Wrapped Debt by any two of the Rating Agencies falls below Investment Grade; or

(d) the long-term credit rating of the Class B Unwrapped Debt by any two of the Rating Agencies falls below Investment Grade.

Each credit rating referred to above is the "**Trigger Credit Rating**" for the relevant Class of Bonds.

(iii) Debt Service Payment Account Shortfall

The failure by SWS to pay the Monthly Payment Amount within five Business Days following the date on which such payment was scheduled to be made.

(iv) Material Deviation in Projections

On any Calculation Date, the estimated actual Capital Expenditure over any five year period between Periodic Reviews exceeds the Capital Expenditure for that period assumed by the Director General in the last Periodic Review (adjusted to take account of any subsequent IDOK and Out-turn Inflation, including variances in real construction prices from assumed construction prices, and deducting capital expenditure incurred or to be incurred in respect of items for which SWS is entitled to make an application for an IDOK) in respect of SWS by 10 per cent. or more.

(v) Liquidity for Capital Expenditure and Working Capital

If, as at any Calculation Date, the aggregate of: (i) SWS's operating cash flows including monies standing to the credit of the Operating Accounts available or forecast to be available to meet Capital Expenditure and working capital requirements for the next Test Period; (ii) Authorised Credit Facilities (excluding Liquidity Facilities) available to be drawn in the next 12-month period; and (iii) all amounts standing to the credit of the Capex Reserve Account is less than the aggregate of SWS's: (a) forecast Capital Expenditure projected for the next 12-month period; (b) forecast working capital requirements projected for the next 12-month period; (c) the maximum total amount of interest in respect of Class A Debt and Class B Debt which is or is projected to fall due and payable during the next succeeding 12 month period; (d) all amounts which are or are projected to fall due and payable during the next succeeding 12-month period in respect of Financial Indebtedness which falls within paragraph (e) of the definition of "Permitted Financial Indebtedness"; and (e) the amount the Issuer or SWS as applicable estimates, in its reasonable opinion, is equal to the net amount payable by the Issuer or SWS to a Hedge Counterparty following the exercise of an option to terminate a Treasury Transaction as permitted by the Hedging Policy.

(vi) Drawdown on DSR Liquidity Facilities and O&M Reserve Facility

If, at any time, the aggregate of all amounts available for drawing under the DSR Liquidity Facilities and all amounts standing to the credit of the Debt Service Reserve Account is less than the Required Balance (although it will not be a Trigger Event if it is triggered as a direct result of a banking error and remedied by such amount being repaid within three Business Days without such repayment being funded by a further drawing under a DSR Liquidity Facility).

The Issuer draws down under an O&M Reserve Facility or either the Issuer or SWS withdraws funds from either O&M Reserve Account, in either case to pay SWS's operating or maintenance expenditure (excluding any drawing or repayment of any Standby Drawing in relation to the Issuer's O&M Reserve Facility).

(vii) Enforcement Order

An Enforcement Order (as defined under the WIA) is issued under Part II, Chapter 11 of the WIA against SWS which would have a Material Adverse Effect if not complied with.

(viii) Circumstances Leading to a Special Administration Order

Any indication arising from notices and/or correspondence issued by, or during correspondence with, the Director General or any other circumstance of which SWS is aware that would reasonably be expected to lead to an application by the Director General or the Secretary of State for a Special Administration Order to be made in respect of SWS.

(ix) Termination of Instrument of Appointment

The giving of a notice to terminate the Instrument of Appointment under the WIA.

(x) Event of Default

An Event of Default is continuing.

(xi) Material Entity Event.

A Material Entity Event occurs in relation to a Material Agreement or a Contractor and/or SWS under a Material Agreement and which continues unremedied for 60 days (other than: (i) a Material Entity Event in relation to a Contractor's failure to pay (see paragraph (a) of "*Material Entity Events*" below) which continues unremedied for 45 days; or (ii) a Material Entity Event in relation to a misrepresentation or breach of obligation which is capable of remedy (see paragraphs (b) and (c) of "*Material Entity Events*" below) which continues unremedied for 30 days) from the date from which SWS could be reasonably expected to become aware of such Material Entity Event unless the relevant Contractor has been replaced in accordance with the Outsourcing Policy or SWS has terminated the appointment of the relevant Contractor and assumed the obligations of the Contractor under the relevant Material Agreement.

(xii) Referral

A referral is made under sub-paragraph 14.3 of Condition B in Schedule 2 (*Shipwreck Clause*) to the Instrument of Appointment (or any successor or equivalent paragraph) as a result of any adverse event.

(xiii) Audit Qualification

The Auditors qualify their report on any audited Statutory Accounts of any member of the SWS Financing Group in a manner which causes the Security Trustee to believe that the financial ratios calculated in accordance with the Common Terms Agreement may not reflect the true position of SWS.

(xiv) Adverse Governmental Legislation

The commencement of the final reading of draft legislation in the House of Lords or the House of Commons (whichever occurs later) of legislation relating to or impacting upon Relevant Undertakers (as that term is defined in the WIA) if such legislation could (if enacted) reasonably be expected to lead to a breach of the financial ratios referred to in "*Financial Ratios*" above or cause a material deviation as set out in "*Material Deviations in Projections*" above, in each case taking into account any actions available to SWS to mitigate the same.

(xv) Modification or Replacement of Instrument of Appointment

If within three months of an announcement setting out clear proposals by Ofwat for the modifications or replacement of the Instrument of Appointment which, if implemented, could reasonably be expected to have a Material Adverse Effect and a timetable for the implementation of such proposals, SWS has not obtained confirmation from Ofwat that the proposed modification or replacement is not expected to be implemented or is expected to be implemented in a form which is not reasonably expected to have a Material Adverse Effect.

(xvi) Conduct of Business

The Permitted Non-Appointed Business Limits are breached.

(xvii) Breach of Outsourcing Policy

SWS fails duly to perform or comply with its material obligations as required under the Outsourcing Policy (other than as a result of Permitted Emergency Action) and fails to remedy such breach within 90 days of SWS becoming aware of such breach. (In March 2005 SWS obtained a waiver from the Majority Creditors in relation to certain aspects of the Single Entity

Contract PR04 described in Chapter 5 "*Description of the SWS Financing Group – Capital Investment Programme*" that do not comply with the Outsourcing Policy.)

(xviii) Adverse Final Determination of K

A final determination of K by Ofwat which is reasonably likely to have a Material Adverse Effect.

As of the date of this Prospectus, Trigger Events have occurred and are continuing in relation to the Trigger Events described in paragraphs (i)(h), (i)(j) and (ii)(b) above.

Trigger Event Consequences

Following the occurrence of a Trigger Event and at any time until such Trigger Event has been waived by the Security Trustee, remedied in accordance with Trigger Event Remedies (see "*Trigger Event Remedies*" below) or otherwise remedied to the satisfaction of the Security Trustee, the following consequences ("**Trigger Event Consequences**") will apply:

(i) No Restricted Payments

No Obligor may make Restricted Payments and, in respect of Customer Rebates, if these have not yet been implemented, SWS must stop their implementation and must not declare any Customer Rebates.

(ii) Further Information and Remedial Plan

(a) SWS must provide such information as to the relevant Trigger Event (including its causes and effects) as may be requested by the Security Trustee.

(b) SWS must discuss with the Security Trustee its plans for appropriate remedial action and the timetable for implementation of such action. SWS and the Security Trustee may agree a Remedial Plan (with the agreement of the Security Trustee not to be unreasonably withheld or delayed) and any Remedial Plan must then be implemented by SWS.

(iii) Independent Review

(a) The Security Trustee may (acting on the instructions of the Majority Creditors) commission an Independent Review to be undertaken on the timetable stipulated by the Security Trustee. The Independent Review will be conducted by technical advisers to the Security Trustee appointed from time to time or such other person as the Security Trustee may decide.

(b) The Independent Review will examine the causes of the relevant Trigger Event and recommend appropriate corrective measures.

(c) Each of the Issuer and SWS must cooperate with the person appointed to prepare the Independent Review including providing access to its books and records and personnel and facilities as may be required for those purposes.

(iv) Consultation with Ofwat

The Security Trustee shall be entitled to discuss the relevant Trigger Event and any Remedial Plan with Ofwat at any time.

(v) Appointment of Additional Non-executive Directors

If the relevant Trigger Event has not otherwise been remedied or waived within six months from the date of its occurrence or such longer period as the Security Trustee, each Financial Guarantor and SWS may agree in a Remedial Plan, the Security Trustee will be entitled to procure the appointment of further non-executive directors to the board of SWS (in addition to

those already on the board of SWS) in such numbers as would allow it, following such appointments, to have appointed a maximum of 20 per cent. of the board by number.

(vi) Payments under Outsourcing Agreements and Capex Contracts with Associates

All payments made by SWS under Outsourcing Agreements and/or Capex Contracts with Associates (excluding, for the avoidance of doubt, contracts which fall within paragraphs (a) and (c) of the definition of "Distribution") which do not comply with the Outsourcing Policy in all material respects, shall be made as Distributions where such non-compliance has remained unremedied for a period in excess of 365 days from the date on which SWS became aware of such non-compliance.

In respect of any of the Trigger Event Consequences described above which requires the Security Trustee to exercise its discretion, it must do so upon instructions of the Majority Creditors and any reference to reasonableness and reasonable time will be interpreted accordingly. The Security Trustee is entitled to assume that no Trigger Event has occurred unless informed otherwise.

In addition to the Trigger Event Consequences listed above, a Trigger Event also constitutes a "Default" as defined in the MDA. There are certain provisions and definitions under the Finance Documents which reference a Default, and which have consequences beyond the Trigger Event Consequences. For example, the definition of "Permitted Financial Indebtedness" provides that, to the extent that the type of Financial Indebtedness incurred falls within limb (g) of the definition (see full definition of "Permitted Financial Indebtedness" under "Index of Defined Terms"), such type of Financial Indebtedness incurred while a Default is continuing will not constitute Permitted Financial Indebtedness. Whilst Financial Indebtedness is permitted to be incurred pursuant to limb (j) of the definition of "Permitted Financial Indebtedness" whilst certain Defaults are continuing, this only applies to Financial Indebtedness incurred for the purposes of: working capital, operational expenditures or maintenance capital expenditure incurred under the Existing RCF; refinancing any Authorised Credit Facilities or existing Financial Indebtedness that is due to expire, mature, terminate and/or be redeemed within two years from the date of such incurrence; and enhancement capital expenditure to the extent that such Financial Indebtedness is Permitted Enhancement Capex Financial Indebtedness and only to the extent that the relevant Default is a Trigger Event (or Potential Trigger Event) under related to (i) Financial Ratios or (ii) Credit Rating Downgrade (so long as the long-term shadow credit rating of any Class A Wrapped Debt and long-term credit rating of any Class A Wrapped Debt is BB (S&P), BB (Fitch) and Ba2 (Moody's) or better). Accordingly, the Obligors would require the consent of the Super-Majority Creditors to waive such requirement in order to incur Permitted Financial Indebtedness.

Trigger Event Remedies

At any time when the Issuer or SWS (as the case may be) believes that a Trigger Event has been remedied by virtue of any of the following, it shall serve notice on the Security Trustee to that effect, and the Security Trustee must respond within 10 days (or such longer period as it may reasonably stipulate within five Business Days of receipt of such notice from the Issuer or SWS (as the case may be)) confirming that the relevant Trigger Event has, in its reasonable opinion, been remedied or setting out its reasons for believing that such Trigger Event has not been remedied (in which case, such event shall continue to be a Trigger Event until such time as the Security Trustee is reasonably satisfied that the Trigger Event has been remedied).

The following shall constitute remedies to the Trigger Events (each, a "**Trigger Event Remedy**"):

(i) Financial Ratios

The breach of a Trigger Event Ratio Level shall be remedied if such ratio or ratios come within the relevant level or levels specified below in relation to the most recently occurring Calculation Date:

(a) the Senior RAR as at such Calculation Date and, in the case of any forward-looking ratios, as at the 31 March falling in each Test Period relating to such Calculation Date is or is estimated to be less than 0.900:1;

(b) the Class A RAR as at such Calculation Date and, in the case of any forward-looking ratios, as at the 31 March falling in each Test Period relating to such Calculation Date is or is estimated to be less than 0.750:1;

(c) the Senior Adjusted ICR for each Test Period relating to such Calculation Date is or is estimated to be greater than 1.10:1;

(d) the Class A Adjusted ICR for each Test Period relating to such Calculation Date is or is estimated to be greater than 1.30:1;

(e) the Senior Average Adjusted ICR is or is estimated to be greater than 1.20:1;

(f) the Class A Average Adjusted ICR is or is estimated to be greater than 1.40:1;

(g) the Conformed Senior Adjusted ICR for any Test Period is or is estimated to be greater than 1.10:1

(h) the Conformed Class A Adjusted ICR for any Test Period is or is estimated to be greater than 1.30:1;

(i) the Conformed Senior Average Adjusted ICR is or is estimated to be greater than 1.20:1; or

(j) the Conformed Class A Average Adjusted ICR is or is estimated to be greater than 1.40:1.

(ii) Credit Rating Downgrade

The occurrence of a Trigger Event in relation to a credit rating downgrade (see paragraph (ii) of "*Trigger Events*" above) shall be remedied if the credit rating of the relevant Class of debt given by any two of the Rating Agencies is above the Trigger Credit Rating.

(iii) Debt Service Required Payment Shortfall

The occurrence of a Trigger Event in relation to the non-payment of the Monthly Payment Amount into the Debt Service Payment Account (see paragraph (iii) of "*Trigger Events*" above) will be remedied if payment of the required amount is paid into the Debt Service Payment Account.

(iv) Material Deviation in Projections

The occurrence of a Trigger Event in relation to material deviations in projections (see paragraph (iv) of "*Trigger Events*" above) will be remedied if the deviations referred to in that paragraph, on any subsequent date, are less than 10 per cent. of the figure assumed by the Director General in the last Periodic Review (adjusted to take account of any subsequent IDOK and Out-turn Inflation) or, if a different figure is subsequently agreed by Ofwat and SWS, the deviations are less than 10 per cent. of the subsequently agreed figure, as the case may be.

(v) Liquidity for Capital Expenditure and Working Capital

The occurrence of a Trigger Event in relation to liquidity for capital expenditure and working capital (see paragraph (v) of "*Trigger Events*" above) will be remedied if on any subsequent date the amounts referred to in sub-paragraphs (i) to (iii) of that paragraph are in aggregate equal to or greater than the aggregate of the amounts referred to in sub-paragraphs (a) to (e) of that paragraph.

(vi) Drawdown on DSR Liquidity Facilities and O&M Reserve Facility

(a) The occurrence of a Trigger Event in relation to drawdowns under the DSR Liquidity Facility (see paragraph (vi) of "*Trigger Events*" above) will be remedied if the amount available for drawing under the DSR Liquidity Facilities when aggregated with all amounts standing to the credit of the Debt Service Reserve Account is restored to at least the Required Balance.

(b) The occurrence of a Trigger Event in relation to a drawing under the O&M Reserve Liquidity Facility (see paragraph (vi) of "*Trigger Events*" above) will be remedied if the amount available for drawing under the O&M Reserve Facility, when aggregated with the O&M Reserve, is at least equal to the O&M Reserve Required Amount.

(vii) Enforcement Order

The occurrence of a Trigger Event in relation to an Enforcement Order (as set out in paragraph (vii) of "*Trigger Events*" above) will be remedied if SWS has complied with the terms of the relevant Enforcement Order to the reasonable satisfaction of the Security Trustee or if the Enforcement Order has been effectively withdrawn or if, in the opinion of the Security Trustee (acting reasonably), the relevant fine will not have a Material Adverse Effect or that the Instrument of Appointment will not be terminated.

(viii) Circumstances Leading to a Special Administration Order

The occurrence of a Trigger Event in relation to circumstances leading to a Special Administration Order (as set out in paragraph (viii) of "*Trigger Events*" above) will be remedied if: (a) a Special Administration Order is not made within six months of the relevant Trigger Event occurring; or (b) the Security Trustee is reasonably satisfied that a Special Administration Order will not be made in respect of SWS.

(ix) Termination of Instrument of Appointment

The occurrence of a Trigger Event in relation to termination of the Instrument of Appointment (as set out in paragraph (ix) of "*Trigger Events*" above) will be remedied by agreement by SWS to the extent that a Transfer Scheme reasonably satisfactory to the Security Trustee is implemented prior to the termination of the Instrument of Appointment.

(x) Event of Default

The occurrence of a Trigger Event in relation to an Event of Default (as set out in paragraph (x) of "*Trigger Events*" above) will be remedied if the Event of Default is waived or revoked in accordance with the STID or is remedied to the reasonable satisfaction of the Security Trustee.

(xi) Material Entity Event

The occurrence of a Material Entity Event in relation to a Trigger Event (as set out in paragraph (xi) of "*Trigger Events*" above) will be remedied:

(a) if it is remedied to the satisfaction of the Security Trustee and each Financial Guarantor;

(b) if the Contractor has been replaced in accordance with the Outsourcing Policy or if SWS has terminated the appointment of the relevant Contractor and assumed the obligations of that Contractor as prescribed under the relevant Material Agreement; or

(c) upon the acceptance by the Security Trustee and each Financial Guarantor of a Remedial Plan for as long as it is being complied with in all respects.

(xii) Referral

The occurrence of a Trigger Event in relation to a referral under the Instrument of Appointment (as set out in paragraph (xii) of "*Trigger Events*" above) will be remedied if:

(a) in the absence of any determination or forecast of the determination of the Director General the financial ratios set out above come within the relevant level or levels specified in paragraph (i) of "*Trigger Event Remedies*" in relation to the most recently occurring Calculation Date; or

(b) the Director General has made a determination that restores the financial ratios specified in paragraph (i) of "*Trigger Events*" above to at least the Trigger Event Ratio Levels.

(xiii) Audit Qualification

The occurrence of a Trigger Event in relation to an audit qualification (as set out in paragraph (xiii) of "*Trigger Events*" above) will be remedied if the Security Trustee is satisfied that such qualification does not affect the veracity of the financial ratios calculated in accordance with the Common Terms Agreement or if SWS produces a further set of Statutory Accounts upon which the auditors' report is not qualified.

(xiv) Adverse Governmental Legislation

The occurrence of the Trigger Event in relation to adverse Governmental legislation (as set out in paragraph (xiv) of "*Trigger Events*" above) will be remedied if the draft bill fails to become an act of parliament or becomes an act in a form which is reasonably likely not to cause a breach of the financial ratios set out in paragraph (i) of "*Trigger Events*" above or such financial ratios are otherwise reinstated to the Trigger Event Ratio Levels or the Director General has confirmed that the Capital Expenditure which would otherwise have led to a material deviation as referred to in paragraph (iv) of "*Trigger Events*" above is allowable under adjustments to the RCV and, when taking such adjustment into account, such financial ratios would meet the Trigger Event Ratio Levels.

(xv) Modification or Replacement of Instrument of Appointment

The occurrence of a Trigger Event in relation to the modification or replacement of the Instrument of Appointment (as set out in paragraph (xv) of "*Trigger Events*" above) will be remedied if an independent expert on behalf of the Security Trustee determines that the modifications to the Instrument of Appointment or, as the case may be, the replacement licence or licences to be granted to SWS will or do contain equivalent terms which permit SWS to carry on its water and sewerage business substantially as carried on as of the Initial Issue Date taking into account any changes in the regulatory environment since the Initial Issue Date and in the opinion of the Security Trustee such terms will not be reasonably likely to:

(a) have a Material Adverse Effect; or

(b) result in a breach of the financial ratios as referred to in paragraph (i) of "*Trigger Events*" above.

(xvi) Conduct of Business

Within six months of the date of the occurrence of the Trigger Event in relation to the conduct of business (as set out in paragraph (xvi) of "*Trigger Events*" above), SWS disposes of all or part of the Permitted Non-Appointed Business so that the Permitted Non-Appointed Business Limits will be complied with during the current Test Period excluding (for the purpose of calculating such ratio) the aggregate Non-Appointed Expenses of the former Permitted Non-Appointed Business which has been disposed of by SWS during such Test Period.

(xvii) Breach of Outsourcing Policy

The occurrence of the Trigger Event in relation to a breach of the Outsourcing Policy (as set out in paragraph (xvii) of "*Trigger Events*" above) will be remedied and the Trigger Event Consequence set out in paragraph (vi) of "*Trigger Event Consequences*" above will be

disapplied if SWS takes such action as is necessary so that it is in compliance with the Outsourcing Policy.

(xviii) Adverse Final Determination of K

The occurrence of the Trigger Event in relation to an adverse final determination of K (as set out in paragraph (xviii) of "*Trigger Events*" above) will be remedied if the financial ratios set out above 'come within the relevant level or levels specified in paragraph (i) of "*Trigger Event Remedies*" in relation to the most recently occurring Calculation Date.

In respect of any of the Trigger Event Remedies which require the Security Trustee to exercise its discretion, it must do so upon instructions of the relevant Majority Creditors, and any reference to reasonableness and reasonable time will be interpreted accordingly.

Events of Default

The Common Terms Agreement contains a number of events of default (the "**Events of Default**") which will be Events of Default under each Finance Document (other than, in the respect of the Hedge Counterparties, the Hedging Agreements). Subject, in some cases, to agreed exceptions, materiality qualifications, reservations of law and grace periods. Events of Default include:

(a) non-payment of amounts payable under the Finance Documents within three Business Days of the due date;

(b) non-compliance with certain other obligations under the Finance Documents (other than the Tax Deeds of Covenant) or the occurrence of a TDC Breach which is continuing;

(c) material misrepresentation;

(d) any Financial Indebtedness not being paid when due (after the expiry of any applicable grace period) or any Financial Indebtedness being declared due and payable prior to its specified maturity as a result of an event of default;

(e) an Insolvency Event or Insolvency Proceedings occur(s) in relation to the Obligors other than SWS or, in relation to SWS, an insolvency event or insolvency proceedings as set out further in the CTA occur(s) in relation to SWS;

(f) SWS transferring the Instrument of Appointment without the Security Trustee's consent or SWS receiving notice that the Instrument of Appointment will be revoked or terminated and a scheme of transfer not being approved by the Secretary of State or the Director General on or before the date falling two years prior to the expiration of such notice;

(g) the Instrument of Appointment being terminated and not replaced immediately by a further licence on equivalent terms taking into account any changes in the regulatory environment since the Initial Issue Date;

(h) insufficient liquidity (from operating cash flows, the Authorised Credit Facilities and the Capex Reserve Account) to meet SWS's forecast Capital Maintenance Expenditure and working capital requirements projected for the next six-month period;

(i) attachment, sequestration, distress or execution involving sums in excess of £500,000 (indexed) and if not discharged within 30 days;

(j) any Obligor repudiating a Finance Document or it becoming unlawful or ineffective for any Obligor to perform its material obligations under any Finance Document;

(k) an SWS Change of Control occurs;

(l) any of the Security ceasing to be in full force and effect;

(m) certain governmental action (including nationalisation) which would be reasonably likely to have a Material Adverse Effect;

(n) a member of the SWS Financing Group failing to comply with a judgment involving sums in excess of £500,000 (indexed) in aggregate at any time except where such judgement is being appealed in good faith to a higher court;

(o) other than in the case of a Permitted Lease Termination, an Obligor not having legal power to perform its obligations under the Finance Documents or any obligation of any Obligor under a relevant Finance Document (other than stamp duty indemnities) ceasing to be legal, binding and enforceable and the absence of compliance has a Material Adverse Effect;

(p) SWS failing to comply with its obligations under the Outsourcing Policy (and such failure has a Material Adverse Effect);

(q) an Obligor other than SWS ceasing or threatening to cease to carry on its business (or any substantial part of its business) it carries on as at the date of the CTA or as contemplated by the Finance Documents or SWS ceasing or threatening to cease to carry on the Appointed Business (or any substantial part of the Appointed Business) it carries on at the date of the CTA or which is contemplated by the Finance Documents other than as permitted by the Finance Documents;

(r) litigation being started against an Obligor or its assets or revenues which would be reasonably likely to be adversely determined and, if so adversely determined, would have a Material Adverse Effect;

(s) the shadow rating of the Class A Wrapped Bonds or the rating of the Class A Unwrapped Bonds in each case ascribed by two Rating Agencies being less than the minimum required for Investment Grade[11];

(t) the Class A ICR being less than 1.60:1, the Senior RAR being more than 0.950:1 and/or the ratio of Net Cash Flow minus Capital Maintenance Expenditure to Class A Debt Interest for the immediately preceding 12-month period is less than 1.00:1;

(u) an Obligor (other than SWS) amending its memorandum or articles of association or SWS amending its memorandum or articles, if such amendment relates to the terms of the SWS Preference Shares or is in a manner which is reasonably likely to have a Material Adverse Effect or diminish the value of any Security Interest granted in favour of the Security Trustee, unless the Security Trustee has previously given its prior written consent to such amendment;

(v) a Material Entity Event (as described in "**Material Entity Events**" below) occurring which has a Material Adverse Effect;

(w) (following the amendment of the CTA pursuant to the Ancillary Amendments STID Proposal, subject to the occurrence of the Transaction Effective Date) SWS does not comply with any of the applicable ECL Undertakings.

In March 2005, SWS obtained a waiver from the Majority Creditors in relation to certain aspects of the Single Entity Contract PR04 described in Chapter 5 "*Description of the SWS Financing Group – Capital Investment Programme*" that do not comply with the Outsourcing Policy.

In December 2005, SWS obtained a waiver from the Majority Creditors in relation to the opening of two new bank accounts required in order to implement a counter payment network service

[11] Subject to the Equity Injection having been made available and contributed in full in accordance with the terms of the Equity Commitment Letter prior to 1 April 2026, pursuant to the Scheme the Event of Default referred to in paragraph (s) will be deleted in its entirety (without affecting the numbering of subsequent paragraphs in Part 2 (SWS and the Issuer) to Schedule 7 (Events of Default) of the CTA) and its application will be suspended for the period from (and including) the Transaction Effective Date to (and including) 1 April 2026.

administered by PayPoint Network Limited and PayPoint Collections Limited, which provides SWS with the facility to collect cash payments for water bills through PayPoint terminals located in the convenience retail sector.

In respect of each Event of Default requiring any action or discretion on the part of the relevant creditor, the Security Trustee will (save in respect of certain Entrenched Rights and Reserved Matters (see "*Entrenched Rights and Reserved Matters*" above)) act in accordance with the instructions of the Majority Creditors in accordance with the STID (see "*Security Trust and Intercreditor Deed*" above).

Immediately upon the notification to the Security Trustee of an occurrence of an Event of Default, a Standstill Period will commence in accordance with the STID (see "*Security Trust and Intercreditor Deed – Standstill*" above).

Material Entity Events

The Common Terms Agreement provides (subject, in some cases to certain exceptions, reservations of law and grace periods) that each of the following will constitute a Material Entity Event in respect of any Contractor under a Material Agreement or, as the case may be, SWS, to the extent that such event would be reasonably likely to have a Material Adverse Effect:

(a) any amount due from the Contractor or SWS is not paid unless payment is made within 15 days of an Obligor becoming aware of such failure or save if such payment is being disputed in good faith;

(b) any representation or statement made or deemed to be made by a Contractor or SWS in any Material Agreement is or proves to have been incorrect or misleading in any respect when made or deemed to be made and such failure, if capable of remedy, is not remedied by the Contractor or SWS within 30 days of it becoming aware that such representation was incorrect or misleading in any respect;

(c) the Contractor or SWS fails duly to perform or comply with any other obligation expressed to be assumed by it in any Material Agreement and such failure, if capable of remedy, is not remedied by such Contractor or SWS, as the case may be, within 30 days of becoming aware of such breach;

(d) the Contractor:

  (A) ceases or suspends generally payment of its debts or publicly announces an intention to do so or is unable to pay its debts as they fall due or is deemed to be insolvent; or

  (B) commences negotiations with or makes a proposal to any one or more of its creditors concerning its solvency, with a view to the readjustment or rescheduling of any indebtedness;

(e) an Insolvency Event or equivalent event occurs in relation to a Contractor to a Material Agreement;

(f) the Contractor fails to comply with or pay any sum due from it under any judgment or any order made or given by any court of competent jurisdiction at any time except where such judgment is being appealed in good faith to a higher court;

(g) any Material Agreement to which the Contractor and SWS is a party or any obligation purported to be contained therein or the security or credit enhancement intended to be effected in relation to such Material Agreement is repudiated by the Contractor or SWS or it does or causes to be done any act or thing evidencing an intention to repudiate, abandon, cancel, suspend or terminate any Material Agreement to which SWS or the Contractor is a party or the security or credit enhancement related thereto or any such obligation or any such security or subordination effected under any of the Material Agreements to which it is a party or any Material Agreement is not or ceases to be in full force and effect or the legal validity or

applicability thereof to any sums due or to become due thereunder is disaffirmed by the Contractor or SWS or on behalf of the Contractor or SWS; and

(h) the Contractor, SWS or any provider of security or credit enhancement therefor does not have the legal power to perform any of its obligations under the Material Agreements or, as the case may be, such security or credit enhancement or to own any assets or to carry on any part of its business or at any time it is or becomes unlawful for the Contractor, SWS or any provider of security or credit enhancement therefor to perform or comply with any of its obligations under any Material Agreement or any of the obligations of the Contractor or any provider of security or credit enhancement thereunder are not or cease to be legal, valid, binding and enforceable.

Conditions Precedent

The conditions precedent to, among other things, the release of Financial Guarantees and to the issue of Bonds are set out in a conditions precedent agreement dated 23 July 2003, as amended and restated on 6 April 2020 and 16 February 2021, as varied by a deed of variation dated 30 September 2022 and as further amended, restated, varied and/or supplemented from time to time, (the "**CP Agreement**") between, among others, the Bond Trustee, the Security Trustee and the Obligors.

Cash Management

Accounts

In accordance with the Common Terms Agreement, SWS has opened and maintains the following Accounts with the Account Bank:

(a) each Operating Account;

(b) an O&M Reserve Account; and

(c) the Capex Reserve Account.

The Issuer has also opened or (in the case of the O&M Reserve Account) shall open and maintain the following Accounts with the Account Bank:

(a) the Debt Service Payment Account;

(b) the Debt Service Reserve Account; and

(c) in the event the Issuer becomes a borrower under an O&M Reserve Facility, an O&M Reserve Account.

SWFII has also opened and shall maintain the following Accounts with the Account Bank:

(a) the Transaction Account;

(b) in the event it raises Permitted Financial Indebtedness denominated in a currency other than Sterling, an account denominated in such currency; and

(c) in the event SWFII becomes a borrower under an O&M Reserve Facility, an O&M Reserve Account.

SWSGH and SWSH have each opened and maintain one chequing account only with the Account Bank.

Each of the above accounts together with any other bank account of any Obligor are collectively referred to as the "**Accounts**". Each of the Accounts is held with the Account Bank pursuant to the Account Bank Agreement. Each Obligor agreed in the Common Terms Agreement to comply with the Account Bank Agreement and the provisions of the Common Terms Agreement applying to its Accounts.

Operating Accounts

Under the Common Terms Agreement, SWS must ensure that all of its revenues (other than any interest or Income which is credited to the Account from which the Authorised Investment was made) will be paid into an operating account.

For those revenues of SWS which are received into existing collection accounts of SWS with a bank other than the Account Bank, SWS must ensure the balance on such collection accounts is transferred into an Operating Account at least once a week and, following a downgrade of the short term unsecured unsubordinated debt rating of such bank (excluding for this purpose Alliance & Leicester Commercial Bank plc (formerly Girobank and now part of the Santander Group)) below the Minimum Short-term Rating, on close of business of each Business Day.

The Operating Accounts are the principal current accounts of SWS through which all operating and Capital Expenditure or any Taxes incurred by SWS and (subject to the terms of the Finance Documents) payments in respect of the Financial Indebtedness of the SWS Financing Group which are not permitted to be satisfied out of monies credited to the Debt Service Payment Account are cleared. SWS may make transfers at any time from one Operating Account to another, in its sole discretion.

All operating expenditure of SWS is funded: (a) through payments made directly into the Operating Accounts; and (b) through drawings made by the Issuer or SWS under any Authorised Credit Facility or other Permitted Financial Indebtedness and, in the case of drawings made by the Issuer (except under any DSR Liquidity Facility), on lent to SWS under an Issuer/SWS Loan Agreement, as and when required and permitted by the Finance Documents. Capital Expenditure is funded out of monies standing to the credit of the Operating Accounts, out of cash transfers made from the Capex Reserve Account to the Operating Accounts and/or (in relation to Capital Maintenance Expenditure), to the extent that the sums standing to the credit of the Operating Accounts and the Capex Reserve Account are insufficient, SWS's O&M Reserve Account.

All Distributions, payments under the SWS Preference Shares (or, following an SWS Preference Share Conversion Event, the relevant Subordinated Debt into which the SWS Preference Shares are converted) and Permitted Post-Closing Events have been or will be funded (directly or indirectly) out of monies standing to the credit of the Operating Accounts subject always to the satisfaction of all of the conditions set out in the Common Terms Agreement for the making of such payments.

Annually on 31 March of each year (or, if such day is not a Business Day, the immediately preceding Business Day) SWS calculates the Annual Finance Charge for the period of 12 months commencing on the immediately following 1 April, and details of such calculation are included in the next following Investors' Report.

Under the Common Terms Agreement, SWS on the opening of business on the first Business Day of each month until the Discharge Date transfers to the Issuer from the Operating Accounts an amount (the "**Monthly Payment Amount**") equal to $^{1}/_{12th}$ of SWS's Annual Finance Charge for the relevant 12-month period to the Debt Service Payment Account provided that the aggregate of any interest accruing on and credited to the Debt Service Payment Account is treated as a prepayment of future Monthly Payment Amounts payable during the relevant 12-month period. Accordingly, the Monthly Payment Amounts due for the remaining months of such 12-month period shall be reduced pro rata to reflect such prepayment.

SWS recalculates the Annual Finance Charge and the Monthly Payment Amount, as applicable if, during the course of any relevant 12-month period, there is any increase (whether as a result of any increase in the rate of applicable interest, any drawing under any Authorised Credit Facility, any deferral of interest, any upwards adjustment of rentals under any Finance Lease, or otherwise) or decrease (whether as a result of any reduction in the rate of applicable interest, downwards adjustment of rentals under any Finance Lease or any prepayment or repayment of the debt under which the relevant liabilities arise or accrue or otherwise) in the Annual Finance Charge and adjusts the Monthly

Payment Amount for the remaining months in the relevant 12-month period, and details are included in the next following Investors' Report.

Capex Reserve Account

As at 31 March 2025 approximately £139.9 was standing to the credit of the Capex Reserve Account.

SWS may not withdraw any monies from the Capex Reserve Account unless such withdrawal is for the purpose of funding a transfer to the Operating Account on account of SWS's capital expenditure requirements or as contemplated below in relation to the application of insurance proceeds.

SWS must ensure that the proceeds of any advance to it under any Authorised Credit Facility for the purpose of funding its capital expenditure is paid directly into the Capex Reserve Account or an Operating Account.

SWS must also ensure that all proceeds of any property damage insurance claim (other than in respect of delay in start-up, business interruption or anticipated loss in revenue or third-party claims) are paid directly into the Capex Reserve Account.

SWS may withdraw the proceeds of property damage insurance claims from the Capex Reserve Account for application in meeting payments which are due and payable in respect of the restoration, reinstatement or replacement of the asset lost or damaged or, where any Permitted Lease Termination has arisen as a consequence of the loss of such asset, in payment of any Class A Debt falling due on the date of that Permitted Lease Termination arising as a consequence of the loss of such asset.

If SWS has paid sums to reinstate, restore or replace assets or effects lost or damaged or to meet claims by third parties out of moneys withdrawn from the Operating Accounts, then SWS may pay the relevant insurance amounts received directly into an Operating Account. If the reinstatement, restoration or replacement cost of any damaged property is less than the property damage insurance proceeds received by it in relation to such property, SWS may pay the difference into an Operating Account.

SWS's O&M Reserve Account

As at 31 March 2025 £28.0 million was standing to the credit of the O&M Reserve Account.

SWS may not withdraw any monies from its O&M Reserve Account unless (i) such withdrawal is for the purpose of funding a transfer to an Operating Account on account of operating and capital expenditure requirements that cannot be met from existing balances in the Operating Accounts and additionally, in the case of any capital expenditure requirement, the Capex Reserve Account (ii) such withdrawal is for the purpose of transferring into an Operating Account any interest income earned from time to time on the O&M Reserve (including Income from any related Authorised Investments) or (iii) prior to making a withdrawal, SWS delivers a certificate to the Security Trustee and the Account Bank certifying that, following such proposed withdrawal, the aggregate of the O&M Reserve and all amounts then available for drawing under any O&M Reserve Facility are at least equal to the O&M Reserve Required Amount on the date of such withdrawal. As at the date of this Prospectus, SWS has not withdrawn any monies from its O&M Reserve Account.

SWS must ensure that the proceeds of any drawing by the Issuer under any O&M Reserve Facility Agreement (other than a Standby Drawing) are lent by the Issuer to SWS under an Issuer/SWS Loan Agreement and are paid directly into SWS's O&M Reserve Account or an Operating Account.

Debt Service Payment Account

As at 31 March 2025 approximately £71.5 million was standing to the credit of the Debt Service Payment Account.

SWS must ensure that each transfer of or in respect of the Monthly Payment Amount from the Operating Account, is made to the Issuer directly into the Debt Service Payment Account.

The Common Terms Agreement provides that, on each Payment Date, monies credited to the Debt Service Payment Account must be applied by the Issuer in the following order for the purpose of enabling the following payments ("**Permitted Payments**") to be made in the following order of priority (the "**Payment Priorities**") without double counting:

(i) *first* (to the extent that there are insufficient monies standing to the credit of all other Accounts and/or available for drawing under any Liquidity Facility), in or towards satisfaction of all of the SWS Financing Group's operating costs (except to the extent falling due under the Finance Documents) and maintenance costs;

(ii) *second*, pro rata, according to the respective amounts thereof in or towards satisfaction of the remuneration, costs and expenses of the Security Trustee and the Bond Trustee;

(iii) *third*, pro rata, according to the respective amounts thereof in or towards satisfaction of, on a pro rata basis: (a) the remuneration, costs and expenses of each Agent, the Account Bank under the Account Bank Agreement, each DSR Liquidity Facility Provider under the relevant DSR Liquidity Facility Agreement, each O&M Reserve Facility Provider under the relevant O&M Reserve Facility Agreement, each facility agent under the relevant Authorised Credit Facility and the Standstill Cash Manager; and (b) the remuneration, costs and expenses of and fees of each Financial Guarantor pursuant to the relevant G&R Deed;

(iv) *fourth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all amounts of fees, interest and principal (other than any Subordinated Liquidity Facility Amounts) due or overdue to each DSR Liquidity Facility Provider under the relevant DSR Liquidity Facility Agreement; (b) all amounts of fees, interest and principal (other than Subordinated Liquidity Facility Amounts) due or overdue to each O&M Reserve Facility Provider under the relevant O&M Reserve Facility Agreement; and (c) all amounts of interest and principal due or overdue to each Authorised Credit Provider under the relevant Authorised Credit Facility to the extent that the Financial Indebtedness was incurred to fund a New Money Advance;

(v) *fifth*, pro rata according to the respective amounts thereof, in or towards satisfaction of all scheduled amounts payable to each Hedge Counterparty under any Interest Rate Hedging Agreement;

(vi) *sixth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all amounts of interest (including the Lease Reserve Amounts and Adjusted Lease Reserve Amounts), recurring fees and commitment commissions due or overdue in respect of the Class A Debt (other than any Subordinated Coupon Amounts and Subordinated Authorised Loan Amounts); (b) any unscheduled amounts (including termination amounts) due and payable to each Hedge Counterparty under any Interest Rate Hedging Agreement (except to the extent required to be paid at paragraph (xvi) below); (c) all scheduled amounts (other than principal exchange amounts) payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class A Debt and (subject to paragraph (xvi) below and following termination of a Standstill Period other than due to remedy or waiver by the Majority Creditors of, or the revocation of, the Event of Default giving rise to the Standstill Period) all amounts payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class A Debt; (d) all amounts of underwriting commissions due or overdue in respect of the Class A Debt; and (e) all reimbursement sums (if any) owed to each Financial Guarantor under the relevant G&R Deed in respect of payments of interest on any Class A Wrapped Debt guaranteed by such Financial Guarantor;

(vii) *seventh*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all amounts of principal due or overdue in respect of the Class A Debt (including, in respect of Finance Leases, those amounts payable in respect thereof which do not fall within paragraph (vi) above and do not fall due as a result of the operation of any indemnity or fee reimbursement

provision of a Finance Lease); (b) all principal exchange amounts due and payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class A Debt; (c) any termination amounts or other unscheduled sums due and payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class A Debt (except to the extent required to be paid at paragraph (xvi) below); and (d) all reimbursement sums (if any) owed to each Financial Guarantor under the relevant G&R Deed in respect of payments of principal on any Class A Wrapped Debt guaranteed by such Financial Guarantor;

(viii) *eighth*, in or towards satisfaction of any Make-Whole Amount due and payable on the Class A Debt;

(ix) *ninth*, pro rata according to the respective amounts thereof, in or towards satisfaction of all Subordinated Coupon Amounts due or overdue in respect of any Class A Bonds;

(x) *tenth*, in payment to the Debt Service Reserve Account until the sum of the balance thereon and the aggregate available commitments under the DSR Liquidity Facility Agreements is equal to the Class A Required Balance;

(xi) *eleventh*, in payment to the Issuer's O&M Reserve Account until the sum of the O&M Reserve and the aggregate of amounts available to be drawn under O&M Reserve Facilities is equal to the O&M Reserve Required Amount;

(xii) *twelfth*, pro rata according to the respective amounts thereof, in or towards satisfaction of all amounts of: (a) interest and commitment commissions due or overdue in respect of the Class B Debt (other than any Subordinated Coupon Amounts due or overdue in respect of any Class B Bonds and Subordinated Authorised Loan Amounts); (b) all amounts of underwriting commissions due or overdue in respect of the Class B Debt; (c) except to the extent required to be paid at paragraph (xvi) below, all scheduled amounts (other than principal exchange amounts) payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class B Debt and (following termination of a Standstill Period other than due to remedy or waiver by the Majority Creditors of, or revocation of, the Event of Default giving rise to the Standstill Period) all amounts payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class B Debt; and (d) all reimbursement sums (if any) owed to each Financial Guarantor under the relevant G&R Deed in respect of payments of interest on any Class B Wrapped Debt guaranteed by such Financial Guarantor;

(xiii) *thirteenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all amounts of principal due or overdue in respect of the Class B Debt; (b) all principal exchange amounts due and payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class B Debt; (c) except to the extent required to be paid at paragraph (xvi) below, any termination amounts or other unscheduled sums due and payable to each Hedge Counterparty under any Currency Hedging Agreement in respect of Class B Debt; and (d) all reimbursement sums (if any) owed to each Financial Guarantor under the relevant G&R Deed in respect of payments of principal on any Class B Wrapped Debt guaranteed by such Financial Guarantor;

(xiv) *fourteenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of any Make-Whole Amounts due and payable on the Class B Debt;

(xv) *fifteenth*, in payment to the Debt Service Reserve Account until the sum of the balance thereon and the aggregate available commitments under the DSR Liquidity Facilities is equal to the sum of the Class A Required Balance and the Class B Required Balance;

(xvi) *sixteenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) any other amounts (not included in paragraphs (vi) and (vii) above) due and/or overdue to the Finance Lessors; and (b) any termination payment due or overdue to a Hedge Counterparty under any Hedging Agreement which arises as a result of a default by such Hedge Counterparty

or as a result of a downgrade in the credit rating of such Hedge Counterparty (other than any amount attributable to the return of collateral or any premium or other upfront payment paid to the Issuer to enter into a transaction to replace a Hedging Agreement (in whole or in part)) shall be applied first in payment of amounts due to the Hedge Counterparty in respect of that Hedging Agreement;

(xvii) *seventeenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all Subordinated Liquidity Facility Amounts due or overdue to each Liquidity Facility Provider under the Liquidity Facility Agreements; (b) all Subordinated Authorised Loan Amounts due or overdue to each Authorised Credit Provider under the relevant Authorised Credit Facility in respect of Class A Debt; (c) any other indemnified amounts due or overdue to each Financial Guarantor under the relevant G&R Deed in respect of any Class A Wrapped Debt guaranteed by such Financial Guarantor; and (d) any amounts payable in respect of Class A Debt not referred to in other sub-paragraphs of the definition of "Payment Priorities";

(xviii) *eighteenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of: (a) all Subordinated Authorised Loan Amounts due or overdue to each Authorised Credit Provider under the relevant Authorised Credit Facility in respect of Class B Debt; (b) any other indemnified amounts due or overdue to each Financial Guarantor under the relevant G&R Deed in respect of any Class B Wrapped Debt guaranteed by such Financial Guarantor; and (c) any amounts payable in respect of Class B Debt not referred to in any other sub-paragraphs of the "Payment Priorities";

(xix) *nineteenth*, pro rata according to the respective amounts thereof, in or towards satisfaction of all Subordinated Coupon Amounts due or overdue in respect of any Class B Bonds;

(xx) *twentieth*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of all amounts of interest due or overdue in respect of the Senior Mezzanine Debt;

(xxi) *twenty-first*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of all amounts of principal due or overdue in respect of the Senior Mezzanine Debt;

(xxii) *twenty-second*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of any other sums due or overdue in respect of the Senior Mezzanine Debt;

(xxiii) *twenty-third*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of all amounts of interest due or overdue in respect of the Junior Mezzanine Debt;

(xxiv) *twenty-fourth*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of all amounts of principal due or overdue in respect of the Junior Mezzanine Debt;

(xxv) *twenty-fifth*, subject always to the satisfaction of the Restricted Payment Condition, pro rata according to the respective amounts thereof, in or towards satisfaction of any other sums due or overdue in respect of the Junior Mezzanine Debt;

(xxvi) *twenty-sixth*, subject always to the satisfaction of the Restricted Payment Condition, in or towards satisfaction of all sums due or overdue in respect of any Subordinated Debt into which the SWS Preference Shares have converted upon an SWS Preference Share Conversion Event where the holder of such Subordinated Debt has acceded to the STID as a Secured Creditor; and

(xxvii) *twenty-seventh*, (to the extent required in the Common Terms Agreement) the balance shall remain in the Debt Service Payment Account.

Any payment made by the Issuer to a Secured Creditor pursuant to the Payment Priorities on account of a liability in respect of which SWS is the principal debtor is treated as having discharged SWS's obligation to make such payment to that Secured Creditor. SWS is also treated as having discharged its related payment obligation to the Issuer under the relevant Issuer/SWS Loan Agreement upon (and to the extent of) the Issuer making a payment pursuant to the Payment Priorities to a Secured Creditor in respect of which the Issuer is the principal debtor.

The Payment Priorities set out in paragraphs (i) to (xxvi) inclusive do not apply to: (a) the proceeds of any further borrowing of Permitted Financial Indebtedness which are required by the terms of such borrowing to be applied; (i) in repayment or prepayment of any existing Financial Indebtedness of the SWS Financing Group (including Subordinated Debt); or (ii) in redeeming the SWS Preference Shares, in each case, to the extent permitted by the CTA; or (b) any return of collateral or premium or upfront payment in relation to a Hedging Agreement contemplated in paragraph (xvi) above which will be paid to the relevant Hedge Counterparty directly. In no circumstance is the Issuer entitled to apply monies represented by the Monthly Payment Amount in or towards making a Restricted Payment.

For so long as no Standstill Event is continuing, SWS must, on the date which is seven Business Days prior to each Payment Date (such date, a "**Determination Date**"), determine whether the aggregate amount of monies then credited to the Debt Service Payment Account is at least equal to the aggregate of all amounts referred to in paragraphs (i) to (xix) inclusive of the Payment Priorities which fall due and payable on such Payment Date taking account of any receipts due from any Hedge Counterparty under any Hedging Agreement on such Payment Date (such aggregate amount, "**Scheduled Debt Service**"). If the balance on the Debt Service Payment Account on a Determination Date is less than the amount of Scheduled Debt Service falling due on the following Payment Date, then SWS will promptly transfer to the Debt Service Payment Account an amount equal to the shortfall from sums standing to the credit of the Operating Accounts. No amounts may be so transferred to the extent that to do so would cause the aggregate net balance of the Operating Accounts to fall below the then current aggregate net overdraft limit on the Operating Accounts or cause the balance on any Operating Account to fall below the then current gross overdraft limit in respect of such Operating Account. If after making any required transfers from the Operating Accounts the balance on the Debt Service Payment Account would be insufficient to pay any Scheduled Debt Service falling due for payment at items (i) to (vi), (ix) or (xii) of the Payment Priorities (excluding any termination payments under any Hedging Agreements), the Issuer must promptly request a drawing under the DSR Liquidity Facility for payment on the following Payment Date in an amount equal to the shortfall (subject to any limitations in the DSR Liquidity Facility Agreements on drawings applicable to shortfalls relating to Class B Debt).

Until such time as a Standstill commences and is continuing, all amounts payable on any Payment Date must be paid strictly in the order referred to above, to the intent that no amounts falling to be paid under any paragraph may be paid until such time as the amounts falling to be paid on the same date or earlier under each preceding paragraph have been paid in full.

Debt Service Reserve Account and Issuer's O&M Reserve Account

The Issuer will be required to drawdown the whole of a Liquidity Facility Provider's commitment if that Liquidity Facility Provider: (i) ceases to have the Liquidity Facility Requisite Rating; or (ii) fails to renew its commitment at the end of the term of the relevant Liquidity Facility and whose commitment is not replaced by another Liquidity Facility Provider. The Issuer must deposit the proceeds of each such drawdown into the Debt Service Reserve Account (in the case of a drawdown under a DSR Liquidity Facility Agreement) or the Issuer's O&M Reserve Account (in the case of a drawdown under any O&M Reserve Facility). No monies may be withdrawn from the Debt Service Reserve Account or the O&M Reserve Account except as permitted by the relevant Liquidity Facility Agreement (see "*Liquidity Facilities*" below) or the Issuer delivers, prior to any withdrawal, a certificate to the Security Trustee and the Account Bank that following the making of such

withdrawal: (a) in the case of the Debt Service Reserve Account, the aggregate of the amounts standing to the credit of the Debt Service Reserve Account and available for drawing under the DSR Liquidity Facilities is at least equal to the Required Balance; and (b) in the case of the Issuer's O&M Reserve Account, the aggregate of the O&M Reserve and amounts available for drawing under the O&M Reserve Facilities is at least equal to the O&M Required Amount.

SWS has agreed to procure that on any Payment Date (save for any date upon which a drawing is to be made under a DSR Liquidity Facility or out of the Debt Service Reserve Account to make a payment into the Debt Service Payment Account):

(a) the aggregate of: (i) all amounts available for drawing under the DSR Liquidity Facilities; and (ii) all amounts standing to the credit of the Debt Service Reserve Account (including the value of any Authorised Investments) are equal to the next 12 months' interest forecast to be due on the Class A Debt of the SWS Financing Group (the "**Class A Required Balance**"); and

(b) the aggregate of: (i) all amounts available for drawing in respect of Class B Debt under the DSR Liquidity Facilities; and (ii) all amounts standing to the credit of the Debt Service Reserve Account (including the value of any Authorised Investments) (after deducting all amounts required in order to satisfy the Class A Required Balance) are equal to the next 12 months' interest forecast to be due on the Class B Debt (other than in respect of any Subordinated Coupon Amounts) of the SWS Financing Group (the "**Class B Required Balance**" and, together with the Class A Required Balance, the "**Required Balance**").

Authorised Investments

The Common Terms Agreement allows SWS and the Issuer to invest in certain eligible Authorised Investments such part of the amounts standing to the credit of any of the Accounts as is prudent and in accordance with certain provisions to be set out in the Common Terms Agreement.

Cash Management During a Standstill Period

The Common Terms Agreement as amended by the amendment agreement dated 29 July 2025 entered into by SWS and the Security Agent pursuant to the STID Proposal dated 14 July 2025 provides that notwithstanding the occurrence of a Standstill Period SWS will continue as Cash Manager during a Standstill Period until the earlier of (a) 20 Business Days following notification by the Security Trustee that Class A DIG Representatives representing at least 66 2/3% of the Outstanding Principal Amount of Qualifying Class A Debt have directed the appointment of the Standstill Cash Manager to commence and (b) 18 months from the commencement of the Standstill Period, whereupon the Standstill Cash Manager shall assume control of the Accounts. During a Standstill Period, SWS or, as applicable, the Standstill Cash Manager, will pay operating expenditure when it falls due and, on a monthly basis, calculate the aggregate of all payments falling to be made during the next following period of 12 months and shall calculate all net revenues received and/or expected to be received over that 12-month period. To the extent that the forecast revenues are insufficient (after paying all relevant operating expenditure) to pay the aggregate of all payments falling to be made during the next 12 months, SWS or, as applicable, the Standstill Cash Manager shall notionally apply those forecast revenues to each category in accordance with the Payment Priorities until the revenue that is forecast to be available is insufficient to meet all of the payments falling to be made within such 12-month period in any paragraph of the definition of "Payment Priorities" (the "**Shortfall Paragraph**") and shall, in respect of those categories of payment falling within the Shortfall Paragraph, divide the anticipated revenues remaining pro rata between those amounts. Throughout the Standstill Period, any payments falling to be made within a category of payment falling within a Shortfall Paragraph shall be satisfied by a payment of the pro rata share of that payment so calculated and no payments falling in a category which (in accordance with the Payment Priorities) falls after a Shortfall Paragraph shall be made (and the balance of the payments not made shall remain outstanding).

The proceeds of enforcement of the Security which is permitted to be enforced during a Standstill Period will also be applied in accordance with the Payment Priorities. In circumstances where such enforcement occurs during a Standstill Period or following termination of a Standstill the proceeds of enforcement will be applied in accordance with the above Payment Priorities but excluding in these circumstances payments under paragraphs (i), (x), (xi) and (xv) thereof.

Security Agreement

Security

Each Obligor (other than the Issuer and SWFII) entered into the security agreement (the "**Security Agreement**") with the Security Trustee on the Initial Issue Date, each of the Issuer and SWFII acceded to the Security Agreement on 30 September 2022, and each of SWS and the Obligors entered into a supplemental security agreement with the Security Trustee on 30 September 2022, pursuant to which SWSH and SWSGH guarantee the obligations of each other Obligor under the Finance Documents and SWS, the Issuer and SWFII guarantee the obligations of each other under the Finance Documents, in each case to the Security Trustee as security trustee for the Secured Creditors. Each Obligor has secured its property, assets and undertakings to the Security Trustee as trustee for the Secured Creditors. However, in respect of SWS, the creation, perfection and enforcement of such security is subject to the WIA, the Instrument of Appointment and requirements thereunder. As a result of the restrictions placed upon SWS in respect of the giving of security and the Special Administration procedure contained in the WIA, the value, effect and enforceability of the security granted by SWS is severely limited (see Chapter 3 "*Risk Factors*" and Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" for a more detailed discussion of these issues).

The Security Agreement incorporates, to the extent applicable, the provisions of the Common Terms Agreement and is subject to the STID.

The security constituted by the Security Agreement is expressed to include:

(i) first fixed charges over:

  (a) the ordinary shares in SWS, SWSH, the Pension Companies, the Issuer and SWFII;

  (b) each Obligor's right, title and interest from time to time in and to:

    (A) any real property interests currently owned by it or acquired after the date of the Security Agreement (other than certain excluded property not exceeding in aggregate £10 million (indexed from the Initial Issue Date)); and

    (B) the proceeds of disposal of any land (including Protected Land);

  (c) all present and future plant, machinery, office equipment, computers, vehicles and other chattels;

  (d) all moneys standing to the credit of each Obligor's accounts and the debts represented thereby;

  (e) any Intellectual Property Rights owned by each Obligor (excluding information technology licence agreements);

  (f) any present and future goodwill and any present and future uncalled capital and rights in relation to such uncalled capital;

  (g) each Authorised Investment;

  (h) all shares of any person owned by the Obligor including all dividends, interest and other monies payable in respect thereof and all other rights related thereto;

  (i) all present and future book and other debts;

(j) all benefit in respect of Insurances taken out by any Obligor and all claims and returns of premiums in respect thereof; and

(ii) an assignment of each Obligor's right in respect of Insurances taken out by any Obligor and in respect of its right, title and interest from time to time in and to:

(a) the proceeds of any insurance policies (other than motor insurance, employer's liability insurance, directors and officers liability insurance, pension fund trustee liability insurance and any other third-party liability insurance) and all rights related thereto;

(b) all Transaction Documents and any other document or agreement to which an Obligor is a party; and

(c) all damages, compensation, remuneration, profit, rent or income derived from information technology licence agreements; and

(iii) a first floating charge of the whole of the undertaking, property, assets and rights whatsoever and wheresoever present and future of each Obligor, except that the Security does not include any security over Protected Land (see Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Protected Land*") or any of SWS's other assets, property and rights to the extent, and for so long as, the taking of any such security would contravene the terms of the Instrument of Appointment and requirements thereunder or the WIA.

The Security is held on trust by the Security Trustee for itself and on behalf of the Secured Creditors in accordance with and subject to the terms of the STID.

For a description of certain limitations on the ability of SWS to grant security and certain limitations and restrictions on the security purported to be granted, see Chapter 3 "*Risk Factors – Certain Legal Considerations – Security*" and Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales – Restrictions on the Granting of Security*".

Notice of the creation of the Security has not been and will not be given initially to customers or to contractual counterparties in respect of contracts (other than certain material contracts) and each charge over land as purported to be granted has taken effect in equity only. Accordingly, until notice of the creation of the Security is given to the relevant customers or contractual counterparties or registration is effected with HM Land Registry in respect of registered land or certain other action is taken in respect of unregistered land, to the extent possible any such security or charge may be or become subject to prior equities and/or other legal rights arising in relation thereto.

Neither SWSGH nor SWSH has any significant assets other than the shares in its respective subsidiary.

Security Structure

The following shows the security provided by the SWS Financing Group in favour of the Security Trustee on behalf of the Secured Creditors:

Obligor	**Security**	**Guarantee**
SWSGH	Fixed and floating charge. Principal secured asset is its holding of shares in SWSH.	Guarantees all obligations of SWSH, SWS, the Issuer and SWFII under the Finance Documents.
SWSH	Fixed and floating charge. Principal secured asset is its holding of shares in SWS.	Guarantees all obligations of SWSGH, SWS, the Issuer and SWFII under the Finance Documents.

SWS	Fixed and floating charge over its property, assets and undertaking, all subject to the WIA and Instrument of Appointment.	Guarantees all obligations of the Issuer and SWFII under the Finance Documents.
Issuer	Fixed and floating charge.	Guarantees all obligations of SWS and SWFII under the Finance Documents.
SWFII	Fixed and floating charge.	Guarantees all obligations of SWS and the Issuer under the Finance Documents.

Financial Guarantor Documents

The Financial Guarantees of Wrapped Bonds

The Class A Bonds issued on the Initial Issue Date, 27 May 2005 and on 18 October 2006 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to financial guarantees (and the endorsements thereto) originally issued by MBIA Assurance S.A., a société anonyme incorporated under the laws of the French Republic (registered with the Paris Register of Trade and Companies under No. B377883293 (98 B 05130) ("**MBIA**").

The Sub-Class A10 Wrapped Bonds that were issued on 17 July 2007 are unconditionally and irrevocably guaranteed as to scheduled payments of interest and principal pursuant to a financial guarantee (and the endorsements thereto) originally issued by Financial Security Assurance (U.K.) Limited ("**FSA**").

With effect from 28 December 2007, the business of MBIA was transferred to MBIA UK Insurance Limited ("**MBIA UK**"), (the "**Transfer**"); MBIA UK, therefore, assumed all rights and obligations of MBIA under the Transaction Documents as if it were the Initial Financial Guarantor of the Class A Bonds issued on the Initial Issue Date, 27 May 2005 and 18 October 2006.

On 31 December 2009, FSA changed its name to Assured Guaranty (Europe) Ltd.

On 10 January 2017, Assured Guaranty Corp. acquired the entire issued share capital of MBIA UK, following which the registered name of MBIA UK was changed to Assured Guaranty (London) Ltd on 11 January 2017. On 1 June 2017, Assured Guaranty (London) Ltd re-registered as a public limited company and the registered name changed to Assured Guaranty (London) plc ("**AGLN**").

On 1 June 2017, Assured Guaranty (Europe) Limited was re-registered under the Companies Act 2006 as a public company under the name of Assured Guaranty (Europe) plc.

On 7 November 2018, AGLN transferred its insurance portfolio to, and merged with and into Assured Guaranty (Europe) plc (the "**Merger**").

On 24 February 2021, Assured Guaranty (Europe) plc re-registered as a private limited company and the registered name changed to Assured Guaranty UK Limited ("**AGUK**").

On 1 February 2023, AGUK transferred 85 per cent. of its guarantee obligations (the "**Guarantee Transfer**") under the Financial Guarantees which had been originally issued by MBIA to, Assured Guaranty Municipal Corp. ("**AGM**").

On 1 August 2024, AGM merged with and into Assured Guaranty Inc. (formerly Assured Guaranty Municipal Corp.) ("**AG**", and together with AGUK, "**Assured Guaranty**") (the "**AG Merger**"). AG, therefore, assumed all rights and obligations of AGM under the Transaction Documents as if it were the Initial Financial Guarantor.

Upon an early redemption of the relevant Class A Wrapped Bonds or an acceleration of the relevant Class A Wrapped Bonds, the relevant Financial Guarantor's obligations in relation to outstanding

Class A Wrapped Bonds issued prior to the date of this Prospectus will continue to be to pay the Guaranteed Amounts as they fall Due for Payment (as defined in the relevant Financial Guarantee) on each Payment Date. Such Guaranteed Amounts are the Issuer's obligations: (1) to repay on their respective maturity date the outstanding nominal amount of the relevant Class A Wrapped Bonds, as reduced by each amount of principal repaid or prepaid by the Issuer, excluding any additional amount relating to premium, prepayment, early redemption, broken funding indemnities or penalties; and (2) on each Interest Payment Date, to pay the regularly scheduled interest under the relevant Class A Wrapped Bonds due on such Interest Payment Date, excluding any amount relating to prepayment, early redemption, broken-funding indemnities, penalties or default interest or (for Floating Rate Bonds only) any amounts by which the margin on the coupon on such Class A Wrapped Bonds exceeds the initial margin on the coupon as at the date on which such Class A Wrapped Bonds were issued. The relevant Financial Guarantor will not be obliged under any circumstances to accelerate payment under its Financial Guarantees. However, if it does so, it may do so in its absolute discretion in whole or in part, and the amount payable by the relevant Financial Guarantor will be the outstanding principal amount (or pro rata amount that has become due and payable) of the relevant Class A Wrapped Bonds together with accrued interest (excluding always the FG Excepted Amounts). Any amounts due in excess of such outstanding principal amount (and any accrued interest thereon) will not be guaranteed by the relevant Financial Guarantor under any of the Financial Guarantees. The Bond Trustee alone has the right to enforce the terms of Financial Guarantees issued in respect of Wrapped Bonds, and any right of any other person to do so is expressly excluded.

For the avoidance of doubt, the Issuer shall not issue any Wrapped Bonds pursuant to this Prospectus.

Guarantee and Reimbursement Deeds

On each relevant Issue Date, the Issuer (or, prior to the Substitution, SWSFL) and SWS entered into a guarantee and reimbursement deed (each, a "**G&R Deed**") with the relevant Financial Guarantor, pursuant to which the Issuer is obliged, among other things, to reimburse such Financial Guarantor in respect of the payments made by it under the relevant Financial Guarantee and to pay, among other things, any financial guarantee fee and fees and expenses of such Financial Guarantor in respect of the provision of the relevant Financial Guarantee. Insofar as a Financial Guarantor makes payment under the relevant Financial Guarantee in respect of Guaranteed Amounts (as defined in such Financial Guarantee), it will be subrogated to the present and future rights of the relevant Wrapped Bondholders or relevant holders of other Wrapped Debt against the Issuer in respect of any payments made.

On the Initial Issue Date and on 27 May 2005, SWSFL and SWS entered into a G&R Deed with MBIA Assurance S.A. (now AGUK, as described above) in respect of the Class A Wrapped Bonds issued on the Initial Issue Date and 27 May 2005, respectively.

On the Fourth Issue Date, SWSFL and SWS entered into a G&R Deed with MBIA UK (now AGUK, as described above) in respect of the Sub-Class A9 Wrapped Bonds issued on the Fourth Issue Date.

On the Fifth Issue Date, SWSFL and SWS entered into a G&R Deed with AGUK in respect of the Sub-Class A10 Wrapped Bonds issued on the Fifth Issue Date. On 30 September 2022 SWSFL was substituted with the Issuer under each G&R Deed entered into prior to that date.

On 1 February 2023, AGUK transferred 85 per cent. of its guarantee obligations under the Financial Guarantees in respect of the Sub-Class A1, A2a, A2b, A8 and A9 Wrapped Bonds to AGM and on such date the Issuer and SWS entered into a G&R Deed with AGM in respect of such Bonds.

For the avoidance of doubt, the Issuer shall not issue any Class B Bonds pursuant to this Prospectus.

Additional Resources Available

Authorised Credit Facilities

SWS has entered into various bilateral and syndicated bank facilities, which incorporate and are subject to the terms of the STID and the CTA.

Existing Authorised Credit Facilities.

The existing RCF Agreement was entered into with National Westminster Bank plc, Lloyds Bank Plc, BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Sumitomo Mitsui Banking Corporation, London Branch and Bank of America Europe DAC for an aggregate facility amount of £350,000,000 as at 31 October 2022 (the "**Existing RCF**"). Under this facility agreement the loans may only be used for SWS's general corporate purposes, in or towards funding of SWS's working capital requirements or in or towards payments of SWS's Capital Expenditure requirements.

Drawings under the revolving credit facilities are subject to various conditions precedent as set out in the relevant facility agreement, including that no Event of Default or Potential Event of Default is subsisting, and in the case of a roll-over advance no Event of Default is subsisting, and each Repeated Representation is correct at the time of requesting and making the drawing. In the event of a Standstill, any outstanding Advances under the revolving credit facilities shall convert into a term loan repayable on the earliest of: (i) the termination of the Standstill; (ii) the final Maturity Date and (iii) the date of any acceleration under, and as permitted by, the STID.

Interest accrued on any drawing under the Existing RCF is calculated by reference to a compounded daily reference rate methodology plus a fixed margin. SWS also pays certain agency and arrangement and a commitment fee which accrues on any undrawn portion of the commitment under the revolving credit facility.

SWSFL also entered into a separate facility agreement with RBS under which RBS advanced to SWSFL a £165,000,000 index-linked term facility as at 31 March 2022 (the "**Initial Artesian Term Facility**"). RBS has transferred its rights and obligations in respect of the Initial Artesian Term Facility to Artesian Finance II plc ("**Artesian II**"). The advance under the Initial Artesian Term Facility has similar terms to Indexed Bonds in terms of interest accrual and payment, with a final repayment date in September 2033. SWSFL applied the proceeds of such advance in making an index-linked advance to SWS under the Initial Issuer/SWS Loan Agreement. Certain of SWSFL's payment obligations under the Initial Artesian Term Facility Agreement in respect of the advance under the Initial Artesian Term Facility were guaranteed by AGUK, the Financial Guarantor. SWSFL gave certain indemnities to Artesian II in connection with its funding of the Initial Artesian Term Facility.

SWSFL further entered into a separate facility agreement dated 5 July 2004 (the "**Second Artesian Term Facility Agreement**") with RBS under which RBS advanced to SWSFL a £156,484,023.05 index-linked term facility as at 31 March 2022 (the "**Second Artesian Term Facility**"). RBS has transferred its rights and obligations in respect of the Second Artesian Term Facility to Artesian Finance plc ("**Artesian**"). The advance under the Second Artesian Term Facility has similar terms to Indexed Bonds in terms of interest accrual and payment, with a final repayment date in September 2032. SWSFL applied the proceeds of such advance in making an index-linked advance to SWS under the Second Issuer/SWS Loan Agreement. Certain of SWSFL's payment obligations in respect of the advance under the Second Artesian Term Facility were guaranteed by AGUK. SWSFL gave certain indemnities to Artesian in connection with its funding of the Second Artesian Term Facility.

On 30 September 2022, SWSFL was substituted as the borrower under the Initial Artesian Term Facility and the Second Artesian Term Facility by SWFII and SWSFL ceased to be party to, or assume any rights or obligations under either the Initial Artesian Term Facility nor the Second Artesian Term Facility.

In connection with the Initial Artesian Term Facility and the Second Artesian Term Facility (the "**Artesian Facilities**"), the Issuer and SWFII have entered into a loan note issuance agreement on 30 September 2022 (the "**Loan Note Issuance Agreement**") under which the Issuer is the issuer and SWFII is the noteholder. The issuance amount under the Loan Note Issuance Agreement is the aggregate principal amount of all financial indebtedness raised through the Artesian Facilities. The Loan Note Issuance Agreement is structured such that the notes issued thereunder correspond to the principal amount borrowed by SWFII under the Artesian Facilities and that the interest rate, interest periods and maturity of the notes reflect the interest rate, interest periods and maturity of the corresponding advances under the Artesian Facilities.

On 2 December 2019, SWS entered into an inflation linked credit agreement (the "**ILCA**") with Morgan Stanley & Co. International Plc (the "**ILCA Provider**") under which SWS will be required to make inflation-linked payments to the ILCA Provider.

The Existing RCF, the Initial Artesian Term Facility, the Second Artesian Term Facility and the ILCA are referred to in this Prospectus as the "**Existing Authorised Credit Facilities**".

SWS, the Issuer and SWFII (as applicable) make representations and warranties, covenants and undertakings to the Existing RCF Providers, Artesian II, Artesian, Assured Guaranty and the ILCA Provider on the terms set out in the Common Terms Agreement. The Existing RCF Providers, Artesian II, Artesian, Assured Guaranty and the ILCA Provider have acceded to the STID and the CTA. The Events of Default under the Common Terms Agreement apply under the Existing Authorised Credit Facilities (see "*Common Terms Agreement*" above).

The ability of a lender under an Authorised Credit Facility to accelerate any sums owing to them under the Authorised Credit Facilities upon or following the occurrence of an Event of Default thereunder is subject to the STID.

SWS and/or the Issuer may enter into further Authorised Credit Facilities on terms similar to those in the Existing Authorised Credit Facilities. Each additional Authorised Credit Provider will be given the benefit of the Security and will be required to accede to the STID and the CTA.

SWS and the Issuer have entered into loan insurance and indemnity agreements with AGUK, under which: the Issuer agrees to reimburse to AGUK amounts paid by AGUK under AGUK's guarantee of amounts payable by the Issuer under the Initial Term Facility and the Second Artesian Term Facility; the Issuer agrees to pay a fee to AGUK and to pay, and to indemnify AGUK against, certain other of AGUK's costs and expenses; SWS and the Issuer made representations, warranties and covenants to AGUK on the terms set out in the Common Terms Agreement; and SWS guarantees to AGUK the Issuer's obligations AGUK under such agreements.

The Liquidity Facilities

The existing DSR Liquidity Facility (the "**Existing DSR Liquidity Facility**") is provided by BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Lloyds Bank Plc, National Australia Bank Limited, London Branch and Sumitomo Mitsui Banking Corporation, London Branch (the "**Existing DSR Liquidity Facility Providers**") and is the only debt reserve Liquidity Facility in place as at the date of this Prospectus. The Issuer may establish further DSR Liquidity Facilities in connection with further Bonds and other Class A Debt and Class B Debt issued or incurred.

Under the terms of the Existing DSR Liquidity Facility Agreement, the Existing DSR Liquidity Facility Providers provide a 364 day commitment (which may be renewed from time to time, and with the current scheduled renewal date being 1 December 2025) in an aggregate amount specified in the Existing DSR Liquidity Facility Agreement to permit drawings to be made by the Issuer, in circumstances where there will be insufficient funds in the Debt Service Payment Account available on a Payment Date to pay amounts (other than principal amounts to be repaid in respect of Class A Debt and principal amounts to be repaid and any Subordinated Coupon Amounts to be paid in respect

of Class B Debt or any termination payments under any Hedging Agreements) scheduled to be paid in respect of paragraphs (i) to (vi) inclusive and (ix) and, after deducting any prior ranking payments, (xii) of the Payment Priorities (a "**DSR Liquidity Shortfall**").

The Issuer will not be able to make a drawing in respect of a DSR Liquidity Shortfall relating (in whole or in part) to Class B Debt unless the sum of the amount available under the DSR Liquidity Facilities and the amount standing to the credit of the Debt Service Reserve Account (immediately after such drawing) is not less than the next 12 months interest forecast on Class A Debt.

SWS has further entered into an O&M Reserve Facility Agreement with BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Lloyds Bank Plc, National Australia Bank Limited, London Branch and Sumitomo Mitsui Banking Corporation, London Branch (the "**Existing O&M Liquidity Facility Providers**"). Under the terms of the existing O&M Reserve Facility Agreement, the Existing O&M Liquidity Facility Providers provide a 364-day commitment (which may be renewed from time to time, and with the current scheduled renewal date being 1 December 2025) in an aggregate amount specified in the Existing O&M Reserve Facility Agreement to permit drawings to be made by SWS in circumstances where there will be insufficient funds available in the O&M Reserve Account to pay any amounts required in respect of Projected Operating Expenditure and/or Capital Maintenance Expenditure as forecast by SWS in respect of the next succeeding 12 month period.

Each Liquidity Facility Provider must be a bank which as at the relevant Issue Date has the Minimum Short-term Rating (the "**Liquidity Facility Requisite Rating**").

Each Liquidity Facility Provider may be replaced at any time provided that such Liquidity Facility Provider is replaced by a bank with the Liquidity Facility Requisite Rating and all amounts outstanding to such Liquidity Facility Provider are repaid in full.

Each Liquidity Facility Agreement does or will provide that amounts repaid by the Issuer may be redrawn.

Each Liquidity Facility Agreement does or will provide that if: (i) at any time the rating of the relevant Liquidity Facility Provider falls below the Liquidity Facility Requisite Rating; or (ii) the relevant Liquidity Facility Provider does not agree to renew its commitment under such Liquidity Facility prior to the expiry of the relevant availability period, the Issuer will:

(a) use all reasonable endeavours to replace the relevant Liquidity Facility Provider with a party having the Liquidity Facility Requisite Rating; and

(b) (if a replacement is not made within the relevant time period specified in the relevant Liquidity Facility Agreement) be entitled to require such Liquidity Facility Provider to pay into the Debt Service Reserve Account (in the case of a DSR Liquidity Facility) or the Issuer's O&M Reserve Account (in the case of an O&M Reserve Facility) the full amount of the relevant Liquidity Facility Provider's undrawn commitment (a "**Standby Drawing**").

A Standby Drawing will generally be repayable only if the relevant Liquidity Facility Provider is re-rated with the Liquidity Facility Requisite Rating or confirmation is received from each of the Rating Agencies that either: (i) the terms of a replacement Liquidity Facility; or (ii) the absence of any such facility, in each case, as applicable, will not lead to a ratings downgrade of the Bonds from the relevant Rating Agencies. Additionally, in the case of a Standby Drawing made as a result of a Liquidity Facility Provider failing to renew its commitment under a Liquidity Facility prior to the expiry of the relevant availability period, provided that the final sanction order of the High Court of Justice of England and Wales in respect of the Scheme has been delivered to Companies House, such Standby Drawing will be repayable on the date which is 36 months from the date of the making of the Standby Drawing.

Interest will accrue on any drawing (including a Standby Drawing) made under a Liquidity Facility provided by a Liquidity Facility Provider at the compounded daily reference rate for that day plus a

margin. Under the Liquidity Facility Agreements, the Issuer, in certain circumstances, will be required to pay additional amounts if: (i) a withholding or deduction for or on account of tax is imposed on payments made by it to the relevant Liquidity Facility Provider; or (ii) if the relevant Liquidity Facility Provider suffers an increase in the cost of providing the relevant Liquidity Facility. Drawings under any further Liquidity Facilities will accrue interest subject to the specific terms of the relevant Liquidity Facility Agreement. The Issuer will also pay certain agency, arrangement and renewal fees as well as a commitment fee which accrue on any undrawn portion of the commitments under the Liquidity Facilities.

Upon the enforcement of the Security pursuant to the STID, all indebtedness outstanding under any Liquidity Facility (other than Subordinated Liquidity Facility Amounts) will rank in priority to the Bonds.

SWS Preference Shares

As at 31 March 2025, SWS has issued fixed dividend (£70 per share net) cumulative redeemable preference shares 2038 of £1 each in the capital of SWS (the "**SWS Preference Shares**"). The SWS Preference Shares are non-voting save in respect of certain limited matters which are specific to the rights and value of the SWS Preference Shares.

Under the terms of the CTA, SWS is not allowed to make any payments on or under the SWS Preference Shares unless the Restricted Payment Condition is satisfied (see "*Common Terms Agreement*" above).

The holders of the SWS Preference Shares enjoy certain specific and protective entrenched rights. These can be waived in accordance with the terms and conditions of the SWS Preference Shares and in addition, and among other things, will have no effect, and will not require SWS to obtain any consent or sanction of the SWS Preference Shareholders unless the proposed event or action would or could reasonably be expected to have a material adverse effect on the fundamental terms or value of their investment. For example, for so long as neither an Event of Default is continuing nor, if a Trigger Event has occurred and is continuing, has a Remedial Plan concluded that the failure to raise new Financial Indebtedness in the circumstances described below would lead to an Event of Default, in the circumstance where the Mezzanine Facility Providers would have an equivalent Entrenched Right (as described earlier in "*Security Trust and Intercreditor Deed – Entrenched Rights of the Mezzanine Facility Providers*"), the articles of association of SWS provide that SWS may not agree any modification to, or consent or waiver under or in respect of, any term of any Finance Document if the proposed modification, consent or waiver would permit the raising of new Financial Indebtedness by the SWS Financing Group to the extent that, as a result, the aggregate of the Senior Net Indebtedness and any other net indebtedness ranking in point of priority senior to the Senior Mezzanine Debt would exceed 90 per cent. of RCV, unless the Security Trustee has received consent from the holders of more than 50 per cent. of the aggregate nominal value of all classes of SWS Preference Shareholders or the sanction of an ordinary resolution passed at a separate general meeting of the holders of all classes of the SWS Preference Shares. Certain of these other key rights are also disapplied following an Event of Default.

The SWS Preference Shares may in certain circumstances be converted into Subordinated Debt of SWS, whereupon the holders of such Subordinated Debt will be required either to accede to the STID and the CTA for the purposes of, *inter alia*, taking the benefit of the Security and subordinating their secured claims to those of the holders of the Class A Debt, the Class B Debt and the Mezzanine Debt or to accede to the SWS Preference Share Deed (as defined below) for the purpose of, *inter alia*, restricting their right to accelerate their unsecured claims during a Standstill Period.

The initial holders of the SWS Preference Shares entered into a deed on the Initial Issue Date with the Security Trustee and the Obligors (the "**SWS Preference Share Deed**") pursuant to which SWS agreed not to, and such holders of the SWS Preference Shares agreed not to permit or require SWS to, make any Distribution in respect of the SWS Preference Shares unless the Restricted Payment

Condition is satisfied at such time and payments made in breach of the Restricted Payment Condition shall be immediately repaid to the Security Trustee and pending such repayment shall be held on trust for the Security Trustee. Under call option arrangements contained in the SWS Preference Share Deed, each holder of the SWS Preference Shares will be required to sell its SWS Preference Shares to any person who acquires the ordinary shares in SWSH or SWS following an enforcement of the Security granted by SWSGH or SWSH (or to any nominee of such person) for a consideration calculated to ensure that the price that such holder of the SWS Preference Shares receives will not be less than the price it would have received for its holding had its SWS Preference Shares been charged in favour of the Security Trustee as security for Secured Liabilities and sold as part of any disposal of the Security Assets on an enforcement of the Security granted by SWSGH and/or SWSH.

SWC owns the Class B Preference Shares. SWC has acceded to the SWS Preference Share Deed.

Hedging Agreements

Hedging Policy

The Hedging Policy provides that the SWS Financing Group must enter into Hedging Agreements in accordance with the Hedging Policy and that the only member of the SWS Financing Group that may enter into Hedging Agreements is the Issuer and, in respect of Interest Rate Hedging Agreements, SWS, provided that the Issuer may enter into back-to-back swap arrangements with SWS in respect of Hedging Agreements entered into by the Issuer to hedge the obligations of SWS under Finance Leases or any other Authorised Credit Facility raised by SWS or which are otherwise not directly linked to the raising of new debt under an Authorised Credit Facility.

The Hedging Policy provides, *inter alia*, that:

(i) The SWS Financing Group will not enter into Treasury Transactions for the purpose of speculation, but rather only to manage risk inherent in its business or funding on a prudent basis.

(ii) Any change to the Hedging Policy will be subject to SWS board approval and may only be made with the approval of the Security Trustee (such approval not to be unreasonably withheld).

(iii) Subject to such approvals, the Hedging Policy will be reviewed from time to time by the SWS Financing Group and amended (subject to Entrenched Rights and Reserved Matters and in accordance with the provisions of the STID) as appropriate in line with market developments, regulatory developments, and Good Industry Practice.

(iv) The SWS Financing Group must not bear currency risk in respect of any foreign currency denominated debt instruments, or in respect of any significant foreign currency purchases.

(v) The SWS Financing Group must hedge its exposure to interest rate risk on at least 85 per cent. of its total outstanding debt liabilities for the current period to the next Periodic Review and at least 70 per cent. in the next period to the subsequent Periodic Review (each to be adjusted to the extent that the period from one Periodic Review to the next Periodic Review is greater than five years) (on a rolling basis). This figure will be kept under review with respect to market conditions and developments in regulatory methodology and practice.

(vi) Interest rate risk on floating rate liabilities may be hedged through a combination of cash balances, Authorised Investments and instruments such as interest rate swaps entered into by the Issuer.

(vii) The SWS Financing Group may manage its exposure to inflation risk through the use of index-linked instruments where it is cost effective.

(viii) Subject to the provisions of "Alternative to Counterparty Criteria (Fully Collateralised) Hedging Agreements" outlined below, the Issuer and SWS may only enter into Treasury

Transactions with counterparties whose short-term, unsecured and unsubordinated debt obligations are assigned a rating by the Rating Agencies which is no less than the Minimum Short-term Rating and whose long-term, unsecured and unsubordinated debt obligations are assigned a rating by Moody's of at least A2 (the "**Moody's Minimum Long-term Rating**"), or where a guarantee is provided by an institution such that such Minimum Short-term Rating and such Moody's Minimum Long-term Rating are together met by either the counterparty or such guarantor.

(ix) Hedging Agreements must be entered into in the form, as amended by the parties thereto, of the 1992 ISDA Master Agreement (Multicurrency – Cross Border), the 2002 Master Agreement published by ISDA or any successor thereto published by ISDA unless otherwise agreed by the Security Trustee.

Hedging Agreements

The Existing Hedging Agreements

The Issuer has entered into various interest rate and currency swap transactions with the Hedge Counterparties (the Existing Hedging Agreements) in conformity with the Hedging Policy.

Tax

Each Hedge Counterparty is obliged to make payments under the Hedging Agreements without any withholding or deduction of taxes, unless required by law. If any such withholding or deduction is required by law, a Hedge Counterparty will be required to pay any such additional amount as is necessary to ensure that the net amount received by the Issuer or SWS (as applicable) will equal the full amount the Issuer or SWS (as applicable) would have received had no such deduction or withholding been required. The Issuer or SWS (as applicable) will make payments under the Hedging Agreements subject to any withholding or deduction of taxes required by law, but will not be required to pay any additional amount to any Hedge Counterparty in respect thereof. However, in either case, if a withholding or deduction is required due to any action by a taxing authority, or change in tax law after the date on which a transaction is entered into, which cannot be avoided in accordance with the relevant Hedging Agreement, the Hedge Counterparty may terminate the relevant Hedging Agreement.

Termination

The Issuer or SWS (as applicable) will be entitled to terminate a Hedging Agreement in certain circumstances (including a failure to pay by the Hedge Counterparty, certain insolvency events affecting the Hedge Counterparty and certain rating downgrade events affecting the Hedge Counterparty).

The Hedge Counterparty will be entitled to terminate a Hedging Agreement only in certain limited circumstances being:

- a failure by the Issuer to make payment when due;
- certain insolvency events affecting the Issuer;
- illegality affecting the Hedging Agreement;
- certain tax events (including as described above);
- redemption in whole or in part of any Sub-Class of the Bonds hedged by such Treasury Transaction;
- termination of a Standstill Period (except by virtue of remedy, revocation or waiver of the relevant Event of Default giving rise to the Standstill Period) or, if earlier, an Acceleration of any Sub-Class of the Bonds hedged by such Treasury Transaction pursuant to Condition 11 (*Events of Default*); and

- (subject to the provisions described below) upon the exercise of an option to terminate a Hedging Agreement on the tenth anniversary of the effective date of the relevant hedging transaction or at five yearly intervals thereafter.

The Issuer may enter into Treasury Transactions with Hedge Counterparties pursuant to which each relevant Hedge Counterparty has the right to terminate the relevant Treasury Transaction on the 10th anniversary of the effective date of such Treasury Transaction and thereafter no more frequently than at five-yearly intervals provided that: (a) the relevant Hedge Counterparty gives the Issuer at least one year's prior notice in writing of its intention to exercise such right of termination; and (b) the aggregate Notional Amount and/or sterling currency amounts (as applicable) of Treasury Transactions pursuant to which Hedge Counterparties have such right of termination does not exceed 10 per cent. of RCV.

Within three months of the receipt of a notice of termination from the relevant Hedge Counterparty, the Issuer shall use all reasonable endeavours to enter into new Treasury Transaction(s) in order to replace the Treasury Transaction which is the subject of such notice of termination.

In the event that a Hedging Agreement or a Treasury Transaction is terminated, a termination payment may be due from the Issuer.

Hedge Counterparty Rating Downgrade

If a Hedge Counterparty falls below the Minimum Short-term Rating or the Moody's Minimum Long-term Rating (a "**Hedge Counterparty Downgrade**") and as a result of such Hedge Counterparty Downgrade the then current rating of the Class A Unwrapped Bonds (or, if no Class A Unwrapped Bonds are outstanding, the then current shadow rating of the Class A Wrapped Bonds or, if there are no Class A Bonds outstanding, the then current rating of the Class B Unwrapped Bonds, or if there are no Class A Bonds or Class B Unwrapped Bonds outstanding, the then current shadow rating of the Class B Wrapped Bonds) would be downgraded or placed under review for possible downgrade by any of the Rating Agencies (a "**Bond Downgrade**") and the Hedge Counterparty has not, within 30 days of being notified of such Bond Downgrade, at its own cost either:

(a) procured that its obligations with respect to the relevant Hedging Agreement are guaranteed by a third party which has a rating of no less than the relevant Minimum Short-term Rating and the Moody's Minimum Long-term Rating; or

(b) put in place an appropriate mark-to-market collateral agreement in accordance with the requirements specified in the relevant Hedging Agreement in support of its obligations under the relevant Hedging Agreement; or

(c) transferred all of its rights and obligations under the Hedging Agreement to a replacement third party which is rated no less than the Minimum Short-term Rating and the Moody's Minimum Long-term Rating; or

(d) taken such other action as the Hedge Counterparty agrees which will result in the rating (or shadow rating, as applicable) of the relevant Bonds being restored to the level they were immediately prior to the Hedge Counterparty Downgrade,

then the Issuer shall be entitled to terminate the relevant Hedging Agreement.

Alternative to Counterparty Criteria (Fully Collateralised) Hedging Agreements

Notwithstanding any provision in this Hedging Policy relating to the minimum rating requirement of a Hedge Counterparty, the Issuer or SWS may enter into Interest Rate Hedging Agreements with any Hedge Counterparty (regardless of their rating level or whether they are rated) provided that the relevant Hedge Counterparty has posted collateral at the date on which it enters into any confirmation in respect of such Interest Rate Hedging Agreement in an amount (if any) to fully cover all maximum future undiscounted net payment obligations which the Hedge Counterparty has or could have under the terms of the relevant Interest Rate Hedging Agreement (such provision only capable of being met

where the maximum future undiscounted net payment obligations are objectively ascertainable as at the date of entry into the Interest Rate Hedging Agreement).

Other Transaction Documents

Account Bank Agreement

Pursuant to the Account Bank Agreement, the Account Bank has agreed to hold the Accounts and operate them in accordance with the instructions of the Cash Manager or Standstill Cash Manager (as applicable). The Cash Manager or Standstill Cash Manager (as applicable) will manage the Accounts on behalf of the SWS Financing Group pursuant to the Common Terms Agreement (see "*Cash Management*" above).

SW Tax Deed of Covenant

Under the terms of the SW Tax Deed of Covenant, each Obligor has given certain representations and covenants as to its tax status and to the effect that, subject to SWS's membership of the SWS VAT Group, it has not taken and, save in certain permitted circumstances, will not take any steps which might reasonably be expected to give rise to a liability to tax for an Obligor where that tax is primarily the liability of another person. Certain other companies including SWC and SWI have also represented and covenanted that they have not taken nor will take any steps which might reasonably be expected to give rise to a liability for tax for an Obligor where that tax is primarily the liability of another person.

With a view to preventing a liability to tax arising for an Obligor which is primarily the liability of another person, SWI (among others) will, under the SW Tax Deed of Covenant, incur certain obligations in relation to specified events. For example, the SW Tax Deed of Covenant provides that in certain circumstances where it is anticipated that there will be a change of control for tax purposes of SWSGH and therefore of the Obligors (say, as a result of the sale of shares in SWC or SWI), SWI can be required, as a condition of that sale, to deposit an amount in a trust account equal to the estimated tax liability (if any) arising or likely to arise in an Obligor as a result of the sale. The money deposited could then be used to pay the tax liability of the Obligor.

SWS/SWSG Loan Agreement

SWSG was previously indebted to SWS (the "**SWS/SWSG Loan**"). This was repaid in full on 9 September 2021 as part of the equity investment from funds managed by Macquarie Asset Management.

The SWS/SWSG Loan was secured by a full first ranking debenture granted by SWSG in favour of SWS on the Initial Issue Date creating, *inter alia*, a first fixed charge over SWSG's shares in SWSGH and related rights, a first fixed charge over SWSG's bank account with the Account Bank into which any SWS/SWSG Debt Service Distribution to it is paid and a first floating charge over all of SWSG's assets, revenues and undertakings. The debenture was released as the loan has been repaid in full.

CHAPTER 8
TERMS AND CONDITIONS OF THE BONDS

The following (other than the italicised portions) is the text of the terms and conditions which, subject to completion in accordance with the provisions of Part A of the relevant Final Terms or Pricing Supplement (as applicable), will be incorporated by reference into each Global Bond and each definitive Bond, in the latter case only if permitted by the relevant Stock Exchange (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Bond will have endorsed thereon or attached thereto such terms and conditions. Either (i) the full text of these terms and conditions together with the relevant provisions of Part A of the Final Terms or Pricing Supplement (as applicable) or (ii) these terms and conditions as so completed (and subject to simplification by the deletion of non-applicable provisions), shall be endorsed on such Bearer Bonds or on the Individual Bond Certificates relating to such Registered Bonds.

Further information with respect to each Tranche of Bonds will be given in Part A of the relevant Final Terms or Pricing Supplement (as applicable) which will provide for those aspects of these terms and conditions which are applicable to such Tranche of Bonds, including, in the case of all Sub-Classes, the terms of the relevant advance under the applicable Issuer/SWS Loan Agreement. All capitalised terms that are not defined in these terms and conditions will have the meanings given to them in Part A of the relevant Final Terms or Pricing Supplement (as applicable). References in these terms and conditions to "Bonds" are, as the context requires, references to the Bonds of one Sub-Class only, not to all Bonds which may be issued under the Programme.

SW (Finance) I PLC (the "**Issuer**") has established a guaranteed bond programme (the "**Programme**") for the issuance of up to £10,000,000,000 guaranteed bonds (the "**Bonds**"). Bonds issued under the Programme on a particular Issue Date comprise a Series (a "**Series**"), and each Series comprises one or more Classes of Bonds (each, a "**Class**"). Each Class may comprise one or more sub-classes (each, a "**Sub-Class**") and each Sub-Class comprising one or more tranche (each, a "**Tranche**").

The terms and conditions applicable to any particular Sub-Class of Bonds are these terms and conditions ("**Conditions**") completed by a set of final terms in relation to such Sub-Class ("**Final Terms**"). In the event of any inconsistency between these Conditions and the relevant Final Terms, the relevant Final Terms shall prevail.

Reference to the "**Final Terms**" shall refer to the Final Terms or the Pricing Supplement (in the case of Bonds admitted for trading on the ISM) (or the relevant provisions thereof) applicable to this Bond.

The Bonds are subject to and have the benefit of a trust deed dated the 23 July 2003 (the "**Initial Issue Date**") (as amended, supplemented, restated, varied and/or novated from time to time, the "**Bond Trust Deed**") between, among others, the Issuer and Deutsche Trustee Company Limited as trustee (the "**Bond Trustee**", which expression includes the trustee or trustees for the time being of the Bond Trust Deed).

The Bonds have the benefit (to the extent applicable) of agency agreement originally dated the Initial Issue Date (as amended, supplemented, varied and/or restated from time to time, the "**Agency Agreement**") (to which the Issuer, the Bond Trustee, the Principal Paying Agent and the other Paying Agents (in the case of Bearer Bonds) or the Transfer Agents and the Registrar (in the case of Registered Bonds) are party). As used herein, each of "**Principal Paying Agent**", "**Paying Agents**", "**Agent Bank**", "**Transfer Agents**" and/or "**Registrar**" means, in relation to the Bonds, the persons specified in the Agency Agreement as the Principal Paying Agent, Paying Agents, Agent Bank, Transfer Agents and/or Registrar, respectively, and, in each case, any successor to such person in such capacity. The Bonds may also have the benefit (to the extent applicable) of a calculation agency agreement (in the form or substantially in the form of Schedule 1 to the Agency Agreement, the "**Calculation Agency Agreement**") between, *inter alia*, the Issuer and any calculation agent appointed by the Issuer as calculation agent (the "**Calculation Agent**").

On 30 September 2022, the Issuer acceded to a security agreement (the "**Security Agreement**") originally dated the Initial Issue Date and as supplemented on 30 September 2022 with Deutsche Trustee Company Limited as security trustee (the "**Security Trustee**"), pursuant to which the Issuer granted certain fixed and floating charge security to the Security Trustee for itself and on behalf of the other Secured Creditors (as defined below), the Bond Trustee (for itself and on behalf of the Bondholders), the Bondholders, each Financial Guarantor, the Issuer, each Liquidity Facility Provider, the Hedge Counterparties, the Initial Authorised Credit Facility Arranger, the Liquidity Facility Agents and each Authorised Credit Provider (as defined below), each Agent, the Cash Manager (other than when the Cash Manager is SWS), the Standstill Cash Manager, any Additional Secured Creditors (each as defined therein) and the Mezzanine Finance Parties (together, the "**Secured Creditors**"). The Issuer is party to a security trust and intercreditor deed (the "**STID**") originally dated the Initial Issue Date, as amended and/or restated from time to time, with, among others, the Security Trustee and other Secured Creditors and pursuant to which the Security Trustee holds the Security on trust for the Secured Creditors and the Secured Creditors agree to certain intercreditor arrangements.

The Issuer is party to a Dealership Agreement originally dated 17 July 2003 (as amended, supplemented, restated and/or novated from time to time) (the "**Dealership Agreement**"), with the dealers named therein (the "**Dealers**") in respect of the Programme, pursuant to which any of the Dealers may enter into a subscription agreement in relation to each Sub-Class of Bonds issued by the Issuer, and pursuant to which the Dealers have agreed to subscribe for the relevant Sub-Class of Bonds on behalf of the Issuer. In any subscription agreement relating to a Sub-Class of Bonds, any of the Dealers may agree to procure subscribers to subscribe for the relevant Sub-Class of Bonds.

The Issuer is party to a common terms agreement originally dated the Initial Issue Date and as amended, supplemented, restated and/or novated from time to time (the "**Common Terms Agreement**"), with, among others, the Security Trustee, pursuant to which the Issuer makes certain representations, warranties and covenants and which sets out in Schedule 7 thereof the Events of Default (as defined therein) in relation to the Bonds.

The Issuer has entered or may enter into liquidity facility agreements (together, the "**Liquidity Facility Agreements**") with certain liquidity facility providers (together, the "**Liquidity Facility Providers**") pursuant to which the Liquidity Facility Providers agree to make certain facilities available to meet liquidity shortfalls (including debt service liquidity shortfalls and shortfalls in operating and maintenance expenditure of SWS).

The Issuer, SWS and/or SW (Finance) II Limited ("**SWFII**") has entered or may enter into certain revolving credit facilities (together, the "**Authorised Credit Facilities**") with certain lenders (the "**Authorised Credit Providers**"), pursuant to which the Authorised Credit Providers agree to make certain facilities available to the Issuer, SWS and/or SWFII (as the case may be) for the purpose of funding certain working capital, capital expenditure and other expenses.

The Issuer, SWS and/or SWFII has entered or may enter into certain currency, index-linked and interest rate hedging agreements (together, the "**Hedging Agreements**") with certain hedge counterparties (together the "**Hedge Counterparties**") in respect of certain Sub-Classes of Bonds and Authorised Credit Facilities, pursuant to which the Issuer, SWS and/or SWFII (as the case may be) hedges certain of its currency and interest rate obligations.

The Bond Trust Deed, the Bonds (including the applicable Final Terms), the Security Agreement, the STID (the STID, the Security Agreement and any other documentation evidencing or creating security over any asset of an Obligor to a Secured Creditor under the Finance Documents being together the "**Security Documents**"), the Financial Guarantee Fee Letters, the Finance Lease Documents, the Agency Agreement, the Liquidity Facility Agreements, the Hedging Agreements, the Initial Artesian Term Facility Agreement, the Existing RCF Agreement, the Second Artesian Term Facility Agreement, the Issuer/SWS Loan Agreements, the G&R Deeds, the Financial Guarantees, the Common Terms Agreement, the Mezzanine Facility Agreements, the CP Agreement, any other

Authorised Credit Facilities, the master definitions agreement between, among others, the Issuer and the Security Trustee dated the Initial Issue Date (as amended, supplemented and/or restated from time to time, the "**Master Definitions Agreement**"), the account bank agreement between, among others, the account bank, the Issuer and the Security Trustee (the "**Account Bank Agreement**"), the Tax Deeds of Covenant and the indemnification deed between, among others, the Financial Guarantor(s) and the Dealers dated 18 July 2003 (as amended from time to time) (the "**Indemnification Deed**"), the SWS Preference Share Deed, the SWS/SWSG Loan Agreement and any related security document (each, if not defined above, as defined below or in the Master Definitions Agreement) are, in relation to the Bonds (and together with each other agreement or instrument between SWS or the Issuer (as applicable) and an Additional Secured Creditor designated as a Finance Document by SWS or the Issuer (as applicable), the Security Trustee and such Additional Secured Creditor in the Accession Memorandum of such Additional Secured Creditor) together referred to as the "**Finance Documents**" and the Security Documents,, the Common Terms Agreement, the Master Definitions Agreement, the Account Bank Agreement, the CP Agreement, the Tax Deeds of Covenant, the SWS/SWSG Loan Agreement, the SWSG Security Agreement, the SWS Preference Share Deed, the Calculation Agency Agreement and any Finance Document to which no Secured Creditor other than the Security Trustee and/or the Issuer and/or any Agent is a party together referred to as the "**Common Agreements**".

Terms not defined in these Conditions have the meaning set out in the Master Definitions Agreement.

Certain statements in these Conditions are summaries of the detailed provisions appearing on the face of the Bonds (which expression shall include the body thereof), in the relevant Final Terms or in the Bond Trust Deed, the Security Agreement or the STID. Copies of the Common Agreements are available for inspection during normal business hours at the specified offices of the Principal Paying Agent (in the case of Bearer Bonds) or the specified offices of the Transfer Agents and the Registrar (in the case of registered Bonds).

The Bondholders (as defined below) are entitled to the benefit of, are bound by, and are deemed to have notice of, all the provisions of the Bond Trust Deed, the STID, the Security Agreement, the Common Terms Agreement and the relevant Final Terms and to have notice of those provisions of the Agency Agreement and the other Finance Documents applicable to them.

Any reference in these Conditions to a matter being "specified" means as the same may specified in the relevant Final Terms.

Terms and Conditions of the Bonds
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1 Form, Denomination and Title

(a) Classes of Bonds

The guaranteed unwrapped bonds will be designated as "**Class A Bonds**". Each Sub-Class will be denominated in different currencies or having different interest rates, maturity dates or other terms.

(b) Form and Denomination

(i) The Bonds are in bearer form ("**Bearer Bonds**") or in registered form ("**Registered Bonds**") as specified in the applicable Final Terms, serially numbered, and in the Relevant Currency and the Specified Denomination(s) provided that, in the case of any Bonds which are to be admitted to trading on a regulated market within the United Kingdom (the "**UK**") or offered to the public in the UK in circumstances which require the publication of a prospectus under Regulation (EU) 2017/1129 (the "**Prospectus Regulation**") as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**"), the minimum Specified Denomination shall be €100,000 (or its equivalent in any other currency as at the date of issue of the relevant Bonds). Bonds of one Specified Denomination may not be exchanged for Bonds of another Specified Denomination and Bearer Bonds may not be exchanged for Registered Bonds and vice versa. References in these Conditions to "**Bonds**" include Bearer Bonds and Registered Bonds and all Sub-Classes, classes, Tranches and Series.

So long as the Bonds are represented by a temporary Global Bond or permanent Global Bond and the relevant clearing system(s) so permit, the Bonds shall be tradeable only in principal amounts of at least the Specified Denomination (or if more than one Specified Denomination, the lowest Specified Denomination) provided herein.

(ii) These Bonds may be zero coupon ("**Zero Coupon Bonds**"), fixed rate ("**Fixed Rate Bonds**"), floating rate ("**Floating Rate Bonds**"), index-linked ("**Indexed Bonds**"), dual currency bonds ("**Dual Currency Bonds**") or Instalment Bonds (defined below) depending on the method of calculating interest payable in respect of such Bonds and may be denominated in sterling, euro, U.S. dollars or in other currencies subject to compliance with applicable law.

(iii) Interest-bearing Bearer Bonds are serially numbered and issued with Coupons (as defined below) (and, where appropriate, a Talon (as defined below)) attached, save in the case of Zero Coupon Bonds in which case references to interest (other than in relation to interest due after the Maturity Date), Coupons and Talons in these Conditions are not applicable.

(iv) After all the Coupons attached to, or issued in respect of, any Bearer Bond which was issued with a Talon have matured, a coupon sheet comprising further Coupons (other than Coupons which would be void) and (if necessary) one further Talon will be issued against presentation of the relevant Talon at the specified office of any Paying Agent.

(v) Any Bearer Bond the principal amount of which is redeemable in instalments (an "**Instalment Bond**") may be issued with one or more Receipts (as defined below) (and, where appropriate, a Talon) attached thereto. After all the Receipts attached to, or issued in respect of, any Instalment Bond which was issued with a Talon have matured, a receipt sheet comprising further Receipts (other than Receipts which would be void) and (if necessary) a further Talon will be issued against presentation of the relevant Talon at the specified office of any Paying Agent.

(vi) Registered Bonds are represented by registered certificates ("**Certificates**") and, save as provided in Condition 2(c) (*Exercise of Options or Partial Redemption in respect of Registered Bonds*), each Certificate shall represent the entire holding of Registered Bonds by the same Bondholder.

(c) Title

(i) Title to Bearer Bonds, Coupons, Receipts and Talons (if any) passes by delivery. Title to Registered Bonds passes by registration in the register (the "**Register**"), which the Issuer shall procure to be kept by the Registrar in accordance with the provisions of the Agency Agreement.

(ii) In these Conditions, subject as provided below, each "**Bondholder**" (in relation to a Bond, Coupon, Receipt or Talon), "**holder**" and "**Holder**" means:

(a) in relation to a Bearer Bond, the bearer of any Bearer Bond, Coupon, Receipt or Talon (as the case may be); and

(b) in relation to a Registered Bond, the person in whose name a Registered Bond is registered,

as the case may be.

(iii) The expressions "Bondholder", "holder" and "Holder" include:

(a) the holders of instalment receipts (the "**Receipts**") appertaining to the payment of principal by instalments (if any) attached to such Bonds in bearer form (the "**Receiptholders**");

(b) the holders of the coupons (the "**Coupons**") (if any) appertaining to interest bearing Bonds in bearer form (the "**Couponholders**"); and

the expression "Couponholders" or "Receiptholders" includes the holders of talons in relation to Coupons or Receipts as applicable (the "**Talons**") (if any) for further coupons or receipts, as applicable attached to such Bonds (the "**Talonholders**").

(iv) Except as ordered by a court of competent jurisdiction or as required by law, the bearer of any Bearer Bond, Coupon, Receipt or Talon and the registered holder of any Registered Bond will be treated as its absolute owner for all purposes (whether or not it is overdue and regardless of any notice of ownership, trust or any interest in it, any writing on the relevant Bond, or its theft or loss or any express or constructive notice of any claim by any other person of any interest therein other than, in the case of a Registered Bond, a duly executed transfer of such Bond in the form endorsed on the Individual Bond Certificate in respect thereof) and no person will be liable for so treating the holder.

(v) Bonds which are represented by a Global Bond or Global Bond Certificate will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be. References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Final Terms or as may otherwise be approved by the Issuer, the Principal Paying Agent and the Bond Trustee.

(d) Fungible Issues of Bonds Comprising a Sub-Class

A Sub-Class of Bonds may comprise a number of issues in addition to the initial Tranche of such Sub-Class, each of which will be issued on identical terms save for the first interest payment, the Issue Date and the Issue Price. Such further issues of the same Sub-Class will be consolidated and form a Series with the prior issues of that Sub-Class.

2 Exchanges of Bearer Bonds for Registered Bonds and Transfers of Registered Bonds

(a) Exchange of Bonds

Subject to Condition 2(f) (*Closed Periods*), Bearer Bonds may, if so specified in the relevant Final Terms, be exchanged at the expense of the transferor Bondholder for the same aggregate principal amount of Registered Bonds at the request in writing of the relevant Bondholder and upon surrender of the Bearer Bond to be exchanged together with all unmatured Coupons, Receipts and Talons (if any) relating to it at the specified office of the Registrar or any Transfer Agent or Paying Agent. Where, however, a Bearer Bond is surrendered for exchange after the Record Date (as defined below) for any payment of interest or Interest Amount (as defined below), the Coupon in respect of that payment of interest or Interest Amount need not be surrendered with it.

Registered Bonds may not be exchanged for Bearer Bonds.

(b) Transfer of Registered Bonds

A Registered Bond may be transferred upon the surrender of the relevant Individual Bond Certificate, together with the form of transfer endorsed on it duly completed and executed, at the specified office of any Transfer Agent or the Registrar. However, a Registered Bond may not be transferred unless: (i) the principal amount of Registered Bonds proposed to be transferred; and (ii) the principal amount of the balance of Registered Bonds to be retained by the relevant transferor are, in each case, Specified Denominations. In the case of a transfer of part only of a holding of Registered Bonds represented by an Individual Bond Certificate, a new Individual Bond Certificate in respect of the balance not transferred will be issued to the transferor within three Business Days (in the place of the specified office of the Transfer Agent or the Registrar) of receipt of such form of transfer.

All transfers of Bonds and entries on the Register will be made subject to the detailed regulations concerning transfers of Bonds scheduled to the Agency Agreement. The regulations may be changed by the Issuer, with the prior written approval of the Registrar and the Bond Trustee. A copy of the current regulations will be made available by the Registrar to any Bondholder upon request.

(c) Exercise of Options or Partial Redemption in Respect of Registered Bonds

In the case of an exercise of an Issuer's or Bondholders' option in respect of, or a partial redemption of, a holding of Registered Bonds represented by an Individual Bond Certificate, a new Certificate shall be issued to the holder to reflect the exercise of such option or in respect of the balance of the holding not redeemed.

In the case of a partial exercise of an option resulting in Registered Bonds of the same holding having different terms, separate Certificates shall be issued in respect of those Bonds of that holding that have the same terms. New Certificates shall only be issued against surrender of the existing Certificates to the Registrar or any Transfer Agent. In the case of a transfer of Registered Bonds to a person who is already a holder of Registered Bonds, a new Certificate representing the enlarged holding shall only be issued against surrender of the Certificate representing the existing holding.

(d) Delivery of New Individual Bond Certificates

Each new Individual Bond Certificate to be issued upon exchange of Bearer Bonds or transfer of Registered Bonds will, within three Business Days (in the place of the specified office of the Transfer Agent or the Registrar) of receipt of such request for exchange or form of transfer, be available for delivery at the specified office of the Transfer Agent or the Registrar stipulated in the request for exchange or form of transfer, or be mailed at the risk of the Bondholder entitled to the Individual Bond Certificate to such address as may be specified in such request or form of transfer.

For these purposes, a form of transfer or request for exchange received by the Registrar after the Record Date (as defined below) in respect of any payment due in respect of Registered Bonds shall be deemed not to be effectively received by the Registrar until the Business Day (as defined below) following the due date for such payment.

(e) Exchange at the Expense of Transferor Bondholder

Registration of Bonds on exchange or transfer will be effected at the expense of the transferor Bondholder by or on behalf of the Issuer, the Transfer Agent or the Registrar, and upon payment of (or the giving of such indemnity as the Transfer Agent or the Registrar may require in respect of) any tax or other governmental charges which may be imposed in relation to it.

(f) Closed Periods

No Bondholder may require the transfer of a Registered Bond to be registered: (i) during the period of 15 days ending on the due date for redemption of, or payment of any Instalment Amount in respect of, that Bond; (ii) during the period of 30 days prior to any date on which Bonds may be called for redemption by the Issuer at its option pursuant to Condition 8(b) (*Optional Redemption*) or Condition 8(c) (*Redemption at the Option of the Issuer (Issuer Maturity Call)*); (iii) after any such Bond has been called for redemption; or (iv) during the period of seven days ending on (and including) any Record Date.

3 Status of the Bonds

(a) Status of Class A Bonds

This Condition 3(a) (*Status of Class A Bonds*) is applicable only in relation to Bonds which are specified as being a Sub-Class of Class A Bonds.

The Class A Bonds, Class A Coupons, Class A Talons and Class A Receipts (if any) are direct and unconditional obligations of the Issuer, are secured in the manner described in Condition 4 (*Security, Priority and Relationship with Secured Creditors*) and rank *pari passu* without any preference among themselves.

(b) Security Trustee Not Responsible for Monitoring Compliance

Subject to certain exceptions, when granting any consent or waiver or exercising any power, trust, authority or discretion relating to or contained in the STID, the Finance Documents or any ancillary documents, the Security Trustee will act in accordance with its sole discretion (where granted such right) or as directed, requested or instructed by or subject to the agreement of the Majority Creditors or, where appropriate, the Super-Majority Creditors or, in particular cases, other specified parties and in accordance with the provisions of the STID.

The Security Trustee shall not be responsible for monitoring compliance by SWS with any of its obligations under the Finance Documents to which it is a party except by means of receipt from SWS of certificates of compliance which SWS has covenanted to deliver to the Security Trustee pursuant to the provisions of the Common Terms Agreement and which will state among other things, that no Default is outstanding. The Security Trustee shall be entitled to rely on certificates absolutely unless it is instructed otherwise by the Majority Creditors in which case it will be bound to act on such instructions in accordance with the STID. The Security Trustee is not responsible for monitoring compliance by any of the parties with their respective obligations under the Finance Documents. The Security Trustee may call for and is at liberty to accept as sufficient evidence a certificate signed by any two Authorised Signatories of any Obligor or any other party to any Finance Document to the effect that any particular dealing, transaction, step or thing is in the opinion of the persons so certifying suitable or expedient or as to any other fact or matter upon which the Security Trustee may require to be satisfied. The Security Trustee is in no way bound to call for further evidence or be responsible for any loss that may be occasioned by acting on any such certificate although the same may

contain some error or is not authentic. The Security Trustee is entitled to rely upon any certificate believed by it to be genuine and will not be liable for so acting.

All Bondholders shall (on providing sufficient evidence of identity) be entitled to view a copy of the Periodic Information (as defined in the Master Definitions Agreement) as and when available to the Security Trustee pursuant to the terms of the CTA and to view a copy of the unaudited interim accounts and audited annual accounts of SWS within 60 days of 30 September and 120 days of 31 March, respectively.

In addition, each Guarantor has covenanted to provide the Security Trustee with certain additional information (as set out in Schedule 5, Part 1 "Information Covenants" of the Common Terms Agreement). Such information may be published on a website designated by the relevant Guarantor and the Security Trustee. Any Bondholder who provides sufficient evidence of identity may obtain the current password to such website upon application to the Principal Paying Agent or the Registrar (as applicable).

In the event the relevant website cannot be accessed or is infected by an electronic virus or function software for a period of five consecutive days, all such information set out above which would otherwise be available will be delivered to the Security Trustee in paper form for onward delivery to the Bond Trustee and the Agents. Copies of such information will be available for inspection at the specified office of the Agents and the Bond Trustee.

4 Security, Priority and Relationship with Secured Creditors

(a) Guarantee and Security

Under the Security Agreement, each of SWS Holdings Limited ("**SWSH**") and SWS Group Holdings Limited ("**SWSGH**") guarantees the obligations of each other Obligor under the Finance Documents and SWS, SW (Finance) II Limited ("**SWFII**") and the Issuer will guarantee the obligations of each other under the Finance Documents, in each case to the Security Trustee for itself and on behalf of the Secured Creditors (including, without limitation, the Bond Trustee for itself and on behalf of the Bondholders) and secures such obligations upon the whole of its property, undertaking, rights and assets, subject to certain specified exceptions and, in the case of SWS, to the terms of the Instrument of Appointment (as defined below) and any requirements thereunder or the Act (as defined below). There is no intention to create further security for the benefit of the holders of Bonds issued after the Initial Issue Date. All Bonds issued by the Issuer under the Programme and any additional creditor of the Issuer acceding to the STID will share in the security (the "**Security**") constituted by the Security Documents.

In these Conditions:

the "**Act**" means the United Kingdom Water Industry Act 1991 (as amended);

"**Instrument of Appointment**" means the Instrument of Appointment, dated 1989 as amended under which the Secretary of State for the Environment appointed SWS as a water and sewerage undertaker under the Act for the areas described in the Instrument of Appointment, as modified or amended from time to time; and

"**Obligors**" means SWS, SWSGH, SWSH, SWFII and the Issuer.

(b) Relationship Among Bondholders and with Other Secured Creditors

The Bond Trust Deed contains provisions detailing the Bond Trustee's obligations to consider discretions of the Bond Trustee (except where expressly provided or otherwise referred to in Condition 16 (*Bond Trustee Protections*).

The STID provides that the Security Trustee (except in relation to its Reserved Matters and Entrenched Rights (each as defined in the Master Definitions Agreement) and subject to certain

exceptions) will act on instructions of the Majority Creditors (including the Bond Trustee as trustee for and representative of the Bondholders and, when so doing, the Security Trustee is not required to have regard to the interests of any Secured Creditor (including the Bond Trustee as trustee for and representative of the Bondholders or any individual Bondholder) in relation to the exercise of such rights and, consequently, has no liability to the Bondholders as a consequence of so acting.

(c) Enforceable Security

In the event of the Security becoming enforceable as provided in the STID, the Security Trustee shall, if instructed by the Majority Creditors, enforce its rights with respect to the Security, but without any liability as to the consequence of such action and without having regard to the effect thereof on, or being required to account for such action to, any particular Bondholder, provided that the Security Trustee shall not be obliged to take any action unless it is indemnified and/or secured to its satisfaction.

(d) Application After Enforcement

After enforcement of the Security, the Security Trustee shall (to the extent that such funds are available) use funds standing to the credit of the Accounts (other than the Excluded Accounts) (each as defined in the Master Definitions Agreement) to make payments in accordance with the Payment Priorities (as set out in the Common Terms Agreement).

(e) Bond Trustee and Security Trustee Not Liable for Security

The Bond Trustee and the Security Trustee will not be liable for any failure to make the usual investigations or any investigations which might be made by a security holder in relation to the property which is the subject of the Security, and shall not be bound to enquire into or be liable for any defect or failure in the right or title of the relevant Obligor to the Security, whether such defect or failure was known to the Bond Trustee or the Security Trustee or might have been discovered upon examination or enquiry or whether capable of remedy or not, nor will it have any liability for the enforceability of the Security created under the Security Documents whether as a result of any failure, omission or defect in registering or filing or otherwise protecting or perfecting such Security. The Bond Trustee and the Security Trustee have no responsibility for the value of any such Security.

5 Issuer Covenants

So long as any of the Bonds remain outstanding, the Issuer has agreed to comply with the covenants as set out in Schedule 5 to the Common Terms Agreement.

The Bond Trustee shall be entitled to rely absolutely on a certificate of any director of the Issuer in relation to any matter relating to such covenants and to accept without liability any such certificate as sufficient evidence of the relevant fact or matter stated in such certificate.

6 Interest and Other Calculations

(a) Interest Rate and Accrual

Each Bond (unless specified in the relevant Final Terms to be a Zero Coupon Bond) bears interest on its Principal Amount Outstanding as defined below (or as otherwise specified in the relevant Final Terms) from the Interest Commencement Date (as defined below) at the Interest Rate (as defined below), such interest being payable in arrear (unless otherwise specified in the relevant Final Terms) on each Interest Payment Date (as defined below).

The amount of interest payable shall be determined in accordance with this Condition 6(n) (*Calculations*).

Interest will cease to accrue on each Bond (or, in the case of the redemption of part only of a Bond, that part only of such Bond) on the due date for redemption unless, upon due presentation, payment of principal is improperly withheld or refused, in which event interest will continue to accrue (both before and after judgment) at the Interest Rate in the manner provided in this Condition 6 (*Interest and other Calculations*) to the Relevant Date (as defined in Condition 6(s) (*Definitions*)).

(b) Business Day Convention

If any date referred to in these Conditions or the relevant Final Terms is specified to be subject to adjustment in accordance with a Business Day Convention (as specified in the *Pro Forma Final Terms*) and would otherwise fall on a day which is not a Business Day (as defined below), then if the Business Day Convention specified in the relevant Final Terms is:

(i) the "**Following Business Day Convention**", such date shall be postponed to the next day which is a Business Day;

(ii) the "**Modified Following Business Day Convention**", such date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such date shall be brought forward to the immediately preceding Business Day; or

(iii) the "**Preceding Business Day Convention**", such date shall be brought forward to the immediately preceding Business Day.

(c) Floating Rate Bonds

This Condition 6(c) (*Floating Rate Bonds*) is applicable only if the relevant Final Terms specify the Bonds as Floating Rate Bonds. The Interest Rate in respect of Floating Rate Bonds for each Interest Period shall be determined in the manner specified herein and the provisions below relating to either (i) Screen Rate Determination or (ii) ISDA Determination shall apply, depending upon which is specified the in the relevant Final Terms.

(i) **Screen Rate Determination (other than for Floating Rate Bonds which reference SONIA)**

(a) If "**Screen Rate Determination**" is specified in the relevant Final Terms as the manner in which the Interest Rate(s) is/are to be determined, and the Reference Rate is not SONIA, the Interest Rate applicable to the Bonds for each Interest Period will, subject as provided below, be determined by the Agent Bank (or the Calculation Agent, if applicable) on the following basis:

(A) (i) if the Page displays a rate which is a composite quotation or customarily supplied by one entity, the offered quotation, or (ii) the arithmetic mean of the offered quotations, in each case (expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the relevant Page as at the Relevant Time on the Interest Determination Date in question as determined by the Agent Bank (or the Calculation Agent, if applicable). If five or more of such offered quotations are available on the relevant Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Agent Bank (or the Calculation Agent, if applicable) for the purpose of determining the arithmetic mean of such offered quotations; and

(B) if, in the case of Condition 6(c)(i)(a)(A)(i) above, such rate does not appear on that Page or, in the case of Condition 6(c)(i)(a)(A)(ii) above, fewer than

two such rates appear on that Page or if, in either case, the Page is unavailable, the Agent Bank (or the Calculation Agent, if applicable) will:

i. request the principal Relevant Financial Centre office of each of the Reference Banks (as defined in Condition 6(s) (*Definitions*)) to provide a quotation of the Relevant Rate at approximately the Relevant Time on the relevant Interest Determination Date to prime banks in the Relevant Financial Centre (as defined below) interbank market (or, if appropriate, money market) in an amount that is representative for a single transaction in that market at that time and the Agent Bank (or the Calculation Agent, if applicable) shall determine the arithmetic mean of such quotations;

ii. subject to Conditions 6(c)(i)(a)(B)(i) and 6(c)(i)(a)(B)(ii), if fewer than two such quotations are provided, the Agent Bank (or the Calculation Agent, if applicable) will determine the arithmetic mean of the rates quoted by the Reference Banks at approximately 11.00 a.m. (local time in the Relevant Financial Centre of the Relevant Currency) on the first day of the relevant Interest Period (as defined in Condition 6(s) (*Definitions*)) for loans in the Relevant Currency to leading European banks for a period equal to the relevant Interest Period and in the Representative Amount (as defined in Condition 6(s) (*Definitions*)); and

iii. if, in the case of Condition 6(c)(i)(a)(B)(i) above, five or more of such offered quotations are available on the relevant Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Agent Bank (or the Calculation Agent, if applicable) for the purpose of determining the arithmetic mean of such offered quotations,

and the Interest Rate for such Interest Period shall be the sum of the Margin and the rate or (as the case may be) the arithmetic mean so determined. However, if the Agent Bank is unable to determine a rate or (as the case may be) an arithmetic mean in accordance with the above provisions in relation to any Interest Period, the Interest Rate applicable to the Bonds during such Interest Period will be the sum of the Margin and the rate or (as the case may be) the arithmetic mean last determined in relation to the Bonds in respect of a preceding Interest Period.

(ii) **Screen Rate Determination (for Floating Rate Bonds Which Reference SONIA)**

Where Screen Rate Determination is specified as the manner in which the Interest Rate is to be determined, and the Reference Rate specified in the applicable Final Terms is SONIA, the Interest Rate for each Interest Period will be the Compounded Daily SONIA as determined by the Calculation Agent plus or minus the Margin (as specified in the applicable Final Terms).

"**Compounded Daily SONIA**", with respect to each Interest Period, will be calculated by the Calculation Agent on the relevant Interest Determination Date, as follows, and the resulting percentage will be rounded if necessary to the fourth decimal place, with 0.00005% being rounded upwards:

$$\left[\prod_{i=1}^{d_o}\left(1+\frac{SONIA_{i\text{-}pLBD}\times n_i}{365}\right)-1\right]\times\frac{365}{d}$$

where:

"**d**" is the number of calendar days in the relevant Interest Period;

"$\mathbf{d_o}$" is the number of London Banking Days in the relevant Interest Period;

"**i**" is a series of whole numbers from one to do, each representing the relevant London Banking Day in chronological order from, and including, the first London Banking Day in the relevant Interest Period to, and including, the last London Banking Day in the relevant Interest Period which falls immediately prior to the next Interest Payment Date;

"**London Banking Day**" or "**LBD**" means any day on which commercial banks are open for general business (including dealing in foreign exchange and foreign currency deposits) in London;

"$\mathbf{n_i}$" for any London Banking Day "i", means the number of calendar days from and including such London Banking Day "i" up to but excluding the following London Banking Day;

"**p**" is the number of London Banking Days included in the Reference Look Back Period, as specified in the applicable Final Terms provided that "p" shall not be less than three London Banking Days at any time and shall not be less than five London Banking Days without prior written approval of the Agent Bank (or Calculation Agent).

"**Reference Look Back Period**" is as specified in the applicable Final Terms.

"**SONIA Reference Period**" means, in respect of an Interest Period, the period from and including the date falling "p" London Banking Days prior to the first day of such Interest Period and ending on, but excluding, the date falling "p" London Banking Days prior to the Interest Payment Date for such Interest Period (or the date falling "p" London Banking Days prior to such earlier date, if any, on which the Bonds become due and payable);

"**SONIA Reference Rate**" means, in respect of any London Banking Day, a reference rate equal to the daily Sterling Overnight Index Average ("**SONIA**") rate for such London Banking Day as provided by the administrator of SONIA to authorised distributors and as then published on the Page or, if the Page is unavailable, as otherwise published by such authorised distributors (on the London Banking Day immediately following such London Banking Day) or, if SONIA cannot be obtained from such authorised distributors, as published on the Bank of England's Website at www.bankofengland.co.uk/boeapps/database/ (or such other page or website as may replace such page for the purposes of publishing the SONIA reference rate); and

"**SONIAi-pLBD**" means, in respect of any London Banking Day, falling in the relevant Interest Period, the SONIA Reference Rate for the London Banking Day which is "p" London Banking Days prior to the relevant London Banking Day "i".

For the avoidance of doubt, the formula for the calculation of Compounded Daily SONIA only compounds the SONIA Reference Rate in respect of any London Banking Day. The SONIA Reference Rate applied to a day that is a non-London Banking Day will be taken by applying the SONIA Reference Rate for the previous London Banking Day but without compounding.

If, subject to Condition 6(j) (*Benchmark Discontinuation*), in respect of any London Banking Day in the relevant SONIA Reference Period, the Calculation Agent determines that the SONIA Reference Rate is not available on the Page or has not otherwise been published by the relevant authorised distributors or the Bank of England, such SONIA Reference Rate shall be:

(a) (i) the Bank of England's Bank Rate (the "**Bank Rate**") prevailing at close of business on the relevant London Banking Day; plus (ii) the mean of the spread of the SONIA Reference Rate to the Bank Rate over the previous five days on which a SONIA Reference Rate has been published, excluding the highest spread (or, if there is more than one highest spread, one only of those highest spreads) and lowest spread (or, if there is more than one lowest spread, one only of those lowest spreads) to the Bank Rate; or

(b) if the Bank Rate is not published by the Bank of England at close of business on the relevant London Banking Day, the SONIA Reference Rate published on the Page (or otherwise published by the relevant authorised distributors) for the first preceding London Banking Day on which the SONIA Reference Rate was published on the Page (or otherwise published by the relevant authorised distributors).

Notwithstanding the paragraphs above, but subject to Condition 6(j) (*Benchmark Discontinuation*), if the Bank of England publishes guidance as to: (i) how the SONIA Reference Rate is to be determined; or (ii) any rate that is to replace the SONIA Reference Rate, the Agent Bank (or the Calculation Agent, if applicable) shall, subject to receiving written instructions from the Issuer and to the extent that it is reasonably practicable, follow such guidance in order to determine SONIA for the purpose of the Bonds for so long as the SONIA Reference Rate is not available or has not been published by the authorised distributors or the Bank of England. To the extent that any amendments or modifications to the Conditions, the Bond Trust Deed or the Agency Agreement are required in order for the Agent Bank (or the Calculation Agent, if applicable) to follow such guidance in order to determine the Interest Rate, the Agent Bank (or the Calculation Agent, if applicable) shall have no obligation to act until such amendments or modifications have been made in accordance with the Conditions, the Bond Trust Deed and the Agency Agreement.

In the event that the Interest Rate cannot be determined in accordance with the foregoing provisions, the Interest Rate shall be that determined as at the last preceding Interest Determination Date.

If the Bonds either: (a) become due and payable in accordance with Condition 11 (*Events of Default*); or (b) are redeemed before the Maturity Date specified in the applicable Final Terms on a date which is not an Interest Payment Date in accordance with Condition 8 (*Redemption, Purchase and Cancellation*) then, for such Bonds (and in the case of limb (b) of this paragraph, only such Bonds which are so redeemed), the final Interest Determination Date shall, notwithstanding any Interest Determination Date specified in the Final Terms, be deemed to be the date falling four London Banking Days prior to: (i) the date on which the Bonds became due and payable; or (ii) the date fixed for such redemption, as applicable (with corresponding adjustments being deemed to be made to the Compounded Daily SONIA formula); **and** the Interest Rate on the Bonds shall, for so long as the Bonds remain outstanding, be that determined on such date.

(iii) **ISDA Determination for Floating Rate Bonds**

(a) If "**ISDA Determination**" is specified in the relevant Final Terms as the manner in which the Interest Rate(s) is/are to be determined, the Interest Rate(s) applicable to the Bonds for each Interest Period will be the sum of the Margin and the relevant ISDA Rate where "**ISDA Rate**" in relation to any Interest Period means a rate equal to the Floating Rate (as defined in the ISDA Definitions) that would be determined by the Agent Bank (or the Calculation Agent, if applicable) under an interest rate swap transaction if the Agent Bank (or the Calculation Agent, if applicable) were acting as calculation agent for that interest rate swap transaction under the terms of an agreement incorporating the ISDA Definitions and under which:

(A) the Floating Rate Option (as defined in the relevant ISDA Definitions) is as specified in the relevant Final Terms;

(B) the Designated Maturity (as defined in the relevant ISDA Definitions) is the Specified Duration (as defined in Condition 6(s) (*Definitions*)); and

(C) the relevant Reset Date (as defined in the relevant ISDA Definitions) is if the relevant Floating Rate Option is based on EURIBOR, the first day of that Interest Period unless otherwise specified in the relevant Final Terms;

(D) if the specified Floating Rate Option is an Overnight Floating Rate Option (as defined in the relevant ISDA Definitions), Compounding is specified to be applicable in the relevant Final Terms and:

i. Compounding with Lookback is specified as the Compounding Method in the applicable Final Terms, then (a) Compounding with Lookback is the Overnight Rate Compounding Method and (b) Lookback is the number of Applicable Business Days (as defined in the relevant ISDA Definitions) specified in the applicable Final Terms which number shall not be less than five without the prior written agreement of the Agent Bank or the Calculation Agent, as applicable;

ii. Compounding with Observation Period Shift is specified as the Compounding Method in the applicable Final Terms, then (a) Compounding with Observation Period Shift is the Overnight Rate Compounding Method, (b) Observation Period Shift is the number of Observation Period Shift Business Days (as defined in the relevant ISDA Definitions) specified in the applicable Final Terms which number shall not be less than five without the prior written agreement of the Agent Bank or the Calculation Agent, as applicable and (c) Observation Period Shift Additional Business Days (as defined in the relevant ISDA Definitions), if applicable, are the days specified in the applicable Final Terms; or

iii. Compounding with Lockout is specified as the Compounding Method in the applicable Final Terms, then (a) Compounding with Lockout is the Overnight Rate Compounding Method, (b) Lockout is the number of Lockout Period Business Days (as defined in the relevant ISDA Definitions) specified in the Final Terms which number shall not be less than five without the prior written agreement of the Agent Bank or the Calculation Agent, as applicable and (c) Lockout Period Business Days, if applicable, are the days specified in the applicable Final Terms; and

(E) if the specified Floating Rate Option is an Index Floating Rate Option (as defined in the relevant ISDA Definitions) and Index Provisions are specified to be applicable in the relevant Final Terms, the Compounded Index Method with Observation Period Shift shall be applicable and, (a) Observation Period Shift is the number of Observation Period Shift Business Days (as defined in the relevant ISDA Definitions) specified in the applicable Final Terms which number shall not be less than five without the prior written agreement of the Agent Bank or the Calculation Agent, as applicable and (b) Observation Period Shift Additional Business Days (as defined in the relevant ISDA Definitions) are the days, if applicable, specified in the applicable Final Terms);

(F) if the specified Floating Rate Option is EUR-EURIBOR or EUR-EURIBOR Reuters and an Index Cessation Event occurs the Applicable Fallback Rate will be determined as if the Fallback Observation Day in respect of a Reset Date and the relevant Interest Period was five Business Days preceding the related Interest Payment Date;

(G) references in the relevant ISDA Definitions to:

i. "Confirmation" shall be deemed to be references to the applicable Final Terms;

ii. "Calculation Period" shall be deemed to be references to the relevant Interest Period;

iii. "Termination Date" shall be deemed to be references to the Maturity Date; and

iv. "Effective Date" shall be deemed to be references to the Interest Commencement Date; and

(H) if the Final Terms specify "2021 ISDA Definitions" as the applicable ISDA Definitions:

i. Administrator/Benchmark Event shall be disapplied; and

ii. if the Temporary Non-Publication Fallback for any specified Floating Rate Option is specified to be "Temporary Non-Publication Fallback – Alternative Rate" in the Floating Rate Matrix of the 2021 ISDA Definitions, the reference to "Calculation Agent Alternative Rate Determination" in the definition of "Temporary Non-Publication Fallback – Alternative Rate" shall be replaced by "Temporary Non-Publication Fallback – Previous Day's Rate",

provided, however, that if the Agent Bank (or Calculation Agent, if applicable) is unable to determine a rate in accordance with the above provisions in relation to any Interest Period, then the Interest Rate applicable to the next succeeding Interest Period shall be equal to the sum of the Margin (if applicable) and the rate last determined in relation to the Bonds in respect of the immediately preceding Interest Period.

(d) Fixed Rate Bonds

This Condition 6(d) (*Fixed Rate Bonds*) is applicable only if the relevant Final Terms specify the Bonds as Fixed Rate Bonds.

Each Fixed Rate Bond bears interest on its outstanding nominal amount at the Interest Rate per annum (expressed as a percentage) specified in the relevant Final Terms for each Interest Period, such interest being payable in arrear on each Interest Payment Date.

(e) Indexed Bonds

This Condition 6(e) (*Indexed Bonds*) is applicable only if the relevant Final Terms specify the Bonds as Indexed Bonds.

Payments of principal on, and the interest payable in respect of, the Bonds will be subject to adjustment for indexation and to the extent set out in Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable. The Interest Rate applicable to the Bonds for each Interest Period will be at the rate specified in the relevant Final Terms.

(f) Zero Coupon Bonds

Where a Bond, the basis of Interest of which is specified to be Zero Coupon, is repayable prior to the Maturity Date and is not paid when due, the amount due and payable prior to the Maturity Date shall be the Early Redemption Amount of such Bond. As from the Maturity Date, the Interest Rate for any overdue principal of such a Bond shall be a rate per annum (expressed as a percentage) equal to the Accrual Yield (as described in Condition 8(g) (*Early Redemption of Zero Coupon Bonds*).

(g) Interest on Dual Currency Bonds

The rate or amount of interest payable in respect of Dual Currency Bonds shall be determined in the manner specified in the applicable Final Terms.

(h) Not Used

(i) Linear Interpolation

If "**Linear Interpolation**" is specified to be applicable in the relevant Final Terms, the Interest Rate for such Interest Period shall be calculated by the Agent Bank (or the Calculation Agent, if applicable) by straight line linear interpolation by reference to two rates based on the Reference Rate (where Screen Rate Determination is specified hereon as applicable) or the relevant Floating Rate Option (where ISDA Determination is specified hereon as applicable), one of which shall be determined as if the applicable Maturity Date occurred on a date at the end of a period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Maturity Date occurred on a date at the end of a period of time for which rates are available next longer than the length of the relevant Interest Period, provided, however, that, if there is no rate available for the period of time next shorter or, as the case may be, next longer, then the Agent Bank (or the Calculation Agent, if applicable) shall determine such rate at such time and by reference to such sources as the Issuer determines appropriate.

(j) Benchmark Discontinuation

(i) **Independent Adviser**

(a) If the Issuer determines that a Benchmark Event occurs in relation to an Original Reference Rate when any Interest Rate (or any component part thereof) remains to be determined by reference to such Original Reference Rate the Issuer shall notify the Agent Bank (or the Calculation Agent, as applicable) and the Issuer shall use its reasonable endeavours to select and appoint an Independent Adviser, as soon as reasonably practicable, to determine a Successor Rate, failing which an Alternative Rate (in accordance with Condition 6(j)(ii) (*Successor Rate or Alternative Rate*) and, in either case, an Adjustment Spread and any Benchmark Amendments (in accordance with Condition 6(j)(iv) (*Benchmark Amendments*). In making such determination, the Independent Adviser appointed pursuant to this Condition 6(j)(i) (*Independent Adviser*) shall act in good faith as an expert. In the absence of bad faith, fraud or negligence, the Independent Adviser shall have no liability whatsoever to the Issuer, the Bond Trustee,

the Paying Agents, the Bondholders or the Couponholders for any determination made by it, pursuant to this Condition 6(j) (*Benchmark Discontinuation*).

(b) If: (i) the Issuer is unable to appoint an Independent Adviser; or (ii) the Independent Adviser appointed by it fails to determine a Successor Rate or, failing which, an Alternative Rate and, in either case, an Adjustment Spread (if any) and any Benchmark Amendments, in accordance with this Condition 6(j)(i) (*Independent Adviser*) and notify the Agent Bank (or Calculation Agent, as applicable) of such determination prior to the date which is ten Business Days prior to the relevant Interest Determination Date, the Interest Rate applicable to the next succeeding Interest Period shall be equal to the Interest Rate last determined in relation to the Bonds in respect of the immediately preceding Interest Period. If there has not been a first Interest Payment Date, the Interest Rate shall be the initial Interest Rate. Where a different Margin, Maximum Interest Rate or Minimum Interest Rate is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin, Maximum Interest Rate or Minimum Interest Rate relating to the relevant Interest Period shall be substituted in place of the Margin, Maximum Interest Rate or Minimum Interest Rate relating to that last preceding Interest Period. For the avoidance of doubt, this paragraph shall apply to the relevant next succeeding Interest Period only and any subsequent Interest Periods are subject to the subsequent operation of, and to adjustment as provided in, the first paragraph of this Condition 6(j)(i) (*Independent Adviser*).

(ii) **Successor Rate or Alternative Rate**

If the Independent Adviser, determines and notifies the Agent Bank (or Calculation Agent, as applicable) prior to the date which is ten Business Days prior to the next Interest Determination Date that:

(a) there is a Successor Rate, then such Successor Rate and the applicable Adjustment Spread shall subsequently be used in place of the Original Reference Rate to determine the Interest Rate (or the relevant component part thereof) for all future payments of interest on the Bonds (subject to the operation of this Condition 6(j) (*Benchmark Discontinuation*)); or

(b) there is no Successor Rate but that there is an Alternative Rate, then such Alternative Rate and the applicable Adjustment Spread shall subsequently be used in place of the Original Reference Rate to determine the Interest Rate (or the relevant component part thereof) for all future payments of interest on the Bonds (subject to the operation of this Condition 6(j) (*Benchmark Discontinuation*)).

(iii) **Adjustment Spread**

The Adjustment Spread (or the formula or methodology for determining the Adjustment Spread) shall be applied to the Successor Rate or the Alternative Rate (as the case may be). If the Independent Adviser is unable to determine the quantum of, or a formula or methodology for determining, such Adjustment Spread, then the Successor Rate or Alternative Rate (as applicable) will apply without an Adjustment Spread.

(iv) **Benchmark Amendments**

(a) If any Successor Rate or Alternative Rate and, in either case, the applicable Adjustment Spread is determined in accordance with this Condition 6(j) (*Benchmark Discontinuation*) and the Independent Adviser, determines: (i) that amendments to these Conditions and/or the Bond Trust Deed are necessary to ensure the proper operation of such Successor Rate or Alternative Rate and/or (in either case) the applicable Adjustment Spread (provided that the amendments do not, without the consent of the Agent Bank (or Calculation Agent, if applicable) have the effect of imposing more

onerous obligations upon it or exposing it to any additional duties, responsibilities or liabilities or reducing or amending the protective provisions attached to it) (such amendments, the "**Benchmark Amendments**"); and (ii) the terms of the Benchmark Amendments, then the Issuer shall, subject to giving notice thereof in accordance with Condition 6(j)(v) (*Notices*), without any requirement for the consent or approval of Bondholders, vary these Conditions and/or the Bond Trust Deed to give effect to such Benchmark Amendments with effect from the date specified in such notice.

(b) At the request of the Issuer, but subject to receipt by the Bond Trustee of a certificate signed by two Authorised Signatories of the Issuer pursuant to Condition 6(j)(v) (*Notices*), the Bond Trustee shall (at the expense of the Issuer), without any requirement for the consent or approval of the Bondholders, be obliged to concur with the Issuer in effecting any Benchmark Amendments (including, *inter alia*, by the execution of a deed supplemental to or amending the Bond Trust Deed), and for the avoidance of doubt, the Bond Trustee shall not be liable to any party for any consequences thereof, provided that the Bond Trustee shall not be obliged so to concur if in the opinion of the Bond Trustee doing so would impose more onerous obligations upon it, increase its duties or responsibilities, or expose it to any additional liabilities against which it has not been indemnified and/or secured and/or pre-funded to its satisfaction, or reduce or amend the protective provisions afforded to the Bond Trustee in these Conditions or the Bond Trust Deed (including, for the avoidance of doubt, any supplemental trust deed) in any way.

(c) In connection with any such variation in accordance with this Condition 6(j)(vi) (*Benchmark Amendments*), the Issuer shall comply with the rules of any stock exchange on which the Bonds are for the time being listed or admitted to trading.

(v) **Notices**

(a) Any Successor Rate, Alternative Rate, Adjustment Spread and the specific terms of any Benchmark Amendments determined under this Condition 6(j)(vi) (*Benchmark Amendments*) will be notified promptly by the Issuer to the Bond Trustee, the Calculation Agent, the Paying Agents and, in accordance with Condition 17 (*Notices*), the Bondholders. Such notice shall be irrevocable and shall specify the effective date, which shall be not less than ten Business Days prior to the next Interest Determination Date of the Benchmark Amendments, if any.

(b) No later than notifying the Bond Trustee of the same, the Issuer shall deliver to the Bond Trustee a certificate signed by two Authorised Signatories of the Issuer:

(A) confirming (i) that a Benchmark Event has occurred, (ii) the Successor Rate or, as the case may be, the Alternative Rate, (iii) the applicable Adjustment Spread and (iv) the specific terms of the Benchmark Amendments (if any), in each case as determined in accordance with the provisions of this Condition 6(j)(vi) (*Benchmark Amendments*); and

(B) certifying that the Benchmark Amendments (if any) are necessary to ensure the proper operation of such Successor Rate or Alternative Rate and (in either case) the applicable Adjustment Spread.

(c) Each of the Bond Trustee, the Agent Bank, the Calculation Agent and the Paying Agents shall be entitled to rely on such certificate (without enquiry or liability to any person) as sufficient evidence thereof. The Successor Rate or Alternative Rate and the Adjustment Spread and the Benchmark Amendments (if any) specified in such certificate will (in the absence of manifest error or bad faith in the determination of the Successor Rate or Alternative Rate and the Adjustment Spread and the Benchmark Amendments (if any) and without prejudice to the Bond Trustee's or the Calculation Agent's or the Paying

Agents' ability to rely on such certificate as aforesaid) be binding on the Issuer, the Bond Trustee, the Agent Bank, the Calculation Agent, the Paying Agents and the Bondholders.

(vi) **Survival of the Original Reference Rate**

(a) Without prejudice to the obligations of the Issuer under Condition 6(j)(vi)(i), (ii), (iii) and (iv), the Original Reference Rate and the fallback provisions provided for in Condition 6(c)(i) (*Screen Rate Determination (other than for Floating Rate Bonds which reference SONIA*) and Condition 6(c)(ii) (*Screen Rate Determination (for Floating Rate Bonds which reference SONIA*) will continue to apply unless and until the Issuer determines that a Benchmark Event has occurred.

(b) Notwithstanding any other provision of this Condition 6(j) (*Benchmark Discontinuation*), if in the Agent Bank's (or the Calculation Agent's, if applicable) opinion there is any uncertainty between two or more alternative courses of action in making any determination or calculation under this Condition 6(j) (*Benchmark Discontinuation*), the Agent Bank (or the Calculation Agent, if applicable) shall promptly notify the Issuer thereof and the Issuer shall direct the Agent Bank (or the Calculation Agent, if applicable) in writing as to which alternative course of action to adopt. If the Agent Bank (or the Calculation Agent, if applicable) is not promptly provided with such direction, or is otherwise unable to make such calculation or determination for any reason, it shall notify the Issuer thereof and the Agent Bank (or the Calculation Agent, if applicable) shall be under no obligation to make such calculation or determination and shall not incur any liability for not doing so.

(vii) **Definitions**

As used in this Condition 6(j) (*Benchmark Discontinuation*):

"**Adjustment Spread**" means either: (a) a spread (which may be positive, negative or zero); or (b) a formula or methodology for calculating a spread, in each case to be applied to the Successor Rate or the Alternative Rate (as the case may be) and is the spread, formula or methodology which:

(a) in the case of a Successor Rate, is formally recommended in relation to the replacement of the Original Reference Rate with the Successor Rate by any Relevant Nominating Body; or (if no such recommendation has been made, or in the case of an Alternative Rate);

(b) the Independent Adviser determines, is customarily applied to the relevant Successor Rate or the Alternative Rate (as the case may be) in international debt capital markets transactions to produce an industry-accepted replacement rate for the Original Reference Rate; or

(c) (if the Independent Adviser determines that no such spread is customarily applied) the Independent Adviser determines is recognised or acknowledged as being the industry standard for over-the-counter derivative transactions which reference the Original Reference Rate, where such rate has been replaced by the Successor Rate or the Alternative Rate (as the case may be).

"**Alternative Rate**" means an alternative benchmark or screen rate which the Independent Adviser determines in accordance with Condition 6(j)(ii) (*Successor Rate or Alternative Rate*) is customarily applied in international debt capital markets transactions for the purposes of determining rates of interest (or the relevant component part thereof) in the same Relevant Currency as the Bonds.

"**Benchmark Amendments**" has the meaning given to it in Condition 6(j)(iv) (*Benchmark Amendments*).

"**Benchmark Event**" means:

(a) the Original Reference Rate ceasing to be published for a period of at least five Business Days or ceasing to exist; or

(b) a public statement by the administrator of the Original Reference Rate that it has ceased or that it will cease publishing the Original Reference Rate permanently or indefinitely (in circumstances where no successor administrator has been appointed that will continue publication of the Original Reference Rate); or

(c) a public statement by the supervisor of the administrator of the Original Reference Rate, that the Original Reference Rate has been or will be permanently or indefinitely discontinued; or

(d) a public statement by the supervisor of the administrator of the Original Reference Rate as a consequence of which the Original Reference Rate will be prohibited from being used either generally, or in respect of the Bonds; or

(e) the administrator of that Original Reference Rate or its supervisor publicly announces that such administrator is insolvent; or

(f) it has become unlawful for any Paying Agent, the Agent Bank, the Calculation Agent, the Issuer or other party to calculate any payments due to be made to any Bondholder using the Original Reference Rate,

provided that in the case of sub-paragraphs (b), (c), (d) and (e) above, the Benchmark Event shall occur on the date of the cessation of publication of the Original Reference Rate, the discontinuation of the Original Reference Rate, or the prohibition of use of the Original Reference Rate, as the case may be, and not the date of the relevant public statement.

"**Independent Adviser**" means an independent financial institution of international repute or an independent financial adviser with appropriate expertise selected and appointed by the Issuer at its own cost under Condition 6(j)(i) (*Independent Adviser*).

"**Original Reference Rate**" means the originally specified benchmark or screen rate (as applicable) used to determine the Interest Rate (or any component part thereof) on the Bonds.

"**Relevant Nominating Body**" means, in respect of a benchmark or screen rate (as applicable):

(a) the central bank for the currency to which the benchmark or screen rate (as applicable) relates, or any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); or

(b) any working group or committee sponsored by, chaired or co-chaired by or constituted at the request of: (i) the central bank for the currency to which the benchmark or screen rate (as applicable) relates; (ii) any central bank or other supervisory authority which is responsible for supervising the administrator of the benchmark or screen rate (as applicable); (iii) a group of the aforementioned central banks or other supervisory authorities; or (iv) the Financial Stability Board or any part thereof.

"**Successor Rate**" means a successor to or replacement of the Original Reference Rate which is formally recommended by any Relevant Nominating Body.

(k) Accrual of Interest:

Interest shall cease to accrue on each Note on the due date for redemption unless, upon due presentation, payment is improperly withheld or refused, in which event interest shall continue to accrue (as well after as before judgement) at the Interest Rate in the manner provided in this

Condition 6 (*Interest and other Calculations*) to the Relevant Date (as defined in Condition 10 (*Taxation*)).

(l) Maximum Interest Rate, Minimum Interest Rate, Maximum/Minimum Redemption Amounts and Rounding

If any Maximum Interest Rate or Minimum Interest Rate is specified in the relevant Final Terms, then the Interest Rate shall in no event be greater than the maximum or be less than the minimum so specified, as the case may be.

(m) Rounding

For the purposes of any calculations required pursuant to these Conditions (unless otherwise specified):

(i) all percentages resulting from such calculations will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with halves being rounded up);

(ii) all figures will be rounded to seven significant figures (with halves being rounded up); and

(iii) all currency amounts which fall due and payable will be rounded to the nearest unit of such currency (with halves being rounded up). For these purposes, "**unit**" means, with respect to any currency other than euro, the lowest amount of such currency which is available as legal tender in the country of such currency and, with respect to euro, means 0.01 euro.

(n) Calculations

The amount of interest payable per Calculation Amount (as defined in the relevant Final Terms) in respect of any Bond for each Interest Period shall be equal to the product of: (1) the Interest Rate, (2) the Calculation Amount specified in the relevant Final Terms, and (3) the Day Count Fraction (as defined in Condition 6(s) (*Definitions*)) and, in the case of Indexed Bonds only, adjusted according to the indexation set out in Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable, unless an Interest Amount is specified in respect of such period in the relevant Final Terms, in which case the amount of interest payable per Calculation Amount in respect of such Bond for such Interest Period will equal such Interest Amount.

(o) Determination and Publication of Interest Rates, Interest Amounts, Redemption Amounts and Instalment Amounts

Subject to Condition 6(j) (*Benchmark Discontinuation*), as soon as practicable after the Relevant Time on each Interest Determination Date or such other time on such date as the Agent Bank (or the Calculation Agent, if applicable) may be required to calculate any Redemption Amount or the amount of an instalment of scheduled principal (an "**Instalment Amount**"), obtain any quote or make any determination or calculation, the Agent Bank (or the Calculation Agent, if applicable) will determine the Interest Rate and calculate the amount of interest payable (the "**Interest Amounts**") in respect of each Specified Denomination of Bonds for the relevant Interest Period (including, for the avoidance of doubt any applicable Index Ratio to be calculated in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable), calculate the Redemption Amount or Instalment Amount, obtain such quote or make such determination or calculation, as the case may be, and cause the Interest Rate and the Interest Amounts for each Interest Period and the relevant Interest Payment Date and, if required to be calculated, the Redemption Amount, Principal Amount Outstanding or any Instalment Amount to be notified to, in the case of Bearer Bonds, the Paying Agents or in the case of Registered Bonds, the Registrar, and, in each case, the Bond Trustee, the Issuer, the Bondholders and the London Stock Exchange and each other listing authority, stock exchange and/or quotation system by

which the relevant Bonds have then been admitted to listing, trading and/or quotation) as soon as possible after its determination but in no event later than:

(i) (in case of notification to the London Stock Exchange and each other listing authority, stock exchange and/or quotation system by which the relevant Bonds have then been admitted to listing, trading and/or quotation) the commencement of the relevant Interest Period, if determined prior to such time, in the case of an Interest Rate and Interest Amount (if the Reference Rate is not SONIA); or

(ii) the Interest Payment Date for the relevant Interest Period in the case of notification of an Interest Rate and Interest Amount (if the Reference Rate is SONIA); or

(iii) in all other cases, the fourth Business Day after such determination.

The Interest Amounts and the Interest Payment Date so published may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of an extension or shortening of the Interest Period pursuant to Condition 6(b)(ii) (*Business Day Convention*). Any such amendment will be promptly notified to each stock exchange or other relevant authority on which the relevant Sub-Class or Class of Bonds is for the time being listed or by which it has been admitted to listing and to the Bondholders in accordance with Condition 17 (*Notices*).

If the Bonds become due and payable under Condition 11 (*Events of Default*), the accrued interest and the Interest Rate payable in respect of the Bonds shall nevertheless continue to be calculated as previously provided in accordance with this Condition but no publication of the Interest Rate or the Interest Amount so calculated need be made unless otherwise required by the Bond Trustee. The determination of each Interest Rate, Interest Amount, Redemption Amount and Instalment Amount, the obtaining of each quote and the making of each determination or calculation by the Agent Bank (or the Calculation Agent, if applicable) or Condition 7 (*Indexation*), shall (in the absence of manifest error) be final and binding upon all parties.

(p) Agent Bank, Calculation Agent and Reference Banks

The Issuer will procure that there shall at all times be an Agent Bank (and a Calculation Agent, if applicable) and four Reference Banks selected by the Issuer with offices in the Relevant Financial Centre if provision is made for them in these Conditions applicable to this Bond and for so long as it is outstanding. If any Reference Bank (acting through its relevant office) is unable or unwilling to continue to act as a Reference Bank, then the Issuer will select another Reference Bank with an office in the Relevant Financial Centre to act as such in its place. If the Agent Bank (or the Calculation Agent, if applicable) is unable or unwilling to act as such or if the Agent Bank (or the Calculation Agent, if applicable) fails duly to establish the Interest Rate for any Interest Period or to calculate the Interest Amounts or any other requirements, the Issuer will appoint a successor to act as such in its place. The Agent Bank may not resign its duties without a successor having been appointed as aforesaid.

(q) Certificates to be Final

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 6 (*Interest and Other Calculations*) whether by the Principal Paying Agent, the Agent Bank (or the Calculation Agent, if applicable) or, if applicable, any calculation agent, shall (in the absence of wilful default, negligence, bad faith or manifest error) be binding on the Issuer, SWS, SWSH, SWSGH, the Agent Bank, the Bond Trustee, the Principal Paying Agent, the other Agents and all Bondholders, Receiptholders and Couponholders and (in the absence as aforesaid) no liability to the Issuer, SWS, SWSH, SWSGH, the Bond Trustee, the Bondholders, the Receiptholders or the Couponholders shall attach to the Principal Paying

Agent, the Agent Bank or, if applicable, any calculation agent in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

(r) Definitions

In these Conditions, unless the context otherwise requires, the following defined terms shall have the meanings set out below.

"**Business Day**" means:

(i) in relation to any sum payable in euro, a TARGET Settlement Day; and/or

(ii) in relation to any sum payable in a currency other than euro, a day on which commercial banks and foreign exchange markets settle payments in the principal financial centre of the Relevant Currency (which in the case of a payment in Sterling shall be London) and in each (if any) additional city or cities specified in the relevant Final Terms; and/or

(iii) a day on which commercial banks and foreign exchange markets settle payments generally in London and each (if any) additional city or cities specified in the relevant Final Terms.

"**Day Count Fraction**" means, in respect of the calculation of an amount of interest on any Bond for any period of time (whether or not constituting an Interest Period, the "**Calculation Period**"):

(i) if "**Actual/Actual (ICMA)**" is specified:

(a) if the Calculation Period is equal to or shorter than the Determination Period during which it falls, the number of days in the Calculation Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Periods normally ending in any year; and

(b) if the Calculation Period is longer than one Determination Period, the sum of;

(i) the number of days in such Calculation Period falling in the Determination Period in which it begins divided by the product of: (1) the number of days in such Determination Period; and (2) the number of Determination Periods normally ending in any year; and

(ii) the number of days in such Calculation Period falling in the next Determination Period divided by the product of: (1) the number of days in such Determination Period; and (2) the number of Determination Periods normally ending in any year,

where:

"**Determination Period**" means the period from and including a Determination Date in any year but excluding the next Determination Date; and

"**Determination Date**" means the date specified as such hereon or, if none is so specified, the Interest Payment Date;

(ii) if "**Actual/Actual**" or "**Actual/Actual – ISDA**" is specified, the actual number of days in the Calculation Period divided by 365 (or, if any portion of that Calculation Period falls in a leap year, the sum of (1) the actual number of days in that portion of the Calculation Period falling in a leap year divided by 366, and (2) the actual number of days in that portion of the Calculation Period falling in a non-leap year divided by 365);

(iii) if "**Actual/365 (Fixed)**" is specified, the actual number of days in the Calculation Period divided by 365;

(iv) if "**Actual/360**" is specified, the actual number of days in the Calculation Period divided by 360;

(v) if "**30/360**", "**360/360**" or "**Bond Basis**" is specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (\text{Y2} - \text{Y1})] + [30 \times (\text{M2} - \text{M1})] + (\text{D2} - \text{D1})}{360}$$

where:

(a) "**Y1**" is the year, expressed as a number, in which the first day of the Calculation Period falls;

(b) "**Y2**" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(c) "**M1**" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

(d) "**M2**" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(e) "**D1**" is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D1 will be 30; and

(f) "**D2**" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31 and D1 is greater than 29, in which case D2 will be 30;

(vi) if "**30E/360**" or "**Eurobond Basis**" is specified, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (\text{Y2} - \text{Y1})] + [30 \times (\text{M2} - \text{M1})] + (\text{D2} - \text{D1})}{360}$$

where:

(a) "**Y1**" is the year, expressed as a number, in which the first day of the Calculation Period falls;

(b) "**Y2**" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(c) "**M1**" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

(d) "**M2**" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(e) "**D1**" is the first calendar day, expressed as a number, of the Calculation Period, unless such number would be 31, in which case D1 will be 30; and

(f) "**D2**" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless such number would be 31, in which case D2 will be 30; and

(vii) if "**30E/360 (ISDA)**" is specified hereon, the number of days in the Calculation Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y2 - Y1)] + [30 \times (M2 - M1)] + (D2 - D1)}{360}$$

where:

(a) "**Y1**" is the year, expressed as a number, in which the first day of the Calculation Period falls;

(b) "**Y2**" is the year, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(c) "**M1**" is the calendar month, expressed as a number, in which the first day of the Calculation Period falls;

(d) "**M2**" is the calendar month, expressed as a number, in which the day immediately following the last day included in the Calculation Period falls;

(e) "**D1**" is the first calendar day, expressed as a number, of the Calculation Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D1 will be 30; and

(f) "**D2**" is the calendar day, expressed as a number, immediately following the last day included in the Calculation Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D2 will be 30;

"**EURIBOR**" means the Euro Interbank Offered Rate as provided by the European Money Markets Institute (the "**EMMI**") (or any person that takes over administration of that rate) at the Relevant Time for such period as specified in the relevant Final Terms;

"**euro**" means the lawful currency of the Participating Member States;

"**Interest Commencement Date**" means the Issue Date or such other date as may be specified in the relevant Final Terms;

"**Interest Determination Date**" means, with respect to an Interest Rate and an Interest Period, the date specified as such in the relevant Final Terms or, if none is so specified: (i) the first day of such Interest Period if the Relevant Currency is sterling and the Reference Rate is not SONIA or (ii) the day falling two Business Days in London prior to the first day of such Interest Period if the Relevant Currency is not sterling or euro; or (iii) the day falling two TARGET Settlement Days prior to the first day of such Interest Period if the Relevant Currency is euro; or (iv) the date falling four Business Days in London prior to the Interest Payment Date for the relevant Interest Period (or the date falling four Business Days in London prior to such earlier date, if any, on which the Bonds become due and payable) if the Reference Rate specified is SONIA;

"**Interest Payment Date**" means the date(s) specified as such in the relevant Final Terms;

"**Interest Period**" means the period beginning on (and including) the Interest Commencement Date 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;

"**Interest Rate**" means the rate of interest payable from time to time in respect of the Bonds and which is either specified as such in, or calculated in accordance with the provisions of, these Conditions and/or the relevant Final Terms;

"**ISDA Definitions**" means (i) if "2006 ISDA Definitions" is specified in the applicable Final Terms, the 2006 ISDA Definitions, as published by the International Swaps and Derivatives

Association, Inc. ("ISDA"), as amended and updated as at the Issue Date of the first Tranche of the Bonds; or (ii) if "2021 ISDA Definitions" is specified in the applicable Final Terms, the latest version of the 2021 ISDA Interest Rate Derivatives Definitions, including any Matrices referred to therein, as published by ISDA as at the Issue Date of the first Tranche of the Bonds;

"**Issue Date**" means the date specified as such in the relevant Final Terms;

"**Margin**" means the rate per annum (expressed as a percentage) specified as such in the relevant Final Terms;

"**Maturity Date**" means the date specified in the relevant Final Terms as the final date on which the principal amount of the Bond is due and payable;

"**Maximum Interest Rate**" means the rate specified as such in the relevant Final Terms;

"**Minimum Interest Rate**" means the rate specified as such in the relevant Final Terms;

"**Page**" means such page, section, caption, column or other part of a particular information service as may be specified in the relevant Final Terms as a Reference Rate (if the Reference Rate is not SONIA) or for the purpose of providing the SONIA Reference Rate (if the Reference Rate is SONIA), or such other page, section, caption, column or other part as may replace it on that information service or on such other information service, in each case as may be nominated by the person or organisation providing or sponsoring the information appearing there for the purpose of displaying rates or prices comparable to that Reference Rate or the SONIA Reference Rate, as applicable;

"**Participating Member State**" means a member state of the European Union that adopts the single currency "euro" as its lawful currency in accordance with the legislation of the European Union relating to the Economic and Monetary Union, and "**Participating Member States**" means all of them;

"**Principal Amount Outstanding**" means, in relation to a Bond, Sub-Class or Class, the original face value thereof less any repayment of principal made to the Holder(s) thereof in respect of such Bond, Sub-Class or Class;

"**Redemption Amount**" means the amount provided under Condition 8(b) (*Optional Redemption*), unless otherwise specified in the relevant Final Terms;

"**Reference Banks**" means the institutions specified as such or, if none, four major banks selected by the Issuer (or an agent appointed by the Issuer on its behalf for such purpose) in the interbank market (or, if appropriate, money market) which is most closely connected with the Relevant Rate as determined by the Issuer (or such agent on its behalf), in its sole and absolute discretion;

"**Reference Rate**" means EURIBOR or SONIA, as may be specified in the applicable Final Terms;

"**Relevant Currency**" means the currency specified as such in the applicable Final Terms or, if none is specified, the currency in which the Bonds are denominated;

"**Relevant Date**" means the earlier of (a) the date on which all amounts in respect of the Bonds have been paid, and (b) five days after the date on which all of the Principal Amount Outstanding (adjusted in the case of Indexed Bonds in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable) has been received by the Principal Paying Agent or the Registrar, as the case may be. and notice to that effect has been given to the Bondholders in accordance with Condition 17 (*Notices*);

"**Relevant Financial Centre**" means, with respect to any Bond, the financial centre specified as such in the relevant Final Terms or, if none is so specified, the financial centre with which

the Relevant Rate is most closely connected as determined by the Issuer (or the Calculation Agent, if applicable);

"**Relevant Rate**" means the offered rate for a Representative Amount of the Relevant Currency for a period (if applicable) equal to the Specified Duration (or such other rate as shall be specified in the relevant Final Terms);

"**Relevant Time**" means, with respect to any Interest Determination Date, the local time in the Relevant Financial Centre specified in the relevant Final Terms or, if none is specified, the local time in the Relevant Financial Centre at which it is customary to determine bid and offered rates in respect of deposits in the Relevant Currency in the interbank market in the Relevant Financial Centre;

"**Representative Amount**" means, with respect to any rate to be determined on an Interest Determination Date, the amount specified in the relevant Final Terms as such or, if none is specified, an amount that is representative for a single transaction in the relevant market at the time;

"**Specified Denomination**" means the denomination specified in the relevant Final Terms;

"**Specified Duration**" means, with respect to any Floating Rate (as defined in the ISDA Definitions) to be determined on an Interest Determination Date, the period or duration specified as such in the relevant Final Terms or, if none is specified, a period of time equal to the relative Interest Period;

"**TARGET Settlement Day**" means any day on which T2 is open for the settlement of payments in euro; and

"**T2**" means the real time gross settlement system operated by the Eurosystem, or any successor system.

7 Indexation

This Condition 7 (*Indexation*) is applicable only if the relevant Final Terms specify the Bonds as Indexed Bonds. Conditions 7(a) to 7(e) (inclusive) shall only apply if UK Retail Price Index is specified in the applicable Final Terms. Conditions 7(f) to 7(j) (inclusive) shall only apply if UK Consumer Price Index or UK Consumer Price Index including owner occupiers' housing costs is specified in the applicable Final Terms.

(a) Definitions (RPI)

"**affiliate**" means in relation to any person, any entity controlled, directly or indirectly, by that person, any entity that controls directly or indirectly, that person or any entity, directly or indirectly under common control with that person and, for this purpose, "**control**" means control as defined in the Companies Act;

"**Base Index Figure**" means (subject to Condition 7(c)(i) (*Change in base*)) the base index figure as specified in the relevant Final Terms;

"**Index**" or "**Index Figure**" means, subject as provided in Condition 7(c)(i) (*Change in base*), if UK Retail Price Index is specified in the applicable Final Terms, the UK Retail Price Index (RPI) (for all items) published by the Office for National Statistics (January 1987 = 100) or any comparable index which may replace the UK Retail Price Index for the purpose of calculating the amount payable on repayment of the Reference Bond.

Any reference to the "Index Figure applicable" to a particular Indexation Calculation Date shall, subject as provided in Condition 7(c) (*Changes in Circumstances Affecting the Index*) and Condition 7(e) (*Cessation of or Fundamental Changes to the Index*), and if "3 months lag"

is specified in the relevant Final Terms, be calculated in accordance with the following formula:

$$\text{IFA} = \text{RPI}_{\text{m}-3} + \frac{(\text{Day of Calculation Date} - 1)}{(\text{Days in month of Calculation Date})} \times (\text{RPI}_{\text{m}-2} - \text{RPI}_{\text{m}-3})$$

and rounded to five decimal places (0.000005 being rounded upwards) and where:

"**Indexation Calculation Date**" means any Interest Payment Date, the Maturity Date or any other date on which principal falls due;

"**IFA**" means the Index Figure applicable;

"**$\text{RPI}_{\text{m}-3}$**" means the Index Figure for the first day of the month that is three months prior to the month in which the payment falls due;

"**$\text{RPI}_{\text{m}-2}$**" means the Index Figure for the first day of the month that is two months prior to the month in which the payment falls due;

Any reference to the "**Index Figure applicable**" to a particular Calculation Date shall, subject as provided in Condition 7(c) (*Changes in Circumstances Affecting the Index*) and Condition 7(e) (Cessation *of or Fundamental Changes to the Index*), and if "8 months lag" is specified in the relevant Final Terms, be calculated in accordance with the following formula:

$$\text{IFA} = \text{RPI}_{\text{m}-8} + \frac{(\text{Day of Calculation Date} - 1)}{(\text{Days in month of Calculation Date})} \times (\text{RPI}_{\text{m}-7} - \text{RPI}_{\text{m}-8})$$

and rounded to five decimal places (0.000005 being rounded upwards) and where:

"**IFA**" means the Index Figure applicable;

"**$\text{RPI}_{\text{m}-8}$**" means the Index Figure for the first day of the month that is eight months prior to the month in which the payment falls due;

"**$\text{RPI}_{\text{m}-7}$**" means the Index Figure for the first day of the month that is seven months prior to the month in which the payment falls due;

"**Index Ratio**" applicable to any month or date, as the case may be, means the Index Figure applicable to such month or date, as the case may be, divided by the Base Index Figure;

"**Limited Index Ratio**" means: (a) in respect of any month prior to the relevant Issue Date, the Index Ratio for that month; (b) in respect of any Limited Indexation Month after the relevant Issue Date, the product of the Limited Indexation Factor for that month and the Limited Index Ratio as previously calculated in respect of the month twelve months prior thereto; and (c) in respect of any other month, the Limited Index Ratio as previously calculated in respect of the most recent Limited Indexation Month;

"**Limited Indexation Factor**" means, in respect of a Limited Indexation Month, the ratio of the Index Figure applicable to that month divided by the Index Figure applicable to the month twelve months prior thereto, provided that: (a) if such ratio is greater than the Maximum Indexation Factor specified in the relevant Final Terms, it shall be deemed to be equal to such Maximum Indexation Factor and (b) if such ratio is less than the Minimum Indexation Factor specified in the relevant Final Terms, it shall be deemed to be equal to such Minimum Indexation Factor;

"**Limited Indexation Month**" means any month specified in the relevant Final Terms for which a Limited Indexation Factor is to be calculated;

"**Limited Indexed Bonds**" means Indexed Bonds to which a Maximum Indexation Factor and/or a Minimum Indexation Factor (as specified in the relevant Final Terms) applies; and

"**Reference Bond**" means the Treasury Stock specified as such in the relevant Final Terms for so long as such stock is in issue, and thereafter (or if not specified in the relevant Final Terms) the index-linked sterling obligation of the United Kingdom Government listed on the Official List of the Financial Conduct Authority (in its capacity as competent authority under the Financial Services and Markets Act 2000, as amended) and traded on the London Stock Exchange whose average maturity and indexation terms most closely matches that of the Bonds as a gilt-edged market maker or other adviser selected by the Issuer (an "**Indexation Adviser**") shall determine to be appropriate, provided that if no such index-linked sterling obligation exists which has the same indexation terms, the Indexation Adviser shall consider obligations with the most economically similar indexation terms.

(b) Application of the Index Ratio (RPI)

Each payment of interest and principal in respect of the Bonds shall be the amount provided in, or determined in accordance with, these Conditions, multiplied by the Index Ratio or Limited Index Ratio in the case of Limited Indexed Bonds applicable to the month in which such payment falls to be made and rounded in accordance with Condition 6(m) (*Rounding*).

(c) Changes in Circumstances Affecting the Index (RPI)

(i) **Change in base**

If at any time and from time to time the Index is changed by the substitution of a new base therefor, then with effect from the calendar month from and including that in which such substitution takes effect (1) the definition of "**Index**" and "**Index Figure**" in Condition 7(a) (*Definitions (RPI)*) shall be deemed to refer to the new date, month or year in substitution for January 1987 (or, as the case may be, to such other date, month or year as may have been substituted therefor), and (2) the new Base Index Figure shall be the product of the existing Base Index Figure (being at the Initial Issue Date 178.2) and the Index Figure immediately following such substitution, divided by the Index Figure immediately prior to such substitution.

(ii) **Delay in publication of Index**

If the Index Figure which is normally published in the seventh month and which relates to the eighth month (the "**relevant month**") before the month in which a payment is due to be made is not published on or before the fourteenth Business Day before the date on which such payment is due (the "**date for payment**"), the Index Figure applicable to the month in which the date for payment falls shall be (1) such substitute index figure (if any) as the Issuer considers to have been published by the Bank of England for the purposes of indexation of payments on the Reference Bond or, failing such publication, on any one or more issues of index-linked Treasury Stock selected by an Indexation Adviser (2) if no such determination is made by such Indexation Adviser within seven days, the Index Figure last published (or, if later, the substitute index figure last determined pursuant to Condition 7(c)(i) (*Change in base*)) before the date for payment.

(d) Application of Changes (RPI)

Where the provisions of Condition 7(c)(ii) (*Delay in publication of Index*) apply, the determination of the Indexation Adviser as to the Index Figure applicable to the month in which the date for payment falls shall be conclusive and binding. If, an Index Figure having been applied pursuant to Condition 7(c)(ii)(2), the Index Figure relating to the relevant month is subsequently published while a Bond is still outstanding, then:

(i) in relation to a payment of principal or interest in respect of such Bond other than upon final redemption of such Bond, the principal or interest (as the case may be) next payable after the date of such subsequent publication shall be increased or reduced, as the case may be, by an amount equal to (respectively) the shortfall or excess of the amount of the

relevant payment made on the basis of the substitute Index Figure applicable by virtue of Condition 7(c)(ii)(2), below or above the amount of the relevant payment that would have been due if the Index Figure subsequently published had been published on or before the 14th Business Day before the date for payment; and

(ii) in relation to a payment of principal or interest upon final redemption, no subsequent adjustment to amounts paid will be made.

(e) Cessation of or Fundamental Changes to the Index (RPI)

(i) If notice is published by H.M. Treasury, or on its behalf, following a change to the coverage or the basic calculation of the Index, then the Calculation Agent (acting on the advice of an Indexation Adviser to be appointed by the Issuer and the Bond Trustee, if the Calculation Agent so requests) shall make any such adjustments to the Index consistent with any adjustments made to the index as applied to the Reference Bond.

(ii) If the Issuer and the Bond Trustee have been notified by the Agent Bank (or the Calculation Agent, if applicable) that the Index has ceased to be published, if at any time a successor index has been designated by H.M. Treasury in respect of the Reference Bond, such successor index shall be substituted for the Index for the purposes of all subsequent Interest Payment Dates.

(iii) If a substitute index has not been determined under paragraph (ii) above by the date which is 60 Business Days prior to the relevant Interest Payment Date, the Agent Bank (or the Calculation Agent), shall notify the Issuer and the Bond Trustee, and the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) together shall seek to agree for the purpose of the Bonds a substitute index (with or without adjustments) with the intention that the same should leave the Issuer and the Bondholders in no better and no worse position than they would have been had the Index not ceased to be published.

(iv) If the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) fail to reach agreement as mentioned in paragraph (iii) above within 20 Business Days following the giving of notice as mentioned in paragraph (ii) above, a bank or other person in London shall be appointed by the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) or, failing agreement on and the making of such appointment within 20 Business Days following the expiry of the 20 Business Day period referred to above, by the Bond Trustee (in each case, such bank or other person so appointed being referred to as the "**Expert**"), to determine for the purpose of the Bonds a substitute index (with or without adjustments) with the intention that the same should leave the Issuer and the Bondholders in no better and no worse position than they would have been had the Index not ceased to be published. Any Expert so appointed shall act as an expert and not as an arbitrator and all fees, costs and expenses of the Expert and of any Indexation Adviser and of any of the Issuer and the Bond Trustee in connection with such appointment shall be borne by the Issuer.

(v) The Index shall be adjusted or replaced by a substitute index pursuant to the foregoing paragraphs and references in these Conditions to the Index and to any Index Figure shall be deemed amended in such manner as the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) agree are appropriate to give effect to such adjustment or replacement. Such amendments shall be effective from the date of such notification and binding upon the Issuer, the other Secured Creditors, the Bond Trustee and the Bondholders, and the Issuer shall give notice to the Bondholders in accordance with Condition 17 (*Notices*) of such amendments as promptly as practicable following such notification.

(f) Definitions (CPI and CPIH)

"**Base Index Figure**" means (subject to Condition 7(i) (*Change in circumstance affecting the Index (CPI and CPIH)*) the base index figure as specified in the relevant Final Terms;

"**Index**" or "**Index Figure**" means (subject to Condition 7(i) (*Change in circumstance affecting the Index (CPI and CPIH)*) (i) if UK Consumer Price Index is specified in the applicable Final Terms, the Consumer Price Index ("**CPI**") (for all items) published by the Office for National Statistics (2015 = 100), or any comparable index which may replace such index for the purpose of calculating the amount payable on repayment of the Matched Index Reference Bond (if any) or (ii) if UK Consumer Price Index including owner occupiers' housing costs is specified in the applicable Final Terms, the CPI including owner occupiers' housing costs ("C**PIH**") (for all items) published by the Office for National Statistics (2015 = 100), or any comparable index which may replace such index for the purpose of calculating the amount payable on repayment of the Matched Index Reference Bond (if any).

Where CPI is specified as the Index or Index Figure in the applicable Final Terms, any reference to the Index Figure applicable to any day ("**d**") in any month ("**m**") shall (subject to Condition 7(i) (*Change in circumstance affecting the Index (CPI and CPIH)*) be calculated in accordance with the following formula:

$$IFA = CPI_{m-t} + \frac{nbd}{q_m} x \left(CPI_{m-(t-1)} - CPI_{m-t} \right)$$

Where:

"**IFA**" means the Index Figure applicable;

"**CPI_{m-t}**" means the Index Figure for the first day of the month that is "t" months prior to the month in which an Interest Payment Date occurs where "t" has a value of 1 to 24 as specified in the applicable Final Terms;

"**nbd**" means the actual number of days from and excluding the first day of month m to but including day d and, for the avoidance of doubt, where d is the first day of month m, nbd shall be equal to zero;

"**q_m**" means the actual number of days in month m;

Where CPIH is specified as the Index or Index Figure in the applicable Final Terms, any reference to the Index Figure applicable to any day ("**d**") in any month ("**m**") shall (subject to Condition 7(i) (*Change in circumstance affecting the Index (CPI and CPIH)*) be calculated in accordance with the following formula:

$$IFA = CPIH_{m-t} + \frac{nbd}{q_m} x \left(CPIH_{m-(t-1)} - CPIH_{m-t} \right)$$

Where:

"**$CPIH_{m-t}$**" means the Index Figure for the first day of the month that is "t" months prior to the month in which an Interest Payment Date occurs where "t" has a value of 1 to 24 as specified in the applicable Final Terms;

"**nbd**" means the actual number of days from and excluding the first day of month m to but including day d and, for the avoidance of doubt, where d is the first day of month m, nbd shall be equal to zero;

"**q_m**" means the actual number of days in month m;

"**Index Ratio**" applicable to any month or date, as the case may be, means the Index Figure applicable to such month or date, as the case may be, divided by the Base Index Figure and rounded to the nearest fifth decimal place;

"Limited Index Ratio" means: (a) in respect of any month prior to the relevant Issue Date, the Index Ratio for that month; (b) in respect of any Limited Indexation Month after the relevant Issue Date, the product of the Limited Indexation Factor for that month and the Limited Index Ratio as previously calculated in respect of the month twelve months prior thereto; and (c) in respect of any other month, the Limited Index Ratio as previously calculated in respect of the most recent Limited Indexation Month;

"**Limited Indexation Factor**" means, in respect of a Limited Indexation Month, the ratio of the Index Figure applicable to that month divided by the Index Figure applicable to the month twelve months prior thereto, provided that: (a) if such ratio is greater than the Maximum Indexation Factor specified in the relevant Final Terms, it shall be deemed to be equal to such Maximum Indexation Factor and (b) if such ratio is less than the Minimum Indexation Factor specified in the relevant Final Terms, it shall be deemed to be equal to such Minimum Indexation Factor;

"**Limited Indexation Month**" means any month specified in the relevant Final Terms for which a Limited Indexation Factor is to be calculated;

"**Limited Indexed Bonds**" means Indexed Bonds to which a Maximum Indexation Factor and/or a Minimum Indexation Factor (as specified in the relevant Final Terms) applies;

"**Matched Index Reference Bond**" means a Reference Bond which is linked to either (i) CPI if UK Consumer Price Index is specified in the applicable Final Terms or (ii) CPIH if UK Consumer Price Index including owner occupiers' housing costs is specified in the applicable Final Terms; and

"**Reference Bond**" means the Treasury Stock specified as such in the relevant Final Terms for so long as such stock is in issue, and thereafter (or if not specified in the relevant Final Terms) the index-linked sterling obligation of the United Kingdom Government listed on the Official List of the Financial Conduct Authority (in its capacity as competent authority under the Financial Services and Markets Act 2000, as amended) and traded on the London Stock Exchange whose average maturity and indexation terms most closely matches that of the Bonds as a gilt-edged market maker or other adviser selected by the Issuer (an "**Indexation Adviser**") shall determine to be appropriate, provided that if no such index-linked sterling obligation exists which has the same indexation terms, the Indexation Adviser shall consider obligations with the most economically similar indexation terms.

(g) Application of the Index Ratio (CPI and CPIH)

Each payment of interest and principal in respect of the Bonds shall be the amount provided in or determined in accordance with these Conditions, multiplied by the Index Ratio or Limited Index Ratio in the case of Limited Indexed Bonds applicable to the month or date, as the case may be, in or on which such payment falls to be made and rounded in accordance with Condition 6(m) (*Rounding*).

(h) Changes in Circumstances Affecting the Index (CPI and CPIH)

(i) **Change in base**

If at any time and from time to time the Index is changed by the substitution of a new base therefor, then with effect from the calendar month from and including that in which such substitution takes effect or, as the case may be, from the first date from and including that on which such substitution takes effect (1) the definition of "**Index**" and "**Index Figure**" in Condition 7(i) (*Definitions (CPI and CPIH)*) shall be deemed to refer to the new date, month or year as applicable in substitution for 2015 (or, as the case may

be, to such other date, month or year as applicable as may have been substituted therefor) and (2) the new Base Index Figure shall be the product of the existing Base Index Figure and the Index Figure for the date on which such substitution takes effect, divided by the Index Figure for the date immediately preceding the date on which such substitution takes effect.

(ii) **Delay in publication of Index**

If the Index Figure relating to any month (the "**relevant month**") which is required to be taken into account for the purposes of determining the Index Figure for any date has not been published on or before the 14th Business Day before the date on which such payment is due (the "**date for payment**"), the Index Figure applicable for the relevant calculation month shall be (1) such substitute index figure (if any) as the Issuer considers to have been published by the Bank of England for the purposes of indexation of payments on the relevant Matched Index Reference Bond or, failing such publication, on any one or more issues of index-linked Treasury Stock selected by an Indexation Adviser or (2) if no such determination is made by such Indexation Adviser within seven days, the Index Figure last published (or, if later, the substitute index figure last determined pursuant to this Condition 7(h)(i)) before the date for payment.

(i) Application of Changes (CPI and CPIH):

Where the provisions of Condition 7(h)(ii) (*Delay in publication of Index*) apply, the determination of the Indexation Adviser as to the Index Figure applicable to the relevant calculation month shall be conclusive and binding. If, an Index Figure having been applied pursuant to Condition 7(h)(ii)(2) (*Delay in publication of Index*), the Index Figure relating to the relevant month is subsequently published while a Bond is still outstanding, then:

(i) in relation to a payment of principal or interest in respect of such Bond other than upon final redemption of such Bond, the principal or interest (as the case may be) next payable after the date of such subsequent publication shall be increased or reduced, as the case may be, by an amount equal to the (respectively) shortfall or excess of the amount of the relevant payment made on the basis of the substitute Index Figure applicable by virtue of Condition 7(h)(ii)(2) above the amount of the relevant payment that would have been due if the Index Figure subsequently published had been published on or before the 14th Business Day before the date for payment; and

(ii) in relation to a payment of principal or interest upon final redemption, no subsequent adjustment to amounts paid will be made.

(j) Cessation of or Fundamental Changes to the Index (CPI and CPIH)

(i) If: (1) the Issuer and the Bond Trustee have been notified by the Agent Bank (or the Calculation Agent, if applicable) that the Index has ceased to be published; or (2) any change is made to the coverage or the basic calculation of the Index which constitutes a fundamental change which would, in the opinion of the Bond Trustee, acting solely on the advice of an Indexation Adviser, be materially prejudicial to the interests of the Bondholders, the Bond Trustee will give written notice of such occurrence to the Issuer, and the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) together shall seek to agree for the purpose of the Bonds one or more adjustments to the Index or a substitute index (with or without adjustments) with the intention that the same should leave the Issuer and the Bondholders in no better and no worse position than they would have been had the Index not ceased to be published or the relevant fundamental change not been made.

(ii) If the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser)fail to reach agreement as mentioned above within 20 Business Days following the giving of notice as mentioned in paragraph (i) above, a bank or other person in

London shall be appointed by the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) or, failing agreement on and the making of such appointment within 20 Business Days following the expiry of the 20 Business Day period referred to above, by the Bond Trustee (in each case, such bank or other person so appointed being referred to as the "**Expert**"), to determine for the purpose of the Bonds one or more adjustments to the Index or a substitute index (with or without adjustments) with the intention that the same should leave the Issuer and the Bondholders in no better and no worse position than they would have been had the Index not ceased to be published or the relevant fundamental change not been made. Any Expert so appointed shall act as an expert and not as an arbitrator and all fees, costs and expenses of the Expert and of any Indexation Adviser and of any of the Issuer and the Bond Trustee in connection with such appointment shall be borne by the Issuer.

(iii) The Index shall be adjusted or replaced by a substitute index as agreed by the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) or as determined by the Expert pursuant to the foregoing paragraphs, as the case may be, and references in these Conditions to the Index and to any Index Figure shall be deemed amended in such manner as the Issuer and the Bond Trustee (acting solely on the advice of an Indexation Adviser) agree are appropriate to give effect to such adjustment or replacement. Such amendments shall be effective from the date of such notification and binding upon the Issuer, the other Secured Creditors, the Bond Trustee and the Bondholders, and the Issuer shall give notice to the Bondholders in accordance with Condition 17 (*Notices*) of such amendments as promptly as practicable following such notification.

8 Redemption, Purchase and Cancellation

(a) Partial and Final Redemption

Unless previously redeemed, or purchased and cancelled as provided below, or unless such Bond is stated in the relevant Final Terms as having no fixed maturity date, each Bond will be redeemed at its Principal Amount Outstanding (in the case of Indexed Bonds as adjusted in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable), on the date or dates (or, in the case of Floating Rate Bonds, on the Interest Payment Date(s)) specified in the relevant Final Terms plus accrued but unpaid interest (other than in the case of Zero Coupon Bonds) and, in the case of Indexed Bonds as adjusted in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable.

(b) Optional Redemption

Subject as provided below, if the term "Call Option" is specified as applicable in the relevant Final Terms, upon giving not more than 30 nor less than 15 days' notice (or such other notice period as may be specified in the applicable Final Terms) which notice shall be irrevocable, but may (at the option of the Issuer) be conditional on one or more conditions precedent being satisfied, or waived by the Issuer, to the Bond Trustee, the Security Trustee, the Majority Creditors and the Bondholders, the Issuer may (prior to the Maturity Date) redeem any Sub-Class of the Bonds in whole or in part (but on a pro rata basis only) on any Optional Redemption Date (as specified in the applicable Final Terms) at their Redemption Amount, provided that (i) Floating Rate Bonds may not be redeemed before the date specified in the relevant Final Terms; and (ii) if the term "Issuer Maturity Call" is also specified to be applicable in applicable Final Terms, such redemption date falls prior to the start of the Issuer Maturity Call Period, as follows:

(i) In respect of Fixed Rate Bonds, the Redemption Amount will, unless otherwise specified in the relevant Final Terms, be an amount equal to:

(A) if "Sterling Make-Whole Redemption Amount" is specified as being applicable in the relevant Final Terms, the higher of:

(1) their Principal Amount Outstanding; and

(2) the price determined to be appropriate by a financial adviser in London (who shall be independent, internationally recognised and with appropriate expertise, selected by the Issuer and approved by the Bond Trustee) (the "**Independent Financial Adviser**") as being the price at which the Gross Redemption Yield (as defined below) to maturity (or if the Issuer Maturity Call is specified in the relevant Final Terms, to the commencement of the Issuer Maturity Call Period) on such Bonds on the Reference Date (as defined below) is equal to the Gross Redemption Yield at the Quotation Time on the Reference Date on the Reference Bond (as defined below) (or, where the Independent Financial Adviser advises the Issuer (copied to the Bond Trustee) that, for reasons of illiquidity or otherwise, such Reference Bond is not appropriate for such purpose, such other government stock as such Independent Financial Adviser may recommend provided that such stock has an average maturity that closely matches that of the Bonds and the Independent Financial Adviser has in making such determination taken advice from three banks which are primary dealers in government securities or market makers in corporate bonds) plus the Redemption Margin;

(B) if "Non-Sterling Make-Whole Redemption Amount" is specified as being applicable in the relevant Final Terms, the higher of:

(1) the Principal Amount Outstanding; and

(2) the price determined to be appropriate by a financial adviser in London (who shall be independent, internationally recognised and with appropriate expertise, selected by the Issuer and approved by the Bond Trustee) (the "**Independent Financial Adviser**") as being the price at which the yield to maturity (or if the Issuer Maturity Call is specified in the relevant Final Terms, yield to the commencement of the Issuer Maturity Call Period) on the Bonds on the Reference Date (as defined below) is equal to the sum of the Reference Bond Rate at the Quotation Time on the Reference Date on the Reference Bond (or, where the Independent Financial Adviser advises the Issuer (copied to the Bond Trustee) that, for reasons of illiquidity or otherwise, such Reference Bond is not appropriate for such purpose, such other government stock as such Independent Financial Adviser may recommend provided that such stock has an average maturity that closely matches that of the Bonds and the Independent Financial Adviser has in making such determination taken advice from three banks which are primary dealers in government securities or market makers in corporate bonds) plus the Redemption Margin;

in each case, together with accrued but unpaid interest on the Principal Amount Outstanding.

For the purposes of this Condition 8(b)(i):

"**Gross Redemption Yield**" means a yield expressed as a percentage and calculated on a basis consistent with the basis indicated by the United Kingdom Debt Management Office publication "Formulae for Calculating Gilt Prices from Yields" published on 8 June 1998 with effect from 1 November 1998 and updated on 15 January 2002, 16 March 2005 and 18 December 2024 page 4 or any replacement therefor or, if such formula does not reflect generally accepted market practice at the time of redemption, a gross redemption yield calculated in accordance with generally accepted market practice at such time as determined by the Independent Financial Adviser;

"**Quotation Time**" means the time specified in the relevant Final Terms;

"**Redemption Margin**" means the margin specified in the relevant Final Terms, if any;

"**Reference Bond**" means the government security specified in the relevant Final Terms;

"**Reference Bond Price**" means, with respect to any Reference Bond and any Reference Date, (i) the arithmetic average of the Reference Government Bond Dealer Quotations for such date of redemption, after excluding the highest and lowest such Reference Government Bond Dealer Quotations, or (ii) if fewer than five such Reference Government Bond Dealer Quotations are received, the arithmetic average of all such quotations;

"**Reference Bond Rate**" means, with respect to any Reference Bond and any Reference Date, the rate per annum equal to the annual or semi-annual yield (as the case may be) for the Remaining Term or interpolated yield for the Remaining Term (on the relevant day count basis) of the Reference Bond, assuming a price for the Reference Bond (expressed as a percentage of its principal amount) equal to the Reference Bond Price for such Reference Date;

"**Reference Date**" means the date which is two Business Days prior to the despatch of the notice of redemption under this Condition 8(b)(i);

"**Reference Government Bond Dealer**" means each of five banks selected by the Issuer (following, where practicable, consultation with the Independent Financial Adviser, if applicable), or their affiliates, which are (i) primary government securities dealers, and their respective successors, or (ii) market makers in pricing corporate bond issues;

"**Reference Government Bond Dealer Quotations**" means, with respect to each Reference Government Bond Dealer and any Reference Date, the arithmetic average, as determined by the Independent Financial Adviser, of the bid and offered prices for the Reference Bond (expressed in each case as a percentage of its principal amount) at the Quotation Time on the Reference Date:

> (i) which appear on the Relevant Make Whole Screen Page as at the Quotation Time on the Reference Date; or
>
> (ii) to the extent that in the case of (i) above either such bid and offered prices do not appear on that page, fewer than two such bid and offered prices appear on that page, or if the Relevant Make Whole Screen Page is unavailable, then as quoted in writing to the Independent Financial Adviser by such Reference Government Bond Dealer;

"**Relevant Make Whole Screen Page**" means the page, section or other part of a particular information service (or any successor or replacement page, section or other

part of a particular information service, including, without limitation, Bloomberg) or such other information service, in each case, as may be nominated by the Independent Financial Adviser for the purpose of displaying comparable relevant bid and offered prices for the Reference Bond; and

"**Remaining Term**" means the term to maturity or, if Issuer Maturity Call is specified in the relevant Final Terms, to the commencement of the Issuer Maturity Call Period.

(ii) In respect of Floating Rate Bonds, the Redemption Amount will, unless otherwise specified in the relevant Final Terms, be the Principal Amount Outstanding plus any premium for early redemption in certain years (as specified in the relevant Final Terms) plus any accrued but unpaid interest on the Principal Amount Outstanding.

(iii) In respect of Indexed Bonds, the Redemption Amount will (unless otherwise specified in the relevant Final Terms) be the higher of:

(A) the Principal Amount Outstanding; and

(B) the price determined to be appropriate (without any additional indexation beyond the implicit indexation in such determined price) by a financial adviser in London (who shall be independent, internationally recognised and with appropriate expertise, selected by the Issuer and approved by the Bond Trustee) (the "**Independent Financial Adviser**") as being the price at which the Gross Real Redemption Yield (as defined below) to maturity (or if the Issuer Maturity Call is specified in the relevant Final Terms, to the commencement of the Issuer Maturity Call Period) on the Bonds on the Reference Date (as defined below) is equal to the Gross Real Redemption Yield at the Quotation Time on the Reference Date on the Reference Bond (or, where the Independent Financial Adviser advises the Issuer (copied to the Bond Trustee) that, for reasons of illiquidity or otherwise, such Reference Bond is not appropriate for such purpose, such other government stock as such Independent Financial Adviser may recommend, provided that if no government stock exists which has the same indexation terms, the Independent Financial Adviser shall consider obligations with the most economically similar indexation terms) plus the Redemption Margin;

in each case, together with accrued but unpaid interest (as adjusted in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable) on the Principal Amount Outstanding.

For the purposes of this Condition 8(b)(iii):

"**Gross Real Redemption Yield**" means a yield expressed as a percentage and calculated on a basis consistent with the basis indicated by the United Kingdom Debt Management Office publication "Formulae for Calculating Gilt Prices from Yields" published on 8 June 1998 with effect from 1 November 1998 and updated on 15 January 2002, 16 March 2005 and 18 December 2024 page 4 or any replacement therefor or, if such formula does not reflect generally accepted market practice at the time of redemption, a gross redemption yield calculated in accordance with generally accepted market practice at such time as determined by the Independent Financial Adviser;

"**Redemption Margin**" means the margin specified in the relevant Final Terms (if any);

"**Reference Bond**" means the government security specified in the relevant Final Terms; and

"**Reference Date**" means the date which is two Business Days prior to the despatch of the notice of redemption under this Condition 8(b)(iii); and

In any such case, prior to giving any such notice, the Issuer must certify (as further specified in the Finance Documents) to the Bond Trustee that it will have the funds, not subject to any interest (other than under the Security) of any other person, required to redeem the Bonds as aforesaid.

(c) Redemption at the Option of the Issuer (Issuer Maturity Call)

If the term "Issuer Maturity Call" is specified in the applicable Final Terms, upon giving not more than 30 nor less than 15 days' notice (or such other notice period as may be specified in the applicable Final Terms) to the Bond Trustee, the Security Trustee, the Majority Creditors and the Bondholders, the Issuer may (prior to the Maturity Date), redeem any Sub-Class of the Bonds in whole or in part (but on a pro rata basis only) then outstanding at any time during the Issuer Maturity Call Period at the Final Redemption Amount specified in the applicable Final Terms, together (if applicable) with interest accrued (but unpaid) to (but excluding) the date fixed for redemption.

For the purposes of these Conditions, "**Issuer Maturity Call Period**" has the meaning given to it in the applicable Final Terms.

(d) Redemption at the Option of the Issuer (Clean-up Call)

If the term "Clean-up Call" is specified in the applicable Final Terms, upon giving not more than 30 nor less than 15 days' notice (or such other notice period as may be specified in the applicable Final Terms) to the Bond Trustee, the Security Trustee, the Majority Creditors and the Bondholders, the Issuer may (prior to the Maturity Date), if 80 per cent. or more in nominal amount of the Bonds issued have been redeemed or purchased, redeem any Sub-Class of the Bonds in whole (but not in part) then outstanding at the Final Redemption Amount specified in the applicable Final Terms, together (if applicable) with interest accrued (but unpaid) to (but excluding) the date fixed for redemption.

(e) Redemption for Index Event, Taxation or Other Reasons

Redemption for Index Events: Upon the occurrence of any Index Event (as defined below), the Issuer may, upon giving not more than 60 nor less than 30 days' notice to the Bond Trustee, the Security Trustee, the Majority Creditors and the holders of the Indexed Bonds in accordance with Condition 17 (*Notices*), redeem all (but not some only) of the Indexed Bonds of all Sub-Classes on any Interest Payment Date at the Principal Amount Outstanding (adjusted in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable) plus accrued but unpaid interest. No single Sub-Class of Indexed Bonds may be redeemed in these circumstances unless all the other Classes and Sub-Classes of Indexed Bonds which are linked to the same index are also redeemed at the same time. Before giving any such notice, the Issuer shall provide to the Bond Trustee, the Security Trustee and the Majority Creditors a certificate signed by an Authorised Signatory: (i) stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred; and (ii) confirming that the Issuer will have sufficient funds on such Interest Payment Date to effect such redemption.

"**Index Event**" means: (i) if the Index Figure for three consecutive months falls to be determined on the basis of an Index Figure previously published as provided in Condition 7(c)(ii) (*Delay in publication of Index*) or Condition 7(h)(ii) (*Delay in publication of Index*), as applicable, and the Bond Trustee has been notified by the Principal Paying Agent that publication of the Index has ceased; or (ii) notice is published by His Majesty's Treasury, or on its behalf, following a change in relation to the Index, offering a right of redemption to the holders of the Reference Bond, and (in either case) no amendment or substitution of the Index

has been advised by the Indexation Adviser to the Issuer and such circumstances are continuing.

Redemption for Taxation Reasons: In addition, if at any time the Issuer satisfies the Bond Trustee that the Issuer would, on the next Interest Payment Date, become obliged to deduct or withhold from any payment of interest or principal in respect of the Bonds (other than in respect of default interest), any amount for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed, levied, collected, withheld or assessed by the United Kingdom or any political subdivision thereof, or any other authority thereof or any change in the application or official interpretation of such laws or regulations, then the Issuer may, in order to avoid the relevant deductions or withholding, use its reasonable endeavours to arrange the substitutions of a company incorporated under another jurisdiction approved by the Bond Trustee as principal debtor under the Bonds and as lender under the Issuer/SWS Loan Agreements and as obligor under the Finance Documents upon satisfying the conditions for substitution of the Issuer as set out in the STID (and referred to in Condition 15 (*Meetings of Bondholders, Modification, Waiver and Substitution*)). If the Issuer is unable to arrange a substitution as described above having used reasonable endeavours to do so and, as a result, the relevant deduction or withholding is continuing then the Issuer may, upon giving not more than 60 nor less than 30 days' notice to the Bond Trustee, the Security Trustee, the Majority Creditors and the Bondholders in accordance with Condition 17 (*Notices*), redeem all (but not some only) of the Bonds on any Interest Payment Date at their Principal Amount Outstanding plus accrued but unpaid interest thereon (each adjusted, in the case of Indexed Bonds, in accordance with Condition 7(b) (*Application of the Index Ratio (RPI))* or Condition 7(g) (*Application of the Index Ratio (CPI and CPIH*)), as applicable). Before giving any such notice of redemption, the Issuer shall provide to the Bond Trustee, the Security Trustee and the Majority Creditors a certificate signed by an Authorised Signatory: (i) stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred; and (ii) confirming that the Issuer will have sufficient funds on such Interest Payment Date to discharge all its liabilities in respect of the Bonds and any amounts under the Security Agreement to be paid in priority to, or *pari passu* with, the Bonds under the Payment Priorities.

(f) Redemption on Prepayment of Issuer/SWS Loan Agreements

If SWS gives notice to the Issuer under an Issuer/SWS Loan Agreement that it intends to prepay all or part of any advance made under such Issuer/SWS Loan Agreement and such advance was funded by the Issuer from the proceeds of the issue of a Sub-Class of Bonds, the Issuer shall, upon giving not more than 60 nor less than 30 days' notice to the Bond Trustee, the Security Trustee, the Majority Creditors and the Bondholders in accordance with Condition 17 (*Notices*) (where such advance is being prepaid in whole), redeem all of the Bonds of that Sub-Class or (where part only of such advance is being prepaid) the proportion of the relevant Sub-Class of Bonds which the proposed prepayment amount bears to the amount of the relevant advance. In the case of a voluntary prepayment, the relevant Bonds will be redeemed at their Redemption Amount determined in accordance with Condition 8(b) (*Optional Redemption*) except that, in the case of Fixed Rate Bonds and Indexed Bonds, for the purposes of this Condition 8(f), "**Reference Date**" means the date two Business Days prior to the despatch of the notice of redemption given under this Condition 8(f), plus accrued but unpaid interest and, in the case of any other prepayment, the relevant Bonds will be redeemed at their Principal Amount Outstanding plus accrued but unpaid interest.

(g) Early Redemption of Zero Coupon Bonds

Unless otherwise specified in the relevant Final Terms, the Redemption Amount payable on redemption of a Zero Coupon Bond at any time before the Maturity Date shall be an amount equal to the sum of:

(i) the Reference Price; and

(ii) the product of the Accrual Yield (compounded annually) being applied to the Reference Price from (and including) the Issue Date to (but excluding) the date fixed for redemption or (as the case may be) the date upon which the Bond becomes due and payable.

Where such calculation is to be made for a period which is not a whole number of years, the calculation in respect of the period of less than a full year shall be made on the basis of such Day Count Fraction as may be specified in the Final Terms for the purposes of this Condition 8(g) (*Early Redemption of Zero Coupon Bonds*) or, if none is so specified, a Day Count Fraction of 30/360.

In these Conditions, "**Accrual Yield**" and "**Reference Price**" and **"Zero Coupon Bond**" have the meanings given to them in the relevant Final Terms.

(h) Purchase of Bonds

The Issuer may, provided that no Event of Default has occurred and is continuing, purchase Bonds (provided that all unmatured Receipts and Coupons and unexchanged Talons (if any) appertaining thereto are attached or surrendered therewith) in the open market or otherwise at any price.

If not all the Bonds which are in registered form are to be purchased, upon surrender of the existing Individual Bond Certificate, the Registrar shall forthwith upon the written request of the Bondholder concerned issue a new Individual Bond Certificate in respect of the Bonds which are not to be purchased and despatch such Individual Bond Certificate to the Bondholder (at the risk of the Bondholder and to such address as the Bondholder may specify in such request).

While the Bonds are represented by a Global Bond or Global Bond Certificate (as defined below), the relevant Global Bond or Global Bond Certificate will be endorsed to reflect the Principal Amount Outstanding of Bonds to be so redeemed or purchased.

(i) Redemption by Instalments

Unless previously redeemed, purchased and cancelled as provided in this Condition 8 (*Redemption, Purchase and* Cancellation), each Bond which provides for Instalment Dates (as specified in the relevant Final Terms) and Instalment Amounts (as specified in the relevant Final Terms) will be partially redeemed on each Instalment Date at the Instalment Amount.

(j) Cancellation

In respect of all Bonds purchased by or on behalf of the Issuer, the Bearer Bonds or the Registered Bonds may be surrendered to or to the order of the Principal Paying Agent or the Registrar, as the case may be, for cancellation and, if so surrendered, will, together with all Bonds redeemed by the Issuer, be cancelled forthwith (together with, in the case of Bearer Bonds, all unmatured Receipts and Coupons and unexchanged Talons attached thereto or surrendered therewith). Any Bonds so surrendered for cancellation may not be reissued or resold and the obligations of the Issuer in respect of any such Bonds shall be discharged.

(k) Instalments

Instalment Bonds will be redeemed in the Instalment Amounts and on the Instalment Dates. In the case of early redemption, the Redemption Amount will be determined pursuant to Condition 8(b) (*Optional Redemption*).

9 Payments

(a) Bearer Bonds

Payments to the Bondholders of principal (or, as the case may be. Redemption Amounts or other amounts payable on redemption) and interest (or, as the case may be, Interest Amounts) in respect of Bearer Bonds will, subject as mentioned below, be made against presentation and surrender of the relevant Receipts (in the case of payment of Instalment Amounts other than on the due date for final redemption and provided that the Receipt is presented for payment together with its relative Bond), Bonds (in the case of all other payments of principal and, in the case of interest, as specified in Condition 9(f) (*Unmatured Coupons and Receipts and Unexchanged Talons*)) or Coupons (in the case of interest, save as specified in Condition 9(f) (*Unmatured Coupons and Receipts and Unexchanged Talons*)), as the case may be, at the specified office of any Paying Agent outside the United States of America by transfer to an account denominated in the currency in which such payment is due with, or (in the case of Bonds in definitive form only) a cheque payable in that currency drawn on, a bank in: (i) the principal financial centre of that currency provided that such currency is not euro; or (ii) the principal financial centre of any Participating Member State if that currency is euro.

(b) Registered Bonds

Payments of principal (or, as the case may be, Redemption Amounts) in respect of Registered Bonds will be made to the holder (or the first named of joint holders) of such Bond against presentation and surrender of the relevant Registered Bond at the specified office of the Registrar and in the manner provided in Condition 9(a) (*Bearer Bonds*).

Payments of instalments in respect of Registered Bonds will be made to the holder (or the first named of joint holders) of such Bond against presentation of the relevant Registered Bond at the specified office of the Registrar in the manner provided in Condition 9(a) (*Bearer Bonds*) and annotation of such payment on the Register and the relevant Global Bond Certificate.

Interest (or, as the case may be, Interest Amounts) on Registered Bonds payable on any Interest Payment Date will be paid to the holder (or the first named if joint holders) on record at the close of business on the Clearing System Business Day immediately prior to the date for payment thereof (the "**Record Date**"), where "Clearing System Business Day" means any day which the relevant clearing system is open for business, which for Euroclear and Clearstream, Luxembourg is Monday to Friday inclusive except 25 December and 1 January. Payment of interest or Interest Amounts on each Registered Bond will be made in the currency in which such payment is due by cheque drawn on a bank in: (i) the principal financial centre of the country of the currency concerned, provided that such currency is not euro; or (ii) the principal financial centre of any Participating Member State if that currency is euro and mailed to the holder (or to the first named of joint holders) of such Bond at its address appearing in the Register. Upon application by the Bondholder to the specified office of the Registrar before the relevant Record Date, such payment of interest may be made by transfer to an account in the relevant currency maintained by the payee with a bank in: (i) the principal financial centre of the country of that currency provided that such currency is not euro; or (ii) the principal financial centre of any Participating Member State if that currency is euro.

A record of each payment so made will be endorsed on the schedule to the Global Bond or the Global Bond Certificate by or on behalf of the Principal Paying Agent or the Registrar, as the case may be, which endorsement shall be *prima facie* evidence that such payment has been made.

(c) Payments in the United States of America

Notwithstanding the foregoing, if any Bearer Bonds are denominated in U.S. dollars, payments in respect thereof may be made at the specified office of any Paying Agent in New York City in the same manner as aforesaid if:

(i) the Issuer shall have appointed Paying Agents with specified offices outside the United States of America with the reasonable expectation that such Paying Agents would be able to make payment of the amounts on the Bonds in the manner provided above when due;

(ii) payment in full of such amounts at all such offices is illegal or effectively precluded by exchange controls or other similar restrictions on payment or receipt of such amounts; and

(iii) such payment is then permitted by the law of the United States of America, without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

(d) Payments Subject to Fiscal Laws; Payments on Global Bonds and Registered Bonds

All payments are subject in all cases to (i) any applicable fiscal or other laws, regulations and directives, but without prejudice to the provisions of this Condition 9 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 (without prejudice to the provisions of Condition 9) any law implementing an intergovernmental approach thereto. No commission or expenses shall be charged to the Bondholders, Couponholders or Receiptholders (if any) in respect of such payments.

The holder of a Global Bond or Global Bond Certificate shall be the only person entitled to receive payments of principal (or Redemption Amounts) and interest (or Interest Amounts) on the Global Bond or Global Bond Certificate (as the case may be) and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Bond or Global Bond Certificate in respect of each amount paid.

(e) Appointment of the Agents

The Paying Agents, the Agent Bank, the Transfer Agents and the Registrar (the "**Agents**") appointed by the Issuer (and their respective specified offices) are listed in the Agency Agreement. Any Calculation Agent will be listed in the relevant Final Terms and will be appointed pursuant to a Calculation Agency Agreement. The Agents act solely as agents of the Issuer and do not assume any obligation or relationship of agency or trust for or with any holder. The Issuer reserves the right, with the prior written consent of the Bond Trustee at any time to vary or terminate the appointment of any Agent, and to appoint additional or other Agents, provided that the Issuer will at all times maintain: (i) a Principal Paying Agent (in the case of Bearer Bonds); (ii) a Registrar (in the case of Registered Bonds); (iii) an Agent Bank or Calculation Agent (as specified in the relevant Final Terms) (in the case of Floating Rate Bonds or Indexed Bonds); and (iv) if and for so long as the Bonds are admitted to listing, trading and/or quotation by any listing authority, stock exchange and/or quotation system which requires the appointment of a Paying Agent, Transfer Agent or Registrar in any particular place, a Paying Agent, Transfer Agent and/or Registrar, as applicable, having its specified office in the place required by such listing authority, stock exchange and/or quotation system, which, while any Bonds are admitted to the Official List of the FCA and/or admitted to trading on the London Stock Exchange's Regulated Market or the London Stock Exchange's Professional Securities Market shall be in London. Notice of any such variation, termination or appointment will be given in accordance with Condition 17 (*Notices*).

(f) Unmatured Coupons and Receipts and Unexchanged Talons

(i) Subject to the provisions of the relevant Final Terms, upon the due date for redemption of any Bond which is a Bearer Bond (other than a Fixed Rate Bond, unless it has all unmatured Coupons attached), unmatured Coupons and Receipts relating to such Bond

(whether or not attached) shall become void and no payment shall be made in respect of them.

(ii) Upon the date for redemption of any Bond, any unmatured Talon relating to such Bond (whether or not attached) shall become void and no Coupon shall be delivered in respect of such Talon.

(iii) Upon the due date for redemption of any Bond which is redeemable in instalments, all Receipts relating to such Bond having an Instalment Date falling on or after such due date (whether or not attached) shall become void and no payment shall be made in respect of them.

(iv) Where any Bond, which is a Bearer Bond and is a Fixed Rate Bond, is presented for redemption without all unmatured Coupons and any unexchanged Talon relating to it, a sum equal to the aggregate amount of the missing unmatured Coupons will be deducted from the amount of principal due for payment and, redemption shall be made only against the provision of such indemnity as the Issuer may require.

(v) If the due date for redemption of any Bond is not an Interest Payment Date, interest accrued from the preceding Interest Payment Date or the Interest Commencement Date, as the case may be, or the Interest Amount payable on such date for redemption shall only be payable against presentation (and surrender if appropriate) of the relevant Bond and Coupon.

(g) Non-Business Days

Subject as provided in the relevant Final Terms, if any date for payment in respect of any Bond, Receipt or Coupon is not a business day, the holder shall not be entitled to payment until the next following business day nor to any interest or other sum in respect of such postponed payment. In this paragraph, "**business day**" means a day (other than a Saturday or a Sunday) on which banks are open for presentation and payment of debt securities and for dealings in foreign currency in London and in the relevant place of presentation and in the cities referred to in the definition of Business Days and (in the case of a payment in a currency other than euro), where payment is to be made by transfer to an account maintained with a bank in the relevant currency, on which dealings may be carried on in the relevant currency in the principal financial centre of the country of such currency and, in relation to any sum payable in euro, a day on which T2 is open for the settlement of payments in euro.

(h) Talons

On or after the Interest Payment Date for the final Coupon forming part of a coupon sheet issued in respect of any Bond, the Talon forming part of such coupon sheet may be surrendered at the specified office of any Paying Agent in exchange for a further coupon sheet (and if necessary another Talon for a further coupon sheet) (but excluding any Coupons which may have become void pursuant to Condition 13 (*Prescription*)).

10 Taxation

All payments in respect of the Bonds, Receipts or Coupons will be made (whether by the Issuer, any Paying Agent, the Registrar, the Bond Trustee, the Security Trustee) without withholding or deduction for, or on account of, any present or future taxes, duties or charges of whatsoever nature unless the Issuer, the Guarantors, any Paying Agent or the Registrar or, where applicable, the Bond Trustee or the Security Trustee is required by applicable law to make any payment in respect of the Bonds, Receipts or Coupons subject to any withholding or deduction for, or on account of, any present or future taxes, duties or charges of whatsoever nature. In that event, the Issuer, the Guarantors, such Paying Agent, the Registrar, the Bond Trustee or the Security Trustee, as the case may be, shall make such payment after such withholding or deduction has been made and shall account to the relevant

authorities for the amount so required to be withheld or deducted. None of the Issuer, the Guarantors, any Paying Agent, the Registrar, the Bond Trustee or the Security Trustee will be obliged to make any additional payments to the Bondholders, Receiptholders or the Couponholders in respect of such withholding or deduction. The Issuer, the Guarantors, any Paying Agent, the Registrar, the Bond Trustee or the Security Trustee may require holders to provide such certifications and other documents as required by applicable law in order to qualify for exemptions from applicable tax laws.

11 Events of Default

The Events of Default (as defined in the Master Definitions Agreement) relating to the Bonds are set out in Schedule 7 to the Common Terms Agreement.

Following the notification of an Event of Default in respect of the Issuer, the STID provides for a Standstill Period (as defined in the Master Definitions Agreement) to commence and for restrictions to apply to all Secured Creditors of SWS. The Common Terms Agreement also contains various Trigger Events that will, if they occur (among other things) permit the Majority Creditors to commission an Independent Review, require SWS to discuss its plans for appropriate remedial action and prevent the SWS Financing Group from making further Restricted Payments until the relevant Trigger Events have been remedied.

(a) Events of Default

If any Event of Default occurs and is continuing in relation to the Issuer, subject always to the terms of the STID, the Bond Trustee may at any time (in accordance with the provisions of the Bond Trust Deed and the STID), having certified in writing that in its opinion the happening of such event is materially prejudicial to the interests of the Bondholders and shall upon the Bond Trustee being so directed or requested: (i) by an Extraordinary Resolution (as defined in the Bond Trust Deed) of holders of the relevant Sub-Classes of Class A Bonds or, if there are no Class A Bonds outstanding, the Class B Bonds or (ii) in writing by holders of at least one quarter in outstanding nominal amount of the relevant Sub-Classes of Class A Bonds, or if there are no Class A Bonds outstanding, the Class B Bonds; and subject, in each case, to being indemnified and/or secured to its satisfaction, give notice to the Issuer and the Security Trustee that the Bonds of the relevant Sub-Class are, and they shall immediately become, due and repayable, at their respective Redemption Amounts determined in accordance with Condition 8(b) (*Optional Redemption*) (except that, in the case of Fixed Rate Bonds and Indexed Bonds for the purposes of this Condition 11(a), the "**Reference Date**" means the date two Business Days prior to the despatch of the notice of redemption given under this Condition 11(a)) or as specified in the applicable Final Terms.

(b) Confirmation of No Event of Default

The Issuer, pursuant to the terms of the Common Terms Agreement, shall provide written confirmation to the Bond Trustee, on an annual basis, that no Event of Default has occurred in relation to the Issuer.

(c) Enforcement of Security

If the Bond Trustee gives written notice to the Issuer and the Security Trustee that an Event of Default has occurred under the Bonds of any Sub-Class, a Standstill Period shall commence. The Security Trustee may only enforce the Security acting in accordance with the STID and, subject to certain limitations on enforcement during a Standstill Period, on the instructions of the Majority Creditors.

(d) Automatic Acceleration

In the event of the acceleration of the Secured Liabilities (other than a Permitted Share Pledge Acceleration, a Permitted Hedge Termination or a Permitted Lease Termination (as defined in the Master Definitions Agreement) as set out in the STID), the Bonds of each Series shall

automatically become due and repayable at their respective Redemption Amounts determined in accordance with Condition 8(b) (*Optional Redemption*) (except that, in the case of Fixed Rate Bonds and Indexed Bonds for the purposes of this Condition 11(d), "**Reference Date**" means the date two Business Days prior to the date of such acceleration) or as specified in the applicable Final Terms plus, in each case, accrued and unpaid interest thereon.

12 Enforcement Against Issuer

No Bondholder is entitled to take any action against the Issuer or against any assets of the Issuer to enforce its rights in respect of the Bonds or to enforce any of the Security unless the Bond Trustee or the Security Trustee (as applicable), having become bound so to proceed, fails or neglects to do so within a reasonable period and such failure or neglect is continuing. The Security Trustee will act (subject to Condition 11(c) (*Enforcement of Security*)) on the instructions of the Majority Creditors pursuant to the STID, and neither the Bond Trustee nor the Security Trustee shall be bound to take any such action unless it is indemnified and/or secured to its satisfaction against all fees, costs, expenses, liabilities, claims and demands to which it may thereby become liable or which it may incur by so doing.

Neither the Bond Trustee nor the Bondholders may institute against, or join any person in instituting against, the Issuer any bankruptcy, winding-up, reorganisation, arrangement, insolvency or liquidation proceeding (except for the appointment of a receiver and manager pursuant to the terms of the Security Agreement and subject to the STID) or other proceeding under any similar law for so long as any Bonds are outstanding or for two years and a day after the latest Maturity Date on which any Bond of any Series is due to mature.

13 Prescription

Claims against the Issuer for payment in respect of the Bonds, Receipts or Coupons (which, for this purpose, shall not include Talons) shall be prescribed and become void unless made within 10 years (in the case of principal) or five years (in the case of interest) from the appropriate Relevant Date (as defined in Condition 6(s) (*Definitions*)) in respect thereof.

14 Replacement of Bonds, Coupons, Receipts and Talons

If any Bearer Bond, Registered Bond, Receipt, Coupon or Talon is lost, stolen, mutilated, defaced or destroyed it may be replaced, subject to applicable laws and requirements of the London Stock Exchange (in the case of listed Bonds) (and each other listing authority, stock exchange and or quotation system upon which the relevant Bonds have then been admitted to listing, trading and/or quotation), at the specified office of the Principal Paying Agent or, as the case may be, the Registrar 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. Mutilated or defaced Bonds, Receipts, Coupons or Talons must be surrendered before replacements will be issued.

15 Meetings of Bondholders, Modification, Waiver and Substitution

(a) Decisions of Majority Creditors

The STID contains provisions dealing with the manner in which matters affecting the interests of the Secured Creditors (including the Bond Trustee and the Bondholders) will be dealt with, Bondholders will (subject to various Reserved Matters and Entrenched Rights) be bound by the decisions of the Majority Creditors (and additionally in a Default Situation (as defined in the Master Definitions Agreement) decisions made pursuant to the Emergency Instruction Procedure (as set out in Clause 9.12 of the STID)).

In the circumstances which do not relate to Entrenched Rights or Reserved Matters of the Bondholders (as set out in the STID), the Bond Trustee shall be entitled to vote as the DIG

Representative (as defined in the Master Definitions Agreement) of holders of each Sub-Class of Bonds on intercreditor issues ("**Intercreditor Issues**") but shall not be entitled to convene a meeting of any one or more Sub-Classes of Bondholders to consider the relevant matter unless a Default Situation is subsisting. If a Default Situation has occurred and is subsisting, the Bond Trustee may vote on Intercreditor Issues in its absolute discretion or shall vote in accordance with a direction by those holders of such outstanding Class A Bonds or, if there are no Class A Bonds outstanding, Class B Bonds: (i) by means of an Extraordinary Resolution of the relevant Sub-Class of Bonds; or (ii) (in respect of a DIG Proposal (as defined in the Master Definitions Agreement) to terminate a Standstill (as defined in the Master Definitions Agreement)) as requested in writing by the holders of at least one quarter of the Principal Amount Outstanding of the relevant Sub-Class of Class A Bonds then outstanding, or if there are no Class A Bonds outstanding, Class B Bonds. In any case, the Bond Trustee shall not be obliged to vote unless it has been indemnified and/or secured to its satisfaction.

While a Default Situation is subsisting, certain decisions and instructions may be required in a timeframe which does not allow the Bond Trustee to convene Bondholder meetings. To cater for such circumstances, the STID provide for an emergency instruction procedure. The Security Trustee will be required to act upon instructions contained in an emergency notice (an "**Emergency Instruction Notice**"). An Emergency Instruction Notice must be signed by DIG Representatives (the "**EIN Signatories**") representing 66⅔ per cent. or more of the aggregate Outstanding Principal Amount (as defined in the Master Definitions Agreement) of the Qualifying Class A Debt or following repayment in full of the Class A Debt, the Qualifying Class B Debt after, *inter alia*, excluding the proportion of Qualifying Debt in respect of which the Bond Trustee is the DIG Representative and in respect of which the Bond Trustee has not voted. The Emergency Instruction Notice must specify the emergency action which the Security Trustee is being instructed to take and must certify that, unless such action is taken within the timeframe specified in the Emergency Instruction Notice, the interests of the EIN Signatories will be materially prejudiced.

(b) Meetings of Bondholders

The Bond Trust Deed contains provisions for convening meetings of the Bondholders to consider any matter affecting their interests, including the modification of the Bonds, the Receipts, the Coupons or any of the provisions of the Bond Trust Deed and any other Finance Document to which the Bond Trustee is a party (subject to the terms of the STID). Any modification may (except in relation to any Entrenched Right or Reserved Matter of the Bond Trustee (as set out in the STID) subject to the terms of the STID, be made if sanctioned by a resolution passed at a meeting of such Bondholders duly convened and held in accordance with the Bond Trust Deed by a majority of not less than three-quarters of the votes cast (an "**Extraordinary Resolution**") at such meeting. Such a meeting may be convened by the Bond Trustee or the Issuer and shall be convened by the Issuer upon the request in writing of the relevant Bondholders holding not less than one-tenth in nominal amount of the relevant Bonds for the time being outstanding.

The quorum at any meeting convened to vote on an Extraordinary Resolution will be one or more persons holding or representing not less than 50 per cent. in nominal amount of the relevant Bonds for the time being outstanding or, at any adjourned meeting, one or more persons being or representing Bondholders, whatever the nominal amount of the relevant Bonds held or represented, provided however, that certain matters as set out in paragraph 5 of the Fourth Schedule to the Bond Trust Deed (the "**Basic Terms Modifications**") in respect of the holders of any particular Sub-Class of Bonds may be sanctioned only by an Extraordinary Resolution passed at a meeting of Bondholders of the relevant Sub-Class of Bonds at which one or more persons holding or representing not less than three-quarters or, at any adjourned meeting, one-quarter in nominal amount of the outstanding Bonds form a quorum. Any

Extraordinary Resolution duly passed at any such meeting shall be binding on all the relevant Bondholders, Receiptholders and Couponholders whether present or not.

In addition, a resolution in writing signed by or on behalf of Bondholders holding or representing not less than 75 per cent. in nominal amount of the relevant Bonds for the time being outstanding will take effect as if it were 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 Bondholders.

(c) Modification, Consent and Waiver

As more fully set out in the Bond Trust Deed (and subject to the conditions and qualifications therein), the Bond Trustee may, without the consent of the Bondholders of any Sub-Class, concur with the Issuer or any other relevant parties in making: (i) any modification of these Conditions, the Bond Trust Deed or any Finance Document which is of a formal, minor or technical nature or is made to correct a manifest error; and (ii) (except as mentioned in the Bond Trust Deed and subject to the terms of the STID) any other modification and granting any consent under or waiver or authorisation of any breach or proposed breach of these Conditions, the Bond Trust Deed or any such Finance Document or other document which is, in the opinion of the Bond Trustee, not materially prejudicial to the interests of the Bondholders of that Sub-Class. Any such modification, consent, waiver or authorisation shall be binding on the Bondholders of that Sub-Class, and the holders of all relevant Receipts and Coupons and, if the Bond Trustee so requires, notice thereof shall be given by the Issuer to the Bondholders of that Sub-Class as soon as practicable thereafter.

The Bond Trustee shall be entitled to assume that any such modification, consent, waiver or authorisation is not materially prejudicial to the Bondholders if the Rating Agencies confirm that there will not be any adverse effect thereof on the original issue ratings of the Bonds.

Additionally, the Issuer may in accordance with Condition 6 (j)(ii), vary or amend these Conditions, the Bond Trust Deed and/or the Agency Agreement to give effect to certain amendments without any requirement for the consent or approval of Bondholders, and the Bond Trustee shall agree to such variations or amendments subject to the terms of Conditions 6(j)(ii).

(d) Substitution of the Issuer

As more fully set forth in the STID (and subject to the conditions and qualifications therein), the Bond Trustee may also agree with the Issuer, without reference to the Bondholders, to the substitution of another corporation in place of the Issuer as principal debtor in respect of the Bond Trust Deed and the Bonds of all Series.

16 Bond Trustee Protections

(a) Trustee Considerations

Subject to the terms of the STID and Condition 16(b) (*Exercise of rights by Bond Trustee*), in connection with the exercise, under these Conditions, the Bond Trust Deed or any Finance Document, of its rights, powers, trusts, authorities and discretions (including any modification, consent, waiver or authorisation), the Bond Trustee shall have regard to the interests of the holders of the relevant Series of Class A Bonds, or if there are no Class A Bonds outstanding, the Class B Bonds then outstanding provided that, if the Bond Trustee considers, in its sole opinion, that there is a conflict of interest between the holders of two or more Sub-Classes of Bonds of such Class, it shall consider the interests of the holders of the Sub-Class of Class A Bonds, or if there are no Class A Bonds outstanding, the Class B Bonds outstanding with the shortest dated maturity and will not have regard to the consequences of such exercise for the holders of other Sub-Classes of Bonds or for individual Bondholders, resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the

jurisdiction of, any particular territory. The Bond Trustee shall not be entitled to require from the Issuer, nor shall any Bondholders be entitled to claim from the Issuer or the Bond Trustee, any indemnification or other payment in respect of any consequence (including any tax consequence) for individual Bondholders of any such exercise.

(b) Exercise of Rights by Bond Trustee

Subject as provided in these Conditions and the Bond Trust Deed, the Bond Trustee will exercise its rights under, or in relation to, the Bond Trust Deed or the Conditions in accordance with the directions of the relevant Bondholders, but the Bond Trustee shall not be bound as against the Bondholders to take any such action unless it has: (i) (A) (in respect of the matters set out in Condition 11 (*Events of Default*) and Condition 15(a) (*Decisions of the Majority Creditors*) only) been so requested in writing by the holders of at least 25 per cent. in nominal amount of the relevant Sub-Classes of Bonds outstanding; or (B) been so directed by an Extraordinary Resolution; and (ii) been indemnified and/or furnished with security to its satisfaction.

(c) Decisions under STID Binding on all Bondholders

Subject to the provisions of the STID and the Entrenched Rights and Reserved Matters of the Bond Trustee and the Bondholders, decisions of the Majority Creditors and (in a Default Situation) decisions made pursuant to the Emergency Instruction Procedures will bind the Bond Trustee and the Bondholders in all circumstances.

17 Notices

Notices to holders of Registered Bonds will be posted to them at their respective addresses in the Register and deemed to have been given on the date of posting. Other notices to Bondholders 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 Bonds are for the time being listed. Any such notice (other than to holders of Registered Bonds as specified above) 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 and Receiptholders will be deemed for all purposes to have notice of the contents of any notice given to the holders of Bearer Bonds in accordance with this Condition 17.

So long as any Bonds are represented by Global Bonds, notices in respect of those Bonds may be given by delivery of the relevant notice to Euroclear Bank S.A./N.V. as operator of the Euroclear System or Clearstream Banking, *société anonyme* or any other relevant clearing system as specified in the relevant Final Terms for communication by them to entitled account holders in substitution for publication in a daily newspaper with general circulation in London. Such notices shall be deemed to have been received by the Bondholders on the day of delivery to such clearing systems.

18 Indemnification of the Bond Trustee and Security Trustee

(a) Indemnification of the Bond Trustee

The Bond Trust Deed contains provisions for indemnification of the Bond Trustee, and for its relief from responsibility, including provisions relieving it from taking any action including taking proceedings against the Issuer and or any other person unless indemnified and/or secured to its satisfaction. The Bond Trustee or any of its affiliates (as defined in Condition 7 (*Indexation*)) are entitled to enter into business transactions with the Issuer, the other Secured Creditors or any of their respective subsidiaries or associated companies without accounting for any profit resulting therefrom.

(b) Indemnification of the Security Trustee

Subject to the Entrenched Rights and Reserved Matters of the Security Trustee, the Security Trustee will only be required to take any action under or in relation to, or to enforce or protect the Security, or any other security interest created by a Finance Document, or a document referred to therein, if instructed to act by the Majority Creditors or Secured Creditors (or their representatives) (as appropriate) and if indemnified to its satisfaction.

(c) Directions, Duties and Liabilities

Neither the Security Trustee nor the Bond Trustee, in the absence of its own wilful misconduct, gross negligence or fraud, and in all cases when acting as directed by or subject to the agreement of the Majority Creditors or Secured Creditors (or their representatives) (as appropriate), shall in any way be responsible for any loss, costs, damages or expenses or other liability, which may result from the exercise or non-exercise of any consent, waiver, power, trust, authority or discretion vested in the Security Trustee or the Bond Trustee pursuant to the STID, any Finance Document or any Ancillary Document (as defined in the Master Definitions Agreement).

19 Miscellaneous

(a) Governing Law

The Bond Trust Deed, STID, the Security Agreement, the Bonds, the Coupons, the Receipts, the Talons (if any) and the other Finance Documents are, and all matters arising from or in connection with such documents (including all non-contractual obligations) shall be governed by, and shall be construed in accordance with, English law.

(b) Jurisdiction

The courts of England are to have exclusive jurisdiction to settle any dispute that may arise out of or in connection with the Bonds, the Coupons, the Receipts, the Talons and the Finance Documents and accordingly any legal action or proceedings arising out of or in connection with the Bonds, the Coupons, the Receipts, the Talons (if any) and/or the Finance Document may be brought in such courts. The Issuer has in each of the Finance Documents irrevocably submitted to the jurisdiction of such courts.

(c) Third-Party Rights

No person shall have any right to enforce any term or condition of the Bonds or the Bond Trust Deed under the Contracts (Rights of Third Parties) Act 1999.

FORMS OF THE BONDS

Form and Exchange – Bearer Bonds

Each Sub-Class of Bonds initially issued in bearer form will be issued either as a temporary global bond (the "**Temporary Global Bond**"), without Receipts, Coupons or Talons attached, or a permanent global bond (the "**Permanent Global Bond**" and, together with each Temporary Global Bond, the "**Global Bonds**"), without Receipts, Coupons or Talons attached, in each case as specified in the relevant Final Terms. If the Global Bonds or the Registered Bonds issued in global form represented by registered global certificates (each a "**Global Bond Certificate**") are stated in the applicable Final Terms to be issued in new global note ("**NGN**") form or, following the substitution of the Issuer with an Eligible Issuer, to be held under the new safekeeping structure which applies to Global Bond Certificates held by a common safekeeper for Euroclear and Clearstream, Luxembourg (the "**Common Safekeeper**") and which is required for such Global Bond Certificates to be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations ("**NSS**") (as the case may be), (i) the Global Bonds or the Global Bond Certificates will be delivered on or prior to the original issue date of the Tranche to a Common Safekeeper and (ii) the relevant clearing systems will be notified whether or not such Global Bonds or Global Bond Certificates are intended to be held in a manner which would allow Eurosystem eligibility.

Global Bonds which are not issued in NGN form ("**CGNs**") and Global Bond Certificates which are not held under the NSS may be delivered on or prior to the original issue date of the Tranche to a common depositary on behalf of Euroclear and Clearstream, Luxembourg (the "**Common Depositary**"), and/or any other relevant clearing system.

The relevant Final Terms will also specify whether United States Treasury Regulation §1.163-5(c)(2)(i)(C) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the U.S. Internal Revenue Code of 1986, as amended (the "**Code**")) (the "**TEFRA C Rules**") or United States Treasury Regulation §1.163-5(c)(2)(i)(D) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the Code) (the "**TEFRA D Rules**") are applicable in relation to the Bonds, or whether TEFRA is not applicable.

Delivery of Bonds

Temporary Global Bond Exchangeable for Permanent Global Bond

If the relevant Final Terms specify the form of Bonds as being represented by "Temporary Global Bond exchangeable for a Permanent Global Bond", then the Bonds will initially be in the form of a Temporary Global Bond which will be exchangeable, in whole or in part, for interests in a Permanent Global Bond, without Receipts, Coupons or Talons attached, not earlier than 40 days after the Issue Date of the relevant Sub-Class of the Bonds upon certification as to non-U.S. beneficial ownership. No payments will be made under the Temporary Global Bond unless exchange for interests in the Permanent Global Bond is improperly withheld or refused. In addition, payments of interest in respect of the Bonds cannot be collected without such certification of non-U.S. beneficial ownership.

Whenever any interest in the Temporary Global Bond is to be exchanged for an interest in a Permanent Global Bond, the Issuer shall procure (in the case of first exchange) the prompt delivery (free of charge to the bearer) of such Permanent Global Bond, duly authenticated, to the bearer of the Temporary Global Bond or (in the case of any subsequent exchange) an increase in the principal amount of the Permanent Global Bond in accordance with its terms against:

- presentation and (in the case of final exchange) surrender of the Temporary Global Bond at the specified office of the Paying Agent; and

- receipt by the Paying Agent of a certificate or certificates of non-U.S. beneficial ownership issued by Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system,

within seven days of the bearer requesting such exchange.

The principal amount of the Permanent Global Bond shall be equal to the aggregate of the principal amounts specified in the certificates of non-U.S. beneficial ownership; provided, however, that in no circumstances shall the principal amount of the Permanent Global Bond exceed the aggregate initial principal amount of the Temporary Global Bond and any Temporary Global Bond representing a fungible Sub-Class of Bonds with the Sub-Class of Bonds represented by the first Temporary Global Bond.

Temporary Global Bond Exchangeable for Definitive Bonds

If the relevant Final Terms specifies the form of Bonds as being "Temporary Global Bond exchangeable for Definitive Bonds" and also specifies that the TEFRA C Rules are applicable or that neither the TEFRA C Rules nor the TEFRA D Rules are applicable, then the Bonds will initially be in the form of a Temporary Global Bond which will be exchangeable, in whole but not in part, for Definitive Bonds not earlier than 40 days after the Issue Date of the relevant Sub-Class of the Bonds.

If the relevant Final Terms specifies the form of Bonds as being "Temporary Global Bond exchangeable for Definitive Bonds" and also specifies that the TEFRA D Rules are applicable, then the Bonds will initially be in the form of a Temporary Global Bond which will be exchangeable, in whole or in part, for Definitive Bonds not earlier than 40 days after the Issue Date of the relevant Sub-Class of the Bonds upon certification as to non-U.S. beneficial ownership. Interest payments in respect of the Bonds cannot be collected without such certification of non-U.S. beneficial ownership.

Whenever the Temporary Global Bond is to be exchanged for Definitive Bonds, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Bonds, duly authenticated and with Receipts, Coupons and Talons attached (if so specified in the relevant Final Terms), in an aggregate principal amount equal to the principal amount of the Temporary Global Bond so exchanged to the bearer of the Temporary Global Bond against the presentation (and in the case of final exchange, surrender) of the Temporary Global Bond at the specified office of the Paying Agent within 30 days of the bearer requesting such exchange but not earlier than 40 days after the issue of such Bonds.

Permanent Global Bond Exchangeable for Definitive Bonds

If the relevant Final Terms specifies the form of Bonds as being "Permanent Global Bond exchangeable for Definitive Bonds", then the Bonds will initially be in the form of a Permanent Global Bond which will be exchangeable in whole, but not in part, for Bonds in definitive form (the "**Definitive Bonds**") if Euroclear or Clearstream, Luxembourg or any other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business.

Whenever the Permanent Global Bond is to be exchanged for Definitive Bonds, the Issuer shall procure the prompt delivery (free of charge to the bearer) of such Definitive Bonds, duly authenticated and with Receipts, Coupons and Talons attached (if so specified in the relevant Final Terms), in an aggregate principal amount equal to the principal amount of the Permanent Global Bond to the bearer of the Permanent Global Bond against the surrender of the Permanent Global Bond at the specified office of the Paying Agent within 30 days of the bearer requesting such exchange but not earlier than 40 days after the Issue Date of such Bonds.

In the event that a Global Bond is exchanged for Definitive Bonds, such Definitive Bonds shall be issued in Specified Denominations(s) only. If the Global Bond is in NGN form, the details of such exchange shall be entered pro rata into the relevant clearing system.

Conditions Applicable to the Bonds

The Conditions applicable to any Definitive Bond will be endorsed on that Bond and will consist of the Conditions set out under "*Terms and Conditions of the Bonds*" above and the provisions of the relevant Final Terms which supplement, amend, vary and/or replace those Conditions.

The Conditions applicable to any Global Bond will differ from those Conditions which would apply to the Definitive Bond to the extent described under "*Provisions Relating to the Global Bonds*".

Legend Concerning United States Persons

Global Bonds and Definitive Bonds in bearer form having a maturity of more than 365 days and any Receipts, Coupons and Talons appertaining thereto will bear a legend to the following effect:

"Any United States person who holds this obligation will be subject to limitations under the United States income tax laws, including the limitations provided in Sections 165(j) and 1287(a) of the Internal Revenue Code."

The sections referred to in such legend provide that a United States person who holds a Bearer Bond, Receipt, Coupon or Talon will generally not be allowed to deduct any loss realised on the sale, exchange or redemption of such Bearer Bond, Receipt, Coupon or Talon and any gain (which might otherwise be characterised as capital gain) recognised on such sale, exchange or redemption will be treated as ordinary income.

Form and Exchange – Global Bond Certificates

The following description is in respect of registered bonds issued under the Programme that are offered outside the United States in accordance with Regulation S.

Global Bond Certificates

Registered Bonds held in Euroclear and/or Clearstream, Luxembourg and/or any other clearing system will be represented by a Global Bond Certificate which will be registered in the name of a nominee for, and deposited with, a depositary for Euroclear and/or Clearstream, Luxembourg and/or such other relevant clearing system on or about the Issue Date of the relevant Sub-Class.

Exchange

The Global Bond Certificate will become exchangeable in whole, but not in part, for individual bond certificates (each, a "**Individual Bond Certificate**") if: (a) Euroclear or Clearstream, Luxembourg and/or other relevant clearing system is closed for business for a continuous period of 14 days (other than by reason of legal holidays) or announces an intention permanently to cease business; (b) any of the circumstances described in Condition 11(a) (*Events of Default*) occurs; (c) at any time at the request of the registered Holder if so specified in the Final Terms; or (d) the Issuer certifies to the Bond Trustee that it has or will, on the next payment date for interest or principal, become subject to adverse tax consequences which would not be suffered if the Bonds are not represented by a Global Bond Certificate.

Whenever the Global Bond Certificate is to be exchanged for Individual Bond Certificate, such will be issued in an aggregate principal amount equal to the principal amount of the Global Bond Certificate within seven business days of the delivery, by or on behalf of the registered

Holder of the Global Bond Certificate to the Registrar or the Transfer Agents (as the case may be) of such information as is required to complete and deliver such Individual Bond Certificate (including the names and addresses of the persons in whose names the Individual Bond Certificate are to be registered and the principal amount of each such person's holding) against the surrender of the Global Bond Certificate at the specified office of the Registrar or the Transfer Agent (as the case may be). Such exchange will be effected in accordance with the provisions of the Agency Agreement and the regulations concerning the transfer and registration of Bonds scheduled thereto and, in particular, shall be effected without charge to any holder, but against such indemnity as the Registrar or the Transfer Agents (as the case may be) may require in respect of any tax or other duty of whatsoever nature which may be levied or imposed in connection with such exchange.

Rights Against Issuer

Under the Bond Trust Deed, persons shown in the records of Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system as being entitled to interests in the Bonds will (subject to the terms of the Bond Trust Deed and the STID) acquire directly against the Issuer all those rights to which they would have been entitled if, immediately before the Global Bond or Global Bond Certificate became void, they had been the registered Holders of Bonds in an aggregate principal amount equal to the principal amount of Bonds they were shown as holding in the records of Euroclear, Clearstream, Luxembourg or any other relevant clearing system (as the case may be).

Provisions Relating to the Bonds while in Global Form

Clearing System Accountholders

References in the Conditions of the Bonds to "**Bondholder**" are references to the bearer of the relevant Global Bond or the person shown in the records of the relevant clearing system as the holder of the Global Bond Certificate.

Each of the persons shown in the records of Euroclear and/or Clearstream, Luxembourg and/or any other relevant clearing system, as the case may be, as being entitled to an interest in a Global Bond or a Global Bond Certificate (each, an "**Accountholder**") must look solely to Euroclear and/or Clearstream, Luxembourg and/or such other relevant clearing system (as the case may be) for such Accountholder's share of each payment made by the Issuer to such Accountholder and in relation to all other rights arising under the Global Bond or Global Bond Certificate. The extent to which, and the manner in which, Accountholders may exercise any rights arising under a Global Bond or Global Bond Certificate will be determined by the respective rules and procedures of Euroclear and Clearstream, Luxembourg and any other relevant clearing system (as the case may be) from time to time. For so long as the relevant Bonds are represented by a Global Bond or Global Bond Certificate, Accountholders shall have no claim directly against the Issuer in respect of payments due under the Bonds and such obligations of the Issuer will be discharged by payment to the bearer of the Global Bond or the registered holder of the Global Bond Certificate, as the case may be.

Amendment to Conditions

Global Bonds will contain provisions that apply to the Bonds which they represent, some of which modify the effect of the Conditions of the Bonds as set out in this Prospectus. The following is a summary of certain of those provisions:

(a) Meetings: The holder of a Global Bond or Global Bond Certificate shall be treated as being two persons for the purposes of any quorum requirements of a meeting of Bondholders and, at any such meeting, the holder of a Global Bond or Global Bond Certificate shall be treated as having one vote in respect of each minimum denomination of Bonds for which such Global Bond or Global Bond Certificate may be exchanged.

(b) Cancellation: Cancellation of any Bond represented by a Global Bond or Global Bond Certificate that is required by the Conditions to be cancelled (other than upon its redemption) will be effected by reduction in the principal amount of the relevant Global Bond or Global Bond Certificate.

(c) Notices: So long as any Bonds are represented by a Global Bond or Global Bond Certificate and such Global Bond or Global Bond Certificate is held on behalf of Euroclear, Clearstream, Luxembourg or any other relevant Clearing System, notices to the Bondholders may be given, subject always to listing requirements, by delivery of the relevant notice to Euroclear, Clearstream, Luxembourg or any other relevant Clearing System for communication by it to entitled Accountholders in substitution for publication as provided in the Conditions.

PRO FORMA FINAL TERMS

Set out below is the form of Final Terms which will be completed for each Tranche of Bonds under the Programme.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Bonds 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 Directive 2014/65/EU (as amended, "**MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (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 Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Bonds 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 United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 as amended (the "**EUWA**"); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as 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 key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

[MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[**UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET** – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is only eligible counterparties as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment

in respect of the Bonds (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[**SINGAPORE SECURITIES AND FUTURES ACT PRODUCT CLASSIFICATION** – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (the "**SFA**") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "**CMP Regulations 2018**"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Bonds are [prescribed capital market products] / [capital markets products other than prescribed capital markets products] (as defined in the CMP Regulations 2018).]

Final Terms dated [–]

SW (FINANCE) I PLC

Legal Entity Identifier (LEI): 549300BHN1HB5BNG2R96

Issue of [Sub-Class [-[–]] [Aggregate Nominal Amount of Sub-Class]

[Title of Bonds]

under the £10,000,000,000 Multicurrency Programme for the Issuance of Guaranteed Bonds

PART A – CONTRACTUAL TERMS

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions set forth in the base prospectus dated [–] 20[●] [and the supplemental base prospectus dated [–] which [together] constitute[s] a base prospectus (the "**Prospectus**") for the purposes of Article 8 of Regulation (EU) 2017/1129 (and amendments thereto) as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**"). This document constitutes the Final Terms of the Bonds described herein for the purposes of the UK Prospectus Regulation and must be read in conjunction with the Prospectus. Full information on the Issuer, the Guarantor(s) and the offer of the Bonds is only available on the basis of the combination of these Final Terms and the Prospectus. [The Prospectus [and the supplemental Prospectus] [is] [are] available for viewing at [–].]]

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the "**Conditions**") set forth in the base prospectus dated [–] and incorporated by reference into the base prospectus dated [current date of prospectus] [and the supplemental base prospectus dated [–]] (together the "**Prospectus**"). This document constitutes the Final Terms of the Bonds described herein for the purposes of Article 8 of Regulation (EU) 2017/1129 (and amendments thereto) as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**") and must be read in conjunction with the Prospectus, which constitute a base prospectus for the purposes of the UK Prospectus Regulation. Full information on the Issuer and the offer of the Bonds is only available on the basis of the combination of these Final Terms and the Prospectus. [The Prospectus [and the supplemental Prospectuses] are available for viewing at [–].]

1	(i)	Issuer:	SW (Finance) I PLC
	(ii)	Guarantors:	Southern Water Services Limited, SWS Holdings Limited, SW (Finance) II Limited and SWS Group Holdings Limited
2	(i)	Series Number:	[–]
	(ii)	Sub-Class Number:	[–]
	(iii)	Tranche Number:	[–]

	[(iv)]	[Date on which the Bonds become fungible:	[Not Applicable] / [The Bonds shall be consolidated, form a single series and be interchangeable for trading purposes with the [*insert description of the Series*] on [*insert date*/the Issue Date/exchange of the Temporary Global Bond for interests in the Permanent Global Bond, as referred to in paragraph [25] below [which is expected to occur on or about [*insert date*]].]
3	Relevant Currency or Currencies:		[–]
4	Aggregate Nominal Amount of Bonds admitted to trading:		
	(i)	Series:	[–]
	(ii)	Tranche:	[–]
	(iii)	Sub-Class:	[–]
5	(i)	Issue Price:	[–] per cent. of the Aggregate Nominal Amount [plus accrued interest from [–]]
	(ii)	Offer Price (if different from Issue Price):	[–]
6	(i) Specified Denominations:		[–] [€100,000 and integral multiples of [€1,000] in excess thereof up to and including [€199,000]. No notes in definitive form will be issued with a denomination above [€199,000].]
	(ii) Calculation Amount:		[–]
7	(i)	Issue Date:	[–]
	(ii)	Interest Commencement Date (if different from the Issue Date):	[–]
8	Maturity Date:		[– [–]/Interest Payment Date falling in or nearest to [–]]
9	Instalment Date:		[Not Applicable/[–]]
10	Interest Basis:		[[–] per cent. Fixed Rate] [[specify reference rate – EURIBOR/SONIA] +/- [–] per cent. Floating Rate] [Zero Coupon] [Index-Linked Interest]
11	Redemption/Payment Basis:		[Redemption at par] [Index-Linked Redemption] [Instalment] [Dual Currency] [Other (*specify*)]
12	Change of Interest or Redemption/Payment Basis:		[*Specify details of any provision for convertibility of Bonds into another interest or redemption/payment basis*] / [Not Applicable]

13	Call Options:		[Applicable] / [Not Applicable] [Issuer Call Option] [Issuer Maturity Call] [Clean-up Call]
14	(i)	Status and Ranking of the Bonds:	The Class A Bonds rank *pari passu* among each other in terms of interest and principal payments and rank in priority to the Class B Bonds.
	(ii)	Status of the Guarantees:	Senior
	[(iii)]	[Date [Board] approval for issuance of Bonds and Guarantee obtained:	[–] and [–] respectively]]
15	Method of distribution:		[Syndicated/Non-syndicated]

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

16	Fixed Rate Bond Provisions:		[Applicable/Not Applicable]
	(i)	Interest Rate:	[–] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrear on each Interest Payment Date]
	(ii)	Interest Determination Date:	[–] in each year
	(iii)	Interest Payment Date(s):	[–] in each year [adjusted in accordance with [Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention] / not adjusted]
	(iv)	First Interest Payment Date:	[–]
	(v)	Fixed Coupon Amount[(s)]:	[–] per [–] in Calculation Amount
	(vi)	Broken Amounts:	[●] per Calculation Amount payable on the Interest Payment Date falling [in/on] [●]
	(vii)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual-ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis] [30E/360 (ISDA)]
	(viii)	Other terms relating to the method of calculating interest for Fixed Rate Bonds:	[[–]/Not Applicable]
	(ix)	Reference Bond:	[–]
17	Floating Rate Bond Provisions:		[Applicable/Not Applicable]
	(i)	Interest Period(s)/Specified Interest Payment Dates:	[–] [, subject to adjustment in accordance with the Business Day Convention set out in (iii) below] [, not subject to any adjustment, as the Business Day Convention in (iii) below is specified to be Not Applicable]
	(ii)	First Interest Payment Date:	[–]
	(iii)	Business Day Convention:	[Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention]
	(iv)	Business Centre:	[–]

(v)	Manner in which the Rate(s) of Interest is/are to be determined:	[Screen Rate Determination/ISDA Determination]
(vi)	Party responsible for calculating the Rate(s) of Interest, Interest Amount(s) and Redemption Amount (if not the Agent Bank):	[Not Applicable/Calculation Agent]
(vii)	Screen Rate Determination:	[Applicable/Not Applicable]
	– Reference Rate:	[EURIBOR/SONIA]
	– Interest Determination Date(s):	[–]
	– Page:	[–]
	– Relevant Time:	[–]
(viii)	ISDA Determination:	[Applicable/Not Applicable]
	- ISDA Definitions	[2006 ISDA Definitions] / [2021 ISDA Definitions]
	– Floating Rate Option:	[–]/EUR-EURIBOR-Reuters (*if 2006 ISDA Definitions apply*)/EUR-EURIBOR (*if 2021 ISDA Definitions apply*)/EUR-EuroSTR/EUR-EuroSTR Compounded Index/GBP-SONIA/GBP-SONIA Compounded Index/USD-SOFR/USD-SOFR Compounded Index]
	– Designated Maturity:	[–]
	– Specified Duration:	[–]
	– Reset Date:	[–]
	– Compounding:	[Applicable/Not Applicable]
	– [Compounding Method:	[Compounding with Lookback Lookback: [●] Applicable Business Days] / [Compounding with Observation Period Shift Observation Period Shift: [●] Observation Period Shift Business Days Observation Period Shift Additional Business Days: [●]/[Not Applicable]] / [Compounding with Lockout Lockout: [●] Lockout Period Business Days Lockout Period Business Days: [●]/[Applicable Business Days]]
	– Index Provisions:	[Applicable/Not Applicable]
	– [Index Method:	Compounded Index Method with Observation Period Shift Observation Period Shift: [●] Observation Period Shift Business Days Observation Period Shift Additional Business Days: [●]/[Not Applicable]]

	(ix)	Linear Interpolation:	[Not Applicable/Applicable – the Interest Rate for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (specify for each short or long interest period)]
	(x)	Margin(s):	[+/-][–] per cent. per annum
		[Step-Up Fees:]	[–]
		[Step-Up Date:]	[–]
	(xi)	Minimum Interest Rate:	[Not Applicable] / [[–] per cent. per annum]
	(xii)	Maximum Interest Rate:	[Not Applicable] / [[–] per cent. per annum]
	(xiii)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual – ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis][30E/360 (ISDA)
	(xiv)	Additional Business Centre(s):	[–]
	(xv)	Fall back provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Bonds, if different from those set out in the Conditions:	[–]
	(xvi)	Relevant Financial Centre:	[–]
	(xvii)	Representative Amount:	[–]
	(xviii)	Reference Banks:	[–]
18	Zero Coupon Bond Provisions:		[Applicable/Not Applicable]
	(i)	Accrual Yield:	[–] per cent. per annum
	(ii)	Reference Price:	[–]
	(iii)	Any other formula/basis of determining amount payable:	[–]
	(iv)	Day Count Fraction in relation to Early Redemption Amounts and late payment:	[Condition 8(g)]
19	Indexed Bond Provisions:		[Applicable/Not Applicable]
	(i)	Index/Formula:	[UK Retail Price Index/UK Consumer Price Index/UK Consumer Price Index including owner occupiers' housing costs]
	(ii)	Interest Rate:	[–]
	(iii)	Party responsible for calculating the Rate(s) of Interest, Interest Amount and Redemption Amount(s) (if not the Agent Bank):	[Not Applicable/Calculation Agent]

	(iv)	Provisions for determining Coupon where calculated by reference to Index and/or Formulae:	[Conditions 7(a) – (e) apply] / [Conditions 7(f) - 7(j) apply]
	(v)	Determination Date:	[–]
	(vi)	Provisions for determining Coupon where calculation by reference to Index and/or Formula is impossible or impracticable or otherwise disrupted:	Applicable – [Condition 7(c) and 7(e)] / [Condition 7(h) and 7(j)]
	(vii)	Interest or calculation period(s):	[–]
	(viii)	Interest Payment Dates:	[–]
	(ix)	First Interest Payment Date:	[–]
	(x)	Business Day Convention:	[Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention]
	(xi)	Business Centre:	[–]
	(xii)	Minimum Indexation Factor:	[Not Applicable/[–]]
	(xiii)	Maximum Indexation Factor:	[Not Applicable/[–]]
	(xiv)	Value of "t" for determining CPI_{m-t}:	[*To be completed when CPI is specified above*] [Not Applicable/[–]]
	(xv)	Value of "t" for determining $CPIH_{m-t}$:	[*To be completed when CPIH is specified above*] [Not Applicable/[–]]
	(xvi)	Limited Indexation Month(s):	[–]
	(xvii)	Reference Bond:	[–]
	(xviii)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual-ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis][30E/360 (ISDA)]
	(xix)	Base Index Figure:	[–]
20	Dual Currency Bond Provisions		[Applicable/Not Applicable]
	(i)	Rate of Exchange/method of calculating Rate of Exchange:	[–]
	(ii)	Party responsible for calculating the Rate(s) of Interest, Interest Amount and Redemption Amount(s) (if not the Agent Bank):	[–]
	(iii)	Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable:	[–]

	(iv)	Person at whose option Relevant Currency(ies) is/are payable:	[–]

PROVISIONS RELATING TO REDEMPTION

21	Issuer Maturity Call		[Applicable in accordance with Condition 8(c)] / [Not Applicable]
	(i)	Notice Period:	[–]/[As specified in Condition 8(c)]
	(ii)	Issuer Maturity Call Period:	The period commencing on (and including) the day that is [●] [days / months] prior to the Maturity Date to (but excluding) the Maturity Date.
22	Issuer Clean-up Call		[Applicable in accordance with Condition 8(d)] / [Not Applicable]
	(i)	Notice Period:	[–]/[As specified in Condition 8(d)]
23	Issuer Call Option:		[Applicable in accordance with Condition 8(b)/Not Applicable]
	(i)	Notice Period:	[–]/[As specified in Condition 8(b)]
	(ii)	Optional Redemption Date(s):	[–]/[Any Interest Payment Date [prior to the first day of the Issuer Maturity Call Period]] [In the case of Floating Rate Bonds falling on or after [–] and at a premium of [–], if any]
	(iii)	Optional Redemption Amount(s) and method, if any, of calculation of such amount(s):	[Sterling Make Whole Redemption Amount] [Non-Sterling Make Whole Redemption Amount] [–]/[As specified in Condition 8(b)]
	(iv)	Redemption Margin:	[Not Applicable/[–]]
	(v)	If redeemable in part:	
		Minimum Redemption Amount:	[Not Applicable] [[–] per Calculation Amount]
		Maximum Redemption Amount:	[Not Applicable] [[–] per Calculation Amount]
	(vi)	Notice period (if other than as set out in the Conditions):	[Not Applicable]
	(vii)	Quotation Time:	[–]
24	Final Redemption Amount:		[Principal Amount Outstanding plus accrued but unpaid interest]

GENERAL PROVISIONS APPLICABLE TO THE BONDS

25	Form of Bonds		[Bearer/Registered]
	(i)	If issued in Bearer form:	[Temporary Global Bond exchangeable for a Permanent Global Bond which is exchangeable for Definitive Bonds on [–] days' notice/at any time/in the limited circumstances specified in the Permanent Global Bond/for tax reasons.]

		[Temporary Global Bond exchangeable for Definitive Bonds on [–] days' notice.]
		[Permanent Global Bond exchangeable for Definitive Bonds in the limited circumstances specified in the Permanent Global Bond.]
	(ii) If Registered Bonds:	[Global Bond Certificate exchangeable for Individual Bond Certificates]
26	[New Global Note]/[held under New Safekeeping Structure]:	[Yes][No][Not Applicable]
27	Relevant Financial Centre(s) or other special provisions relating to Payment Dates:	[Not Applicable/[–].]
28	Talons for future Coupons or Receipts to be attached to Definitive Bonds (and dates on which such Talons mature):	[Yes/No.]
29	Details relating to Instalment Bonds:	[[–]/Not Applicable]
	(i) Instalment Date:	[–]
	(ii) Instalment Amount:	[–]
30	TEFRA rules:	[TEFRA C/TEFRA D/Not Applicable]
ISSUER/SWS LOAN TERMS		
31	Amount of relevant Term Advance/Index-Linked Advances:	[–]
32	Interest rate on relevant Term Advance/Index-Linked Advances:	[–]
33	Term of relevant Term Advance/Index-Linked Advances:	[–]
34	Other relevant provisions:	[–]
DISTRIBUTION		
Method of distribution		**[Syndicated/Non-syndicated]**
35	(i) If syndicated, names of Managers:	[Not Applicable/[●]]
	(ii) Stabilisation Manager (if any):	[Not Applicable/[●]]
36	If non-syndicated, name of Dealer:	[Not Applicable/[●]]
37	U.S. Selling Restrictions:	[Reg. S Compliance Category; TEFRA C/TEFRA D/TEFRA Not Applicable]

PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue and admission to trading on the London Stock Exchange's Main Market the issue of Bonds described herein pursuant to the listing of the £10,000,000,000 Multicurrency Programme for the Issuance of Guaranteed Bonds financing Southern Water Services Limited.

THIRD-PARTY INFORMATION

[Relevant third-party information] has been extracted from [[–]]. [Each of the] [The] Issuer [and the Guarantor] confirms that such information has been accurately reproduced and that, so far as it is

aware, and is able to ascertain from information published by [–], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of the Issuer:

By:

Duly authorised

Signed on behalf of Southern Water Services Limited:

By:

Duly authorised

Signed on behalf of SWS Holdings Limited:

By:

Duly authorised

Signed on behalf of SWS Group Holdings Limited:

By:

Duly authorised

Signed on behalf of SW (Finance) II Limited:

By:

Duly authorised

PART B – OTHER INFORMATION

1 Listing

(i)	Listing:	[Listed on the Official List of the FCA]
(ii)	Admission to trading:	[Application has been made for the Bonds to be admitted to trading on [the London Stock Exchange] with effect from [–]].
(iii)	Estimate of total expenses related to admission to trading:	[–]

2 Ratings

Ratings:	The Bonds to be issued have been rated: [S&P: [–]] [Moody's: [–]] [Fitch: [–]] [*Include a brief summary of the meaning of the ratings*]

3 [Notification

The FCA [has been requested to provide/has provided – include first alternative for an issue which is contemporaneous with the establishment or update of the Programme and the second alternative for subsequent issues] the [include names of competent authorities of host Member States] with a certificate of approval attesting that the Prospectus has been drawn up in accordance with the UK Prospectus Regulation.]

4 [Interests of Natural and Legal Persons involved in the [Issue/Offer]]

[The Manager[s] and their affiliates may have engaged, and may in future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer, and/or its affiliates in the ordinary course of business.]" or "[Save as discussed in ["Subscription and Sale"], so far as the Issuer is aware, no person involved in the offer of the Bonds has an interest material to the offer.]

5 Reasons for the offer, estimated net proceeds and total expenses

(i)	[Reasons for the offer:	[Use of proceeds if other than for general corporate purposes.] [*If relevant in the applicable Final Terms, the following language shall be included*: [The net proceeds from the issuance of the Bonds will be allocated to the financing or refinancing of, and/or investment in "Green Bonds" as described in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" under "*Green Bonds*" in the Prospectus, meeting the following eligibility criteria [*insert eligibility criteria*].] [The net proceeds from the issuance of the Bonds will be allocated to the financing or refinancing of, and/or investment in "Social Bonds" as described in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" under "*Social Bonds*" in the Prospectus, meeting the following eligibility criteria [*insert eligibility criteria*].]]

(ii)	[Estimated net proceeds:	[–]
(iii)	[Estimated total expenses:	[–]

6 [Fixed Rate Bonds only – YIELD

Indication of yield:	[–] The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

7 [Floating Rate Bonds Only – HISTORIC INTEREST RATES

Details of historic [*reference rate*] can be obtained from [Telerate/Reuters].]

8 [Index-Linked or other variable-linked Bonds only – PERFORMANCE OF INDEX/FORMULA/OTHER VARIABLE AND OTHER INFORMATION CONCERNING THE UNDERLYING

(i) Name of underlying index:	[UK Retail Price Index (RPI) (all items) published by the Office for National Statistics] / [any comparable index which may replace the UK Retail Price Index] / [UK Consumer Price Index (CPI) (all items) published by the Office for National Statistics] / [UK Consumer Price Index including owner occupiers' housing costs (CPIH) (all items) published by the Office for National Statistics] /
(ii) Information about the Index, its volatility and past and future performance can be obtained from:	More information on [RPI/CPI/CPIH/comparable index which may replace RPI/CPI/CPIH] including past and current performance and its volatility and fall back provisions in the event of a disruption in the publication of [RPI/CPI/CPIH], can be found at [www.statistics.gov.uk / relevant replacing website / www.ons.gov.uk/economy/inflationandpriceindices]

9 [Dual currency Bonds only – PERFORMANCE OF RATE[S] OF EXCHANGE

[–]

10 Operational information

ISIN Code:	[–]
Common Code:	[–]
[CFI:	[Not Applicable/[●]]
[FISN:	[Not Applicable/[●]]
Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s):	[[–]/Not Applicable]
Delivery:	Delivery [against/free of] payment
Names and addresses of initial Paying Agent(s):	[–]

	Names and addresses of additional Paying Agent(s) (if any):	[–]
	[Intended to be held in a manner which would allow Eurosystem eligibility:	[Yes. Note that the designation "yes" simply means that the Bonds are intended upon issue to be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper)] and does not necessarily mean that the Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.] [No. Whilst the designation is specified as "No" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Bonds are capable of meeting them the Bonds may then be deposited with one of the ICSDs as common safekeeper [(and registered in the name of a nominee of one of the ICSDs acting as common safekeeper)]. Note that this does not necessarily mean that the Bonds will then be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]
11	**Green Bonds**	[Applicable]/[Not Applicable]
12	**Social Bonds**	[Applicable]/[Not Applicable]

PRO FORMA PRICING SUPPLEMENT

Set out below is the form of Pricing Supplement for the Bonds described herein.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Bonds 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 Directive 2014/65/EU (as amended, "**MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (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 Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UK RETAIL INVESTORS – The Bonds 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 United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 as amended (the "**EUWA**"); or (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as 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 key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

MIFID II PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is eligible counterparties and professional clients only, each as defined in MiFID II; and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.

[**UK MIFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET** – Solely for the purposes of [the/each] manufacturer's product approval process, the target market assessment in respect of the Bonds has led to the conclusion that: (i) the target market for the Bonds is only eligible counterparties as defined in the FCA Handbook Conduct of Business Sourcebook ("**COBS**"), and professional clients as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**UK MiFIR**"); and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Bonds (a "**distributor**") should take into consideration the manufacturer['s/s'] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the "**UK MiFIR Product Governance Rules**") is responsible for undertaking its own target market assessment in respect of the Bonds (by either adopting or refining the manufacturer['s/s'] target market assessment) and determining appropriate distribution channels.]

[**SINGAPORE SECURITIES AND FUTURES ACT PRODUCT CLASSIFICATION** – In connection with Section 309B of the Securities and Futures Act 2001 of Singapore (the "**SFA**") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "**CMP Regulations 2018**"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Bonds are prescribed capital markets products] / [capital markets products other than prescribed capital markets products] (as defined in the CMP Regulations 2018) and [are] [Excluded] / [Specified] Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendation on Investment Products.][12]

Pricing Supplement dated [●]

SW (FINANCE) I PLC
LEI: 549300BHN1HB5BNG2R96
Issue of [Aggregate Nominal Amount of Tranche]
[Title of Bonds]
under the £10,000,000,000 Multicurrency Programme for the Issuance of Guaranteed Bonds

PART A – CONTRACTUAL TERMS

Any person making or intending to make an offer of the Bonds may only do so in circumstances in which no obligation arises for the Issuer, the Arranger or any Dealer to publish a prospectus pursuant to Article 3(1) of the Prospectus Regulation (EU) No 2017/1129 or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation (EU) No 2017/1129 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the "**UK Prospectus Regulation**"), in each case, in relation to such offer.

Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions set forth in the listing particulars dated [●] [and the supplementary listing particulars dated [●]] which [together] constitute[s] listing particulars (the "**Listing Particulars**") for the purposes of UK Listing Rule 3.2.11 of the UK Listing Rules of the Financial Conduct Authority (the "**UK Listing Rules**"). This document constitutes the Pricing Supplement of the Bonds described herein for the purposes of Listing Rule 23.2.3 of the UK Listing Rules and must be read in conjunction with such Listing Particulars.

[Terms used herein shall be deemed to be defined as such for the purposes of the terms and conditions (the "**Conditions**") set forth in the listing particulars dated [–] and incorporated by reference into the Listing Particulars dated [current date of listing particulars] [and the supplementary listing particulars dated [-]] which together constitute listing particulars (the "**Listing Particulars**") for the purposes of UK Listing Rule 3.2.11 of the UK Listing Rules of the Financial Conduct Authority (the "**UK Listing Rules**"). This document constitutes the Pricing Supplement of the Bonds described herein for the purposes of UK Listing Rule 23.2.3 of the UK Listing Rules and must be read in conjunction with such Listing Particulars.]

Full information on the Issuer, the Guarantors and the offer of the Bonds is only available on the basis of the combination of this Pricing Supplement and the Listing Particulars. The Listing Particulars [and the supplementary listing particulars] [is] [are] available for viewing at and copies may be obtained from Southern House, Yeoman Road, Worthing, West Sussex BN13 3NX and [has/have] been published on the website of Regulatory News Services operated by the London Stock Exchange at www.londonstockexchange.com/exchange/news/market-news/market-news-home.html.

1	(i)	Issuer:	SW (Finance) I PLC
	(ii)	Guarantors:	Southern Water Services Limited, SWS Holdings Limited, SW (Finance) II

[12] For any Bonds to be offered to Singapore investors, the Issuer to consider whether it needs to re-classify the Bonds pursuant to Section 309B of the SFA prior to the launch of the offer.

			Limited and SWS Group Holdings Limited
2	(i)	Series Number:	[●]
	(ii)	Sub-Class Number:	[●]
	(iii)	Tranche Number:	[●]
	(iv)	[Date on which the Bonds become fungible:	[Not Applicable] / [The Bonds shall be consolidated, form a single series and be interchangeable for trading purposes with the [*insert description of the Series*] on [*insert date*/the Issue Date/exchange of the Temporary Global Bond for interests in the Permanent Global Bond, as referred to in paragraph [22] below [which is expected to occur on or about [*insert date*]].]
3		Relevant Currency or Currencies:	[●]
4		Aggregate Nominal Amount of Bonds admitted to trading:	[●]
	(i)	Series:	[●]
	(ii)	Tranche:	[●]
	(iii)	Sub-Class:	[●]
5	(i)	Issue Price:	[●] per cent. of the Aggregate Nominal Amount [plus accrued interest from [*insert date*] (*if applicable*)]
	(ii)	Offer Price (if different from Issue Price):	[●]
6	(i)	Specified Denominations:	[●] [€100,000 and integral multiples of [€1,000] in excess thereof up to and including [€199,000]. No notes in definitive form will be issued with a denomination above [€199,000].]
	(ii)	Calculation Amount:	[●]
7	(i)	Issue Date:	[●]
	(ii)	Interest Commencement Date (if different from the Issue Date):	[[*specify date*] / Issue Date / Not Applicable]
8		Maturity Date:	[●] / [Interest Payment Date falling on or nearest to [●]] [*for Floating Rate Bonds specify the Interest Payment Date falling in or nearest to the relevant month and year*]
9		Interest Basis:	[[●] per cent. Fixed Rate] [[EURIBOR][SONIA] +/– [●] per cent. Floating Rate] [Zero Coupon] [Index-Linked Interest]

10		Redemption/Payment Basis:	[Redemption at par] [Index-Linked Redemption] [Dual Currency] [Instalment] [Other (*specify*)]
11		Change of Interest or Redemption/Payment Basis:	[*Specify details of any provision for convertibility of Bonds into another interest or redemption/ payment basis*] [Not Applicable]
12		Call Options:	[Applicable] / [Not Applicable] [Issuer Call Option] [Issuer Maturity Call] [Clean-up Call]
13	(i)	Status and Ranking of the Bonds:	The Class A Bonds rank *pari passu* among each other in terms of interest and principal payments and rank in priority to the Class B Bonds.
	(ii)	Status of the Guarantee:	Senior
	(iii)	[Date [Board] approval for issuance of Bonds [and Guarantee] obtained:	[●]
14		Method of distribution:	[Syndicated/Non-syndicated]
PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE			
15		**Fixed Rate Bond Provisions**	[Applicable / Not Applicable]
	(i)	Interest Rate:	[●] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrear on each Interest Payment Date]
	(ii)	Interest Payment Date:	[●] in each year
	(iii)	First Interest Payment Date:	[●]
	(iv)	Fixed Coupon Amount[(s)]:	[●] per [●] in Calculation Amount
	(v)	Broken Amount(s):	[●] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [●]
	(vi)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual-ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis] [30E/360 (ISDA)]
	(vii)	Interest Determination Dates:	[●] in each year
	(viii)	Other terms relating to the method of calculating interest for Fixed Rate Bonds:	[Not Applicable/ [●]]
	(ix)	[Reference Bond:	[●]]
16		**Floating Rate Bond Provisions**	[Applicable/Not Applicable]
	(i)	Interest Period(s):	[●] [, subject to adjustment in accordance with the Business Day Convention set out

		in (v) below] [, not subject to any adjustment, as the Business Day Convention in (v) below is specified to be Not Applicable]
(ii)	Specified Interest Payment Dates:	[●] [, subject to adjustment in accordance with the Business Day Convention set out in (v) below] [, not subject to any adjustment, as the Business Day Convention in (v) below is specified to be Not Applicable]
(iii)	Interest Period Date:	[Not Applicable] / [[●] [, subject to adjustment in accordance with the Business Day Convention set out in (v) below] [, not subject to any adjustment, as the Business Day Convention in (v) below is specified to be Not Applicable]]
(iv)	First Interest Payment Date:	[●]
(v)	Business Day Convention:	[Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention]
(vi)	Business Centre(s):	[●]
(vii)	Manner in which the Rate(s) of Interest is/are to be determined:	[Screen Rate Determination / ISDA Determination]
(viii)	Party responsible for calculating the Rate(s) of Interest, Interest Amount(s) and/or and Redemption Amount (if not the Agent Bank):	[Not Applicable/Calculation Agent]
(ix)	Screen Rate Determination:	[Applicable/Not Applicable]
	– Reference Rate:	[EURIBOR/SONIA]
	– Interest Determination Date(s):	[●]
	– Page:	[●]
	– Relevant Time:	[●]
(x)	ISDA Determination:	[Applicable/Not Applicable]
	– ISDA Definitions	[2006 ISDA Definitions] / [2021 ISDA Definitions]
	– Floating Rate Option:	[●]
	– Designated Maturity:	[●]
	– Specified Duration:	[●]
	– Reset Date:	[●]
	– Compounding:	[Applicable/Not Applicable]
	– [Compounding Method:	[Compounding with Lookback Lookback: [●] Applicable Business Days] /

			[Compounding with Observation Period Shift Observation Period Shift: [●] Observation Period Shift Business Days Observation Period Shift Additional Business Days: [●]/[Not Applicable]] / [Compounding with Lockout Lockout: [●] Lockout Period Business Days Lockout Period Business Days: [●]/[Applicable Business Days]]
		– Index Provisions:	[Applicable/Not Applicable]
		– [Index Method:	Compounded Index Method with Observation Period Shift Observation Period Shift: [●] Observation Period Shift Business Days Observation Period Shift Additional Business Days: [●]/[Not Applicable]]
	(xi)	[Linear Interpolation:	[Not Applicable/Applicable – the Interest Rate for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation (specify for each short or long interest period)]
	(xii)	Margin(s):	[+/-][●] per cent. per annum
		[Step-Up Fees:]	[●]
		[Step-Up Date:]	[●]
	(xiii)	Minimum Interest Rate:	[Not Applicable] / [[●] per cent. per annum]
	(xiv)	Maximum Interest Rate:	[Not Applicable] / [[●] per cent. per annum]
	(xv)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual – ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis][30E/360 (ISDA)]
	(xvi)	Additional Business Centre(s):	[●]
	(xvii)	Fall back provisions, rounding provisions, denominator and any other terms relating to the method of calculating interest on Floating Rate Bonds, if different from those set out in the Conditions:	[●]
	(xviii)	Relevant Financial Centre:	[●]
	(xix)	Representative Amount:	[●]
	(xx)	Reference Banks:	[●]
17		**Zero Coupon Bond Provisions**	[Applicable/Not Applicable]

	(i)	Accrual Yield:	[●] per cent. per annum
	(ii)	Reference Price:	[●]
	(iii)	Any other formula/basis of determining amount payable:	[●]
	(iv)	Day Count Fraction in relation to Early Redemption Amounts and late payment:	[Condition 8(g)]
18		**Index-Linked Interest Bond**	[Applicable/Not Applicable]
	(i)	Index/Formula:	[UK Retail Price Index/UK Consumer Price Index/UK Consumer Price Index including owner occupiers' housing costs]
	(ii)	Interest Rate:	[●]
	(iii)	Party responsible for calculating the Rate(s) of Interest, Interest Amount and Redemption Amount(s) (if not the Agent Bank):	[Not Applicable/Calculation Agent]
	(iv)	Provisions for determining Coupon where calculated by reference to Index and/or Formulae:	[Conditions 7(a) – (e) apply] / [Conditions 7(f) - (j) apply]
	(v)	Determination Date(s):	[●]
	(vi)	Provisions for determining Coupon where calculation by reference to Index and/or Formula and/or other variable is impossible or impracticable or otherwise disrupted:	Applicable - [Conditions 7(a) – (e) apply] / [Conditions 7(f) - (j) apply]
	(vii)	Interest or calculation period(s):	[●]
	(viii)	Interest Payment Dates:	[●]
	(ix)	First Interest Payment Date:	[●]
	(x)	Business Day Convention:	[Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention]
	(xi)	Business Centre(s):	[●]
	(xii)	Minimum Indexation Factor:	[Not Applicable] / [●]
	(xiii)	Maximum Indexation Factor:	[Not Applicable] / [●]
	(xiv)	Value of "t" for determining CPI_{m-t}:	[*To be completed when CPI is specified above*] [Not Applicable/[–]]
	(xv)	Value of "t" for determining $CPIH_{m-t}$:	[*To be completed when CPIH is specified above*] [Not Applicable/[–]]
	(xvi)	Limited Indexation Month(s):	[●]
	(xvii)	[Reference Bond:	[●]]
	(xviii)	Day Count Fraction:	[Actual/Actual ICMA] [Actual/Actual or Actual/Actual-ISDA] [Actual/365 Fixed] [Actual/360] [30/360 or 360/360 or Bond Basis] [30E/360 or Eurobond Basis][30E/360 (ISDA)]

	(xix)	Base Index Figure:	[●]
19		**Dual Currency Bond Provisions**	[Applicable/Not Applicable]
	(i)	Rate of Exchange/method of calculating Rate of Exchange:	[●]
	(ii)	Party responsible for calculating the Rate(s) of Interest, Interest Amount and Redemption Amount(s) (if not the Agent Bank):	[●]
	(iii)	Provisions applicable where calculation by reference to Rate of Exchange impossible or impracticable:	[●]
	(iv)	Person at whose option Relevant Currency(ies) is/are payable:	[●]
PROVISIONS RELATING TO REDEMPTION			
20		Issuer Maturity Call	[Applicable in accordance with Condition 8(c)/Not Applicable]
	(i)	Notice Period:	[●]/[As specified in Condition 8(c)]
	(ii)	Issuer Maturity Call Period	The period commencing on (and including) the day that is [●] [days / months] prior to the Maturity Date to (but excluding) the Maturity Date
21		Issuer Clean-Up Call	[Applicable in accordance with Condition 8(d)] / [Not Applicable]
	(i)	Notice Period:	[●]/[As specified in Condition 8(d)]
22		Issuer Call Option	[Applicable in accordance with Condition 8(b)/Not Applicable]
	(i)	Optional Redemption Date(s):	[●]/[Any Interest Payment Date [prior to the first day of the Issuer Maturity Call Period]] [In the case of Floating Rate Bonds falling on or after [●] and at a premium of [●], if any]
	(ii)	Optional Redemption Amount(s) and method, if any, of calculation of such amount(s):	[Sterling Make Whole Redemption Amount] [Non-Sterling Make Whole Redemption Amount] [–]/[As specified in Condition 8(b)]
	(iii)	Redemption Margin:	[Not Applicable/[●]]
	(iv)	If redeemable in part:	
		Minimum Redemption Amount:	[Not Applicable] [[●] per Calculation Amount]
		Maximum Redemption Amount:	[Not Applicable] [[●] per Calculation Amount]
	(v)	Notice period (if other than as set out in the Conditions):	[Not Applicable]
	(vi)	Quotation Time:	[●]
23		Final Redemption Amount of each Bond	[Principal Amount Outstanding plus accrued but unpaid interest]

GENERAL PROVISIONS APPLICABLE TO THE BONDS

24	Form of Bonds:	[Bearer/Registered]
	If issued in Bearer form:	[Temporary Global Bond exchangeable for a Permanent Global Bond which is exchangeable for Definitive Bonds on [–] days' notice/at any time/in the limited circumstances specified in the Permanent Global Bond/for tax reasons.] [Temporary Global Bond exchangeable for Definitive Bonds on [–] days' notice.] [Permanent Global Bond exchangeable for Definitive Bonds in the limited circumstances specified in the Permanent Global Bond.]
	If Registered Bonds:	[Global Bond Certificate exchangeable for Individual Bond Certificates]
25	[New Global Note]/[held under New Safekeeping Structure]:	[Yes][No][Not Applicable]
26	Relevant Financial Centre(s) or other special provisions relating to Payment Dates:	[Not Applicable/[–].]
27	Talons for future Coupons or Receipts to be attached to Definitive Bonds (and dates on which such Talons mature):	[Yes/No.]
28	Details relating to Instalment Bonds:	[[–]/Not Applicable]
(i)	Instalment Date:	[●]
(ii)	Instalment Amount:	[●]
29	TEFRA rules:	[TEFRA C/TEFRA D/Not Applicable]

ISSUER/SWS LOAN TERMS

30	Amount of relevant Term Advance/Index-Linked Advances:	[●]
31	Interest rate on relevant Term Advance/Index-Linked Advances:	[●]
32	Term of relevant Term Advance/Index-Linked Advances:	[●]
33	Other relevant provisions:	[●]

DISTRIBUTION

	Method of distribution	**[Syndicated/Non-syndicated]**
34	If syndicated, names of Managers:	[Not Applicable/[●]]
	Stabilisation Manager (if any):	[Not Applicable/[●]]
35	If non-syndicated, name of Dealer:	[Not Applicable/[●]]
36	U.S. Selling Restrictions:	[Reg. S Compliance Category; TEFRA C/TEFRA D/TEFRA Not Applicable]

RESPONSIBILITY

The Issuer and the Guarantors accept[s] responsibility for the information contained in this Pricing Supplement. [*(Relevant third party information*) has been extracted from (*specify source*). [Each of the] [The] Issuer [and the Guarantor(s)] confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by (*specify source*), no facts have been omitted which would render the reproduced information inaccurate or misleading.]

THIRD-PARTY INFORMATION

[Relevant third-party information] has been extracted from [[–]]. [Each of the] [The] Issuer [and the Guarantor] confirms that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by [–], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of the Issuer:
By: .....
Duly authorised
Signed on behalf of Southern Water Services Limited:
By: .....
Duly authorised
Signed on behalf of SWS Holdings Limited:
By: .....
Duly authorised
Signed on behalf of SWS Group Holdings Limited:
By: .....
Duly authorised
Signed on behalf of SW (Finance) II Limited:
By:
Duly authorised

PART B – OTHER INFORMATION

1 Listing

(i)	Listing:	[Listed on the Official List of the FCA]
(ii)	Admission to trading:	[Application has been made for the Bonds to be admitted to trading on the London Stock Exchange's professional securities market with effect from [●]] / [Application is expected to be made by the Issuer (or on its behalf) for the Bonds to be admitted to trading on the London Stock Exchange's professional securities market with effect from [●].]
(iii)	Estimate of total expenses related to admission to trading:	[●]

2 Ratings

Ratings:	The Bonds to be issued [have]/[have not] been rated: [S&P: [●]] [Moody's: [●]] [Fitch: [●]] [*Include a brief summary of the meaning of the ratings*]

3 [Notification

The FCA [has been requested to provide/has provided – include first alternative for an issue which is contemporaneous with the establishment or update of the Programme and the second alternative for subsequent issues] the [include names of competent authorities of host Member States] with a certificate of approval attesting that the Prospectus has been drawn up in accordance with the UK Prospectus Regulation.]

4 [Interests of Natural and Legal Persons involved in the [Issue/Offer]]

[The Manager[s] and their affiliates may have engaged, and may in future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer, and/or its affiliates in the ordinary course of business.]" or "[Save as discussed in ["Subscription and Sale"], so far as the Issuer is aware, no person involved in the offer of the Bonds has an interest material to the offer.]

5 Reasons for the offer, estimated net proceeds and total expenses

(i)	[Reasons for the offer:	[Use of proceeds if other than for general corporate purposes.] [*If relevant in the applicable Pricing Supplement, the following language shall be included*: [The net proceeds from the issuance of the Bonds will be allocated to the financing or refinancing of, and/or investment in "Green Bonds" as described in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" under "*Green Bonds*" in the Prospectus, meeting the following eligibility criteria [*insert eligibility criteria*].] [The net proceeds from the issuance of the Bonds will be allocated to the financing or refinancing of, and/or investment in "Social Bonds" as described in Chapter 9 "*Use and Estimated Net Amount of Proceeds*" under "*Social Bonds*" in the Prospectus, meeting the following eligibility criteria [*insert eligibility criteria*].]]

	(ii) [Estimated net proceeds:	[●]
	(iii) [Estimated total expenses:	[●]
6	**[Fixed Rate Bonds only – YIELD**	
	Indication of yield:	[●] The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]
7	**[Floating Rate Bonds Only – HISTORIC INTEREST RATES**	
	Details of historic [*reference rate*] can be obtained from [Telerate/Reuters].]	
8	**[Index-Linked or other variable-linked Bonds only – PERFORMANCE OF INDEX/FORMULA/OTHER VARIABLE AND OTHER INFORMATION CONCERNING THE UNDERLYING**	
	(i) Name of underlying index:	[UK Retail Price Index (RPI) (all items) published by the Office for National Statistics] / [any comparable index which may replace the UK Retail Price Index] / [UK Consumer Price Index (CPI) (all items) published by the Office for National Statistics] / [UK Consumer Price Index including owner occupiers' housing costs (CPIH) (all items) published by the Office for National Statistics]
	(ii) Information about the Index, its volatility and past and future performance can be obtained from:	More information on [RPI/CPI/CPIH/comparable index which may replace RPI/CPI/CPIH] including past and current performance and its volatility and fall back provisions in the event of a disruption in the publication of [RPI/CPI/CPIH], can be found at [www.statistics.gov.uk / relevant replacing website / www.ons.gov.uk/economy/inflationandpriceindices]
9	**[Dual currency Bonds only – PERFORMANCE OF RATE[S] OF EXCHANGE**	
	[●]	
10	**Operational information**	
	ISIN Code:	[●]
	Common Code:	[●]
	[CFI:	[Not Applicable/[●]]
	[FISN:	[Not Applicable/[●]]
	Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s):	[[●]/Not Applicable]
	Delivery:	Delivery [against/free of] payment
	Names and addresses of initial Paying Agent(s):	[●]
	Names and addresses of additional Paying Agent(s) (if any):	[●]

	[Intended to be held in a manner which would allow Eurosystem eligibility:	[Yes. Note that the designation "yes" simply means that the Bonds are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.] [No. Whilst the designation is specified as "no" at the date of this Pricing Supplement, should the Eurosystem eligibility criteria be amended in the future such that the Bonds are capable of meeting them the Bonds may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Bonds will then be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]]
11	**Green Bonds**	[Applicable]/[Not Applicable]
12	**Social Bonds**	[Applicable]/[Not Applicable]

CHAPTER 9
USE AND ESTIMATED NET AMOUNT OF PROCEEDS

The estimated net proceeds from each issue of Bonds under the Programme will be on-lent to SWS under the terms of further Issuer/SWS Loan Agreements to be applied by SWS for its general corporate purposes or used to repay or for the purposes permitted by paragraph (j) of the definition of "Permitted Financial Indebtedness".

If, in respect of an issue of Bonds, there is a particular use of proceeds, this will be stated in the applicable Final Terms.

For the purpose of this Chapter:

"**Eligible Green Portfolio**" means a portfolio of one or more Eligible Green Investments.

"**Eligible Green Investments**" means investments which fall within the Green Eligible Categories.

"**Eligible Social Investments**" means investments which fall within the Social Eligible Categories.

"**Eligible Social Portfolio**" means a portfolio of one or more Eligible Social Investments.

"**Green Eligible Categories**" means the categories prepared by the Issuer and/or SWS in accordance with the broad categorisation for eligibility set out by the International Capital Market Association in its publication titled "*Green Bond Principles, Voluntary Process Guidelines for Issuing Green Bonds*" dated June 2018, and which shall be made available at https://www.southernwater.co.uk/media/3340/5051_sustainablefinancing_framework_2020_v7.pdf (but does not form part of this Prospectus).

"**Social Eligible Categories**" means the categories prepared by the Issuer and/or SWS as set out in the Southern Water Sustainable Finance Framework (which shall be made available at https://www.southernwater.co.uk/media/qsrhjqbo/5051_sustainablefinancing_framework_2020_v10.pdf (but does not form part of this Prospectus)).

Green Bonds

Where the applicable Final Terms denote a Series of Bonds as "Green Bonds" ("**Green Bonds**"), an amount equal to the net proceeds of the Bonds will be on-lent by the Issuer to SWS for the financing and/or refinancing of, and/or investment in, the Eligible Green Portfolio falling within the Green Eligible Categories.

A third-party consultant has reviewed the Green Eligible Categories published as at the date of this Prospectus and has published an opinion which is available at https://www.southernwater.co.uk/media/422iqyc5/dnv-gl-southern-water-sustainable-financing-framework-assessment-14-jan-2020.pdf (but does not form part of this Prospectus), and in respect of any Green Bonds issued, such third-party consultant will review the Eligible Green Portfolio and issue a report and/or opinion based on the Green Eligible Categories (an "**External Review**"). The External Review will be made available at https://www.southernwater.co.uk/about-us/investors/ (but does not form part of this Prospectus).

The Issuer and/or SWS have established systems and/or processes to monitor and account for the net proceeds for investment in the Eligible Green Portfolio falling within the Green Eligible Categories.

Social Bonds

Where the applicable Final Terms denote a Series of Bonds as "Social Bonds" ("**Social Bonds**"), an amount equal to the net proceeds of the Bonds will be on-lent by the Issuer to SWS for the financing and/or refinancing of, and/or investment in, the Eligible Social Portfolio falling within the Social Eligible Categories.

A third party consultant has reviewed the Social Eligible Categories published as at the date of this Prospectus and has published an opinion which is available at https://www.southernwater.co.uk/media/422iqyc5/dnv-gl-southern-water-sustainable-financing-framework-assessment-14-jan-2020.pdf (which also does not form part of this Prospectus), and in respect of the Social Bonds issued, such third party consultant will review the Eligible Social Portfolio and issue a report and/or opinion based on the Social Eligible Categories (an "**External Review**"). The External Review will be made available at https://www.southernwater.co.uk/about-us/investors/ (but does not form part of this Prospectus).

The Issuer and/or SWS has established systems and/or processes to monitor and account for the net proceeds for investment in the Eligible Social Portfolio falling within the Social Eligible Categories. The Issuer and/or SWS have in place the process for annual reporting as required under the framework.

Reporting in Relation to Green and Social Bonds

The Issuer is expected to issue a report on: (i) the Eligible Green Portfolio to which proceeds of Green Bonds have been allocated and the amounts allocated; (ii) the expected impact of the Eligible Green Portfolio; and (iii) the balance of unallocated cash and/or cash equivalent investments. Such report will be issued within one year from the date of the first issuance of Green Bonds under the Programme and annually thereafter and as necessary in the event of material developments. In addition, the Issuer is expected to provide regular information through its website www.southernwater.co.uk (which does not form part of this Prospectus) on the environmental and/or social outcomes of the Eligible Green Portfolio.

The Issuer is expected to issue a report on: (i) the Eligible Green Portfolio to which proceeds of Green Bonds have been allocated and the amounts allocated; (ii) the expected impact of the Eligible Green Portfolio; (iii) the Eligible Social Portfolio to which proceeds of Social Bonds have been allocated and the amounts allocated; (iv) the expected impact of the Eligible Social Portfolio; and (v) the balance of unallocated cash and/or cash equivalent investments. Such report will be issued within one year from the date of the first issuance of Green Bonds or Social Bonds under the Programme and annually thereafter and as necessary in the event of material developments. In addition, the Issuer is expected to provide regular information through its website https://www.southernwater.co.uk/about-us/investors/ (which does not form part of this Prospectus) on the environmental and/or social outcomes of the Eligible Green Portfolio and Eligible Social Portfolio.

CHAPTER 10
DESCRIPTION OF HEDGE COUNTERPARTIES

The information contained herein with respect to the Hedge Counterparties relates to, and has been obtained from each Hedge Counterparty respectively. Delivery of this Prospectus shall not create any implication that there has been no change in the affairs of a Hedge Counterparty since the date hereof, or that the information contained or referred to herein is correct as of any time subsequent to its date.

Credit ratings included or referred to in this Chapter 10 and in this Prospectus have been issued by the Rating Agencies, each of which is, save as indicated otherwise either (i) established in the EEA and registered under the EU CRA Regulation or (ii) established in the UK and registered under the UK CRA Regulation.

1. ALUM BAY DESIGNATED ACTIVITY COMPANY

Alum Bay Designated Activity Company is a designated activity company limited by shares which was incorporated under the laws of Ireland on 18 September 2018 under the Companies Act 2014 of Ireland (as amended) with registration number 634160. The Company's registered office is at 32 Molesworth Street, Dublin 2, Ireland. Alum Bay Designated Activity Company's telephone number is +353 1 697 3200 and its facsimile number is +353 1 697 3300.

2. BANCO SANTANDER, S.A., LONDON BRANCH

Banco Santander, S.A., London Branch is a branch of Banco Santander, S.A. with its principal place of business located at 2 Triton Square, Regent's Place, London, NW1 3AN. It is authorised by the Bank of Spain (BoS) and subject to regulatory oversight on certain matters by the Financial Conduct Authority ("**FCA**") and the Prudential Regulation Authority ("**PRA**").

Banco Santander, S.A. is the parent bank of Grupo Santander ("Santander"). It was established on 21 March 1857 and incorporated in its present form by a public deed executed in the city of Santander, Spain, on 14 January 1875. Banco Santander, S.A. and its consolidated subsidiaries are a financial group operating through a network of offices and subsidiaries across Spain, the United Kingdom and other European countries, Brazil and other Latin American countries and the US, offering a wide range of financial products. In Latin America, Santander has majority shareholdings in banks in Argentina, Brazil, Chile, Colombia, Mexico, Peru and Uruguay.

At 31 December 2023, Santander had a market capitalization of €61.2 billion, stockholders' equity of €95.4 billion and total assets of €1,797.1 billion. Santander had €1,306.9 billion total customer funds at that date.

As of 31 December 2023, Santander had 67,457 employees and 3,083 branch offices in Europe (26,834 employees and 1,874 branches in Spain and 22,280 employees and 444 branches in the United Kingdom), 45,593 employees and 1,784 branches in North America, 80,997 employees and 3,309 branches in South America (of which 57,775 employees and 2,580 branches in Brazil), 16,795 employees and 342 branches in Digital Consumer Bank and 1,922 employees in the Corporate Centre.

Banco Santander, S.A. has a long- term credit rating of "A-" by Fitch, "A+" by Standard & Poor´s, "A2" by Moody´s and "A (high)" by DBRS.

3. BANK OF AMERICA, N.A.

Bank of America, National Association ("**BANA**") is the flagship, national, full-service consumer and commercial bank and primary operating subsidiary of Bank of America Corporation. BANA serves clients through operations across the U.S., its territories and more than 35 countries. BANA's retail banking footprint covers all major markets in the U.S., and serves approximately 69 million consumer and small business clients with approximately 3,800 retail financial centers, approximately 15,000 ATMs, and leading digital banking platforms (www.bankofamerica.com) with approximately 47 million active users, including approximately 39 million active mobile users. BANA offers

industry-leading support to approximately four million small business households. The GWIM businesses, with client balances of $4.0 trillion, provides tailored solutions to meet client needs through a full set of investment management, brokerage, banking, trust and retirement products. BANA is a global leader in corporate and investment banking and trading across a broad range of asset classes serving corporations, governments, institutions and individuals around the world.

4. BNP PARIBAS

The BNP PARIBAS Group is a leader in banking and financial services in Europe and has four domestic retail banking markets in Europe, namely in Belgium, France, Italy, and Luxembourg.

The Group operates in 63 countries and has almost 183,000 employees, including nearly 145,000 in Europe. BNP PARIBAS' organisation is based on three operating divisions:

(I) Corporate and Institutional Banking, including:

- (a) Global Banking,
- (b) Global Markets,
- (c) Securities Services.

(II) Commercial, Personal Banking & Services, including:

- (a) Commercial & Personal Banking in the eurozone:
  - Commercial & Personal Banking in France,
  - BNL banca commerciale, Italian Commercial & Personal Banking,
  - Commercial & Personal Banking in Belgium,
  - Commercial & Personal Banking in Luxembourg.
- (b) Commercial banks outside the eurozone, organised around:
  - Europe-Mediterranean, covering Commercial & Personal Banking outside the eurozone, in particular in Central and Eastern Europe, Türkiye and Africa.
- (c) Specialised Businesses:
  - BNP Paribas Personal Finance,
  - Arval and BNP Paribas Leasing Solutions,
  - New digital businesses (Nickel, Floa and Lyf) and BNP Paribas Personal Investors.

(III) Investment & Protection Services, including:

- (a) Insurance (BNP Paribas Cardif),
- (b) Wealth and Asset Management: BNP Paribas Asset Management, BNP Paribas Real Estate, BNP Paribas Principal Investments (management of the BNP Paribas Group's portfolio of unlisted and listed industrial and commercial investments) and BNP Paribas Wealth Management.

At June 30, 2024, the Group had consolidated assets of EUR 2,699.3 billion and shareholders' equity of EUR 122.2 billion.

The information contained in this section relates to and has been obtained from BNP PARIBAS. The information concerning BNP PARIBAS and the BNP PARIBAS Group contained herein is furnished solely to provide limited introductory information regarding BNP PARIBAS and the BNP PARIBAS Group and does not purport to be comprehensive.

The delivery of the information contained in this section shall not create any implication that there has been no change in the affairs of BNP PARIBAS or the BNP PARIBAS Group since the date hereof, or that the information contained or referred to in this section is correct as of any time subsequent to its date.

5. ING BANK N.V.

ING Bank N.V. is a public limited company (naamloze vennootschap) incorporated under the laws of The Netherlands on 12 November 1927, with its corporate seat (statutaire zetel) in Amsterdam, The Netherlands ("**ING Bank**"). ING Bank is registered at the Chamber of Commerce of Amsterdam under No. 33031431.

ING Bank is part of ING Groep N.V. ("**ING Group**"). ING Group is the holding company of a broad spectrum of companies (together called "**ING**") offering banking services to meet the needs of a broad customer base. ING Bank is a wholly-owned, non-listed subsidiary of ING Group and currently offers retail banking services to individuals, small and medium-sized enterprises and mid-corporates in Europe, Asia and Australia and commercial banking services to customers around the world, including multinational corporations, governments, financial institutions and supranational organisations. ING Group currently serves approximately 40 million retail and wholesale banking customers through an extensive network in more than 40 countries. ING Bank has more than 60,000 employees.

ING Bank is directly supervised by the European Central Bank ("**ECB**") as part of the Single Supervisory Mechanism ("**SSM**"). The SSM comprises of the ECB and national competent authorities of participating Member States. The SSM is responsible for 'prudential supervision' (the financial soundness of financial institutions). The ECB is responsible for specific tasks in the area of prudential supervision while the Dutch Central Bank, De Nederlandsche Bank, remains responsible for prudential supervision in respect of those powers that are not conferred to the ECB, which includes supervision on payment systems and financial crime supervision. The Netherlands Authority for the Financial Markets, is responsible for 'conduct of business supervision' (assessing the behaviour of players in the Dutch financial markets) of ING Bank.

The information in the preceding four paragraphs has been provided by ING Bank for use in this Prospectus and ING Bank is solely responsible for the accuracy of the preceding three paragraphs. Except for the preceding three paragraphs, ING Bank in its capacity as swap counterparty, and its affiliates have not been involved in the preparation of, and do not accept responsibility for, this Prospectus.

6. JPMORGAN CHASE BANK, N.A.

JPMorgan Chase Bank, National Association (the "**Bank**") is a wholly owned subsidiary of JPMorgan Chase & Co., a Delaware corporation whose principal office is located in New York, New York. The Bank offers a wide range of banking services to its customers, both domestically and internationally. It is chartered and its business is subject to examination and regulation by the Office of the Comptroller of the Currency.

The following documents or copies thereof, will be available for the term of this Prospectus, during normal business hours on any weekday (Saturdays, Sundays and public holidays excepted), for inspection at the offices of JPMorgan Chase Bank, N.A. and may also be viewed electronically at the following websites:

- the Annual Report on Form 10-K of JPMorgan Chase & Co. for the year ended 31 December 2022 containing its audited consolidated financial statements as at 31 December 2022 and 2021 and for each of the three years in the period ended 31 December 2022 (the "**JPMorgan Chase & Co. 2022 Form 10-K**") (available at: https://dl.bourse.lu/dlp/10db9a9222f668421a8351eec11c2ba189);

- the Current Report on Form 8-K of JPMorgan Chase & Co. dated 14 April 2023 containing the earnings press release for the quarter ended 31 March 2023 (the "**JPMorgan Chase & Co. 14 April 2023 Form 8-K**") (available at: https://dl.bourse.lu/dlp/10683b391b45ca4336850d6e91fb25c669);
- the Proxy Statement on Schedule 14A of JPMorgan Chase & Co. dated 4 April 2023 (the "**JPMorgan Chase & Co. 2023 Proxy Statement**") (available at: https://dl.bourse.lu/dlp/10305e9f82167348l6ba0c2905605dc0fc);and
- the Quarterly Report on Form 10-Q of JPMorgan Chase & Co. for the quarter ended 30 June 2023, containing the unaudited consolidated financial statements of JPMorgan Chase & Co. for the six months ended 30 June 2023, as filed with the United States Securities and Exchange Commission on 3 August 2023 (the "**JPMorgan Chase & Co. 30 June 2023 Form 10-Q**") (available at https://dl.luxse.com/dlp/10a333b8bf5e7d44289ef44b687c1a404f)

7. LLOYDS BANK CORPORATE MARKETS PLC

Lloyds Bank Corporate Markets plc ("**Lloyds Bank Corporate Markets**") (LEI 213800MBWEIJDM5CU638) is a wholly owned subsidiary of Lloyds Banking Group plc (together with its subsidiary undertakings from time to time, "**Lloyds Banking Group**"), was incorporated under the laws of England and Wales on 28 September 2016 (registration number 10399850) and is authorised by the PRA and regulated by the FCA and the PRA. Lloyds Bank Corporate Markets' registered office is at 25 Gresham Street, London EC2V 7AE, United Kingdom.

Lloyds Bank Corporate Markets was created in response to the Financial Services (Banking Reform) Act 2013, which took effect from 1 January 2019 and requires the separation of certain commercial banking activities and international operations from the rest of the Lloyds Banking Group.

Lloyds Bank Corporate Markets provides a range of banking and financial services through its UK and overseas branches and offices, with operations in the UK, the Crown Dependencies, the United States, and Germany. These products and services form an integral part of the client service proposition of the Lloyds Banking Group.

Additional information on Lloyds Bank Corporate Markets, and Lloyds Banking Group's approach to ring-fencing, is available from Investor Relations, Lloyds Banking Group, 33 Old Broad Street, London EC2N 1HZ or from the following internet website address: http://www.lloydsbankinggroup.com. The information on this website does not form part of this Prospectus.

8. LUNAR LUXEMBOURG S.A. (COMPARTMENT 2019-02)

Lunar Luxembourg S.A. is a special purpose vehicle incorporated as a société anonyme (public limited liability company) under the laws of Luxembourg on 16 May 2018 under the name of Lunar Luxembourg S.A. for the purpose of issuing asset backed securities in accordance with the Securitisation Law.

The registered office of Lunar Luxembourg S.A. is at 46a, avenue J.F. Kennedy, L-1855 Luxembourg, Grand Duchy of Luxembourg. The telephone number of Lunar Luxembourg S.A. is +352 42 71 71 1.

9. LUNAR LUXEMBOURG S.A. (COMPARTMENT 2019-03)

Lunar Luxembourg S.A. is a special purpose vehicle incorporated as a société anonyme (public limited liability company) under the laws of Luxembourg on 16 May 2018 under the name of Lunar Luxembourg S.A. for the purpose of issuing asset backed securities in accordance with the Securitisation Law.

The registered office of the company is at 46a, avenue J.F. Kennedy, L-1855 Luxembourg, Grand Duchy of Luxembourg. The telephone number of the company is +352 42 71 71 1.

10. BANK OF AMERICA EUROPE DAC

Bank of America Europe Designated Activity Company ("**BofA Europe**") is a registered credit institution in the Republic of Ireland which is authorised and regulated by the Central Bank of Ireland ("**CBI**") and supervised under the Single Supervisory Mechanism ("**SSM**") by the European Central Bank ("**ECB**"). BofA Europe is classified as an Other Systemically Important Institution ("**O-SII**"). BofA Europe's Legal Entity Identifier is EQYXK86SF381Q21S3020. BofA Europe is a wholly owned subsidiary of Bank of America, National Association ("**BANA**") and the ultimate parent continues to be Bank of America Corporation ("**BAC**" and, together with its subsidiaries, "**Bank of America**" or the "**Company**"). BofA Europe is incorporated and domiciled in the Republic of Ireland with branches in United Kingdom, Belgium, France, Germany, Greece, Italy, Luxembourg, the Netherlands, Spain, Sweden, and Switzerland. These branches operate in addition to its Irish Head Office. BofA Europe provides a range of financial services and forms part of BAC's Global Banking and Global Markets operations in the Europe, Middle East, and Africa ("**EMEA**") region. Clients principally include large multinational groups, financial institutions, governments, and government entities.

11. MORGAN STANLEY & CO. INTERNATIONAL PLC

Morgan Stanley & Co. International plc is a public company incorporated with limited liability under the laws of England and Wales whose registered office is at 25 Cabot Square, Canary Wharf, London, E14 4QA, United Kingdom. Morgan Stanley & Co. International plc is an indirect wholly owned subsidiary of Morgan Stanley. Morgan Stanley & Co. International plc is a UK registered broker-dealer. The principal activity of Morgan Stanley & Co. International plc is the provision of financial services to corporations, governments and financial institutions across a global client base. It is authorised by the PRA and regulated by the FCA and the PRA.

12. NATIONAL AUSTRALIA BANK LIMITED

National Australia Bank Limited (ABN: 12 004 044 937) (**"NAB**") is a public limited company incorporated in the Commonwealth of Australia and operates under Australian legislation including the Corporations Act 2001 of Australia. Its registered office is Level 28, 395 Bourke Street, Melbourne, Victoria 3000, Australia. NAB is the holding company for the NAB Group (comprising NAB and its controlled entities), as well as being the main operating company.

13. NATWEST MARKETS PLC

NatWest Markets Plc ("**NWM Plc**") is a wholly-owned subsidiary of NatWest Group plc (the "**Holding Company**"). The "**NWM Group**" comprises NWM Plc and its subsidiary and associated undertakings. The "**NatWest Group**" comprises the Holding Company and its subsidiary and associated undertakings, including the NWM Group. As part of NatWest Group, NWM Plc supports NatWest Group's corporate and institutional customers. NWM Plc works in close collaboration with teams across NatWest Group to provide capital markets and risk management solutions to its customers. Further information relating to the NWM Group can be found in the NWM Plc 2023 Annual Report and Accounts, the NWM Group Q1 2024 Interim Management Statement, the NWM Group H1 2024 Interim Results and any relevant NWM Group Registration Document, including any updates or supplements thereto and other relevant filings or announcements, which can be found at https://investors.natwestgroup.com/regulatory-news/company-announcements. The most recent ratings of NWM Plc and the respective entities can be found on https://investors.natwestgroup.com/fixed-income-investors/credit-ratings. The contents of those websites do not form part of this Prospectus and are not incorporated by reference into this Prospectus.

14. SMBC NIKKO CAPITAL MARKETS LIMITED

SMBC Nikko Capital Markets Limited ("**SMBC Nikko**") is an IFPRU investment firm, authorised and regulated by the FCA and incorporated in England and Wales. It is a subsidiary of Sumitomo Mitsui Banking Corporation, one of the world's largest commercial banks with ¥249 trillion in

consolidated total assets as of 31 March 2024, and SMBC Nikko Securities Inc. Both are wholly owned subsidiaries of Sumitomo Mitsui Financial Group, Inc. ("**SMFG**"), a Tokyo-based holding company which is one of Japan's largest financial institutions. Through its subsidiaries and affiliates, SMFG offers a diverse range of financial services, including commercial banking, leasing, securities, credit card, consumer finance and other services.

SMBC Nikko and its subsidiaries are organised into the following two units: (i) Global Markets comprising Derivatives, Fixed Income and Equity trading departments and (ii) Capital Markets and Advisory comprising Debt and Equity Capital Markets and Mergers & Acquisitions.

15. UBS AG, LONDON BRANCH

UBS AG is a Swiss bank and a wholly owned subsidiary of UBS Group AG. UBS AG with its subsidiaries provides financial advice and solutions to private, institutional and corporate clients worldwide, as well as private clients in Switzerland. The operational structure of UBS Group AG and its subsidiaries ("**UBS**" or the "**Group**") is comprised of the Corporate Center and four business divisions: Global Wealth Management, Personal & Corporate Banking, Asset Management and the Investment Bank. UBS's strategy is centered on its leading global wealth management business and its premier personal and corporate banking business in Switzerland, complemented by its focused investment bank and global asset manager. UBS concentrates on capital-efficient businesses in its targeted markets, where UBS has a strong competitive position and an attractive long-term growth or profitability outlook.

The London Branch operates as a branch of UBS AG. The London Branch is registered as a bank branch in England and Wales under Branch No. BR004507. UBS AG is authorized and regulated by the Swiss Financial Market Supervisory Authority FINMA ("**FINMA**") in Switzerland and is also authorized as a credit institution in the United Kingdom by the Prudential Regulation Authority of the Bank of England and subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority of the Bank of England. The London Branch provides its services to the following categories of clients: banks, funds (including hedge funds, regulated funds and exchange funds), governments and agencies, corporate institutions, financial institutions, M&A clients and high net worth individuals.

The registered office of UBS AG, London Branch is 5 Broadgate, London EC2M 2QS, United Kingdom, telephone +44 20 7567 8000.

CHAPTER 11
TAX CONSIDERATIONS

UK Taxation

The following is a general summary of the UK withholding taxation treatment at the date hereof in relation to payments of principal and interest in respect of the Bonds. The comments in this part are based on current UK tax law as applied in England and Wales and the practice of His Majesty's Revenue and Customs ("**HMRC**") (which may not be binding on HMRC and may be subject to change, sometimes with retrospective effect), in each case as at the latest practicable date before the date of this prospectus. The comments do not deal with other UK tax aspects of acquiring, holding or disposing of the Bonds. The comments are made on the assumption that the Issuer of the Bonds is resident in the UK for UK tax purposes. The comments relate only to the position of persons who are absolute beneficial owners of the Bonds. The comments do not necessarily apply where the income is deemed for tax purposes to be the income of any other person. Prospective Bondholders should be aware that the particular terms of issue of any series of Bonds may affect the tax treatment of that and other series of Bonds. The following is a general guide for information purposes and should be treated with appropriate caution. It is not intended as tax advice and it does not purport to describe all of the tax considerations that may be relevant to a prospective purchaser. Bondholders who are in any doubt as to their tax position should consult their professional advisers. Bondholders who may be liable to taxation in jurisdictions other than the UK in respect of their acquisition, holding or disposal of the Bonds are particularly advised to consult their professional advisers as to whether they are so liable (and if so under the laws of which jurisdictions), since the following comments relate only to certain UK taxation aspects of payments in respect of the Bonds. In particular, Bondholders should be aware that they may be liable to taxation under the laws of other jurisdictions (as well as the UK) in relation to payments in respect of the Bonds even if such payments may be made without withholding or deduction for or on account of taxation under the laws of the UK.

The references to "interest" in this section mean amounts treated as "interest" for the purposes of UK tax law. The statements 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 Bonds or any related documentation.

The following description of the UK withholding tax position assumes that there will be no substitution of the Issuer pursuant to Condition 8(e) (*Redemption for Index Event, Taxation or Other Reasons*) or 15(d) (*Substitution of the Issuer*) of the Bonds or otherwise and does not consider the tax consequences of any such substitution.

Payment of Interest by the Issuer on the Bonds

While the Bonds carry a right to interest and are and continue to be listed on a recognised stock exchange within the meaning of section 1005 of the Income Tax Act 2007, payments of interest by the Issuer on the Bonds may be made without withholding or deduction for or on account of UK income tax.

The London Stock Exchange is a recognised stock exchange for these purposes, and accordingly the Bonds will be treated as listed on the London Stock Exchange if they are to be included in the official list by the Financial Conduct Authority and admitted to trading on the London Stock Exchange. HMRC have confirmed that securities that are admitted to trading either on the Market (excluding the High Growth Segment) or the PSM satisfy the condition of being admitted to trading on the London Stock Exchange.

In all other cases, interest on the Bonds will generally fall to be paid under deduction of UK income tax at the basic rate (currently 20 per cent.) subject to the availability of other reliefs under domestic law or to any direction to the contrary from HMRC in respect of such relief as may be available pursuant to the provisions of any applicable double taxation treaty. However, the obligation to

withhold will not apply if the relevant interest is paid on Bonds with a Maturity Date of less than one year from the date of issue and which are not issued with the intention, or under a scheme or arrangement the effect of which is to render such Bonds part of: (i) a borrowing with a total term of a year or more; or (ii) part of a borrowing capable of remaining outstanding for a total term of a year or more. If UK withholding tax is imposed, the Issuer will not pay additional amounts in respect of the Bonds.

Payments by Guarantor or Financial Guarantor

The UK withholding tax treatment of payments by the Guarantor or Financial Guarantor under the terms of the Guarantee or Financial Guarantee in respect of interest on the Bonds (or other amounts due under the Bonds other than the repayment of amounts subscribed for the Bonds) is uncertain. In particular, such payments by a Guarantor or Financial Guarantor may not be eligible for the exemptions described above in relation to payments of interest by the Issuer. Accordingly, if the Guarantor or Financial Guarantor makes any such payments, these may be subject to UK withholding tax at the basic rate (currently 20 per cent.). If UK withholding tax is imposed, no Guarantor or Financial Guarantor will pay additional amounts in respect of the Bonds.

Foreign Account Tax Compliance Act ("FATCA") Withholding

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, as amended, commonly known as FATCA, a "foreign financial institution" (including an intermediary through which Bonds are held) may be required to withhold at a rate of 30% on certain payments it makes ("**foreign passthru payments**") to persons that fail to meet certain certification, reporting, or related requirements. A number of jurisdictions (including the UK) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA ("**IGAs**"), which modify the way in which FATCA applies in their jurisdictions. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as the Bonds, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Bonds, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Bonds, proposed regulations have been issued that provide that such withholding would not apply prior to the date that is two years after the date on which final regulations defining foreign passthru payments are published in the U.S. Federal Register. In the preamble to the proposed regulations, the U.S. Treasury Department indicated that taxpayers may rely on these proposed regulations until the issuance of final regulations. Additionally, Bonds that are characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining "foreign passthru payments" are filed with the U.S. Federal Register generally would be "grandfathered" for purposes of FATCA withholding unless materially modified after such date (including by reason of a substitution of the Issuer). However, if additional tranches of a Sub-Class of Bonds that are not distinguishable from other tranches of such Sub-Class issued prior to the expiration of such grandfathering period are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then, withholding agents may treat all Bonds in such Sub-Class, including grandfathered tranches of Bonds of the same Sub-Class, as subject to withholding under FATCA. Holders should consult their own tax advisors regarding how these rules may apply to their investment in the Bonds. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Bonds, no person would be required to pay additional amounts as a result of the withholding.

CHAPTER 12
SUBSCRIPTION AND SALE

Dealership Agreement

Bonds may be sold from time to time by the Issuer to any one or more of Lloyds Bank Corporate Markets plc, National Australia Bank Limited (ABN 12 004 044 937) and NatWest Markets Plc, and any other dealer appointed from time to time (the "**Dealers**") or to subscribers from whom subscriptions have been procured by the Dealers, in each case pursuant to a dealership agreement originally dated 17 July 2003 (as amended and/or restated from time to time, and most recently on or around the date of this Prospectus) made between, among others, SWS, the Issuer, the Arranger and the Dealers (the "**Dealership Agreement**"). The arrangements under which a particular Sub-Class of Bonds may from time to time be agreed to be sold by the Issuer to, and purchased by, Dealers or subscribers are set out in the Dealership Agreement and the subscription agreements relating to each Sub-Class of Bonds. Any such agreement will, *inter alia*, make provision for the form and terms and conditions of the relevant Bonds, the price at which such Bonds will be purchased by the Dealers or subscribers and the commissions or other agreed deductibles (if any) payable or allowable by the Issuer in respect of such purchase. The Dealership Agreement makes provision for the resignation or termination of appointment of existing Dealers and for the appointment of additional or other Dealers either generally in respect of the Programme or in relation to a particular Series, Class or Sub-Class of Bonds.

In the Dealership Agreement, the Issuer, failing whom SWS, has each agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and maintenance of the Programme and the issue of Bonds under the Dealership Agreement and each of the Obligors has agreed to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

The relevant Dealers will be entitled in certain circumstances to be released and discharged from their obligations in respect of a proposed issue of Bonds under or pursuant to the Dealer Agreement prior to the closing of the issue of such Bonds, including in the event that certain conditions precedent are not delivered or met to their satisfaction on or before the issue date of such Bonds. In this situation, the issuance of such Bonds may not be completed. Investors will have no rights against the Issuer or the relevant Dealers in respect of any expense incurred or loss suffered in these circumstances.

Selling and Transfer Restrictions of the United States of America

Selling Restrictions

The Bonds and the Guarantees in respect thereof have not been and will not be registered under the Securities Act and may not be offered or sold or, in the case of Bearer Bonds, delivered within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from, or not subject to, the registration requirements of the Securities Act and, in all cases, in accordance with any applicable state or local securities laws. Terms used in this paragraph have the meaning given to them in Regulation S.

Bearer Bonds 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. Treasury 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 Dealer has represented and agreed and each further Dealer appointed under the Programme will be required to agree that, except as permitted by the Dealership Agreement, it has not offered, sold or delivered and will not offer, sell or deliver the Bonds and the Guarantees in respect thereof constituting part of its allotment: (i) as part of their distribution at any time; or (ii) otherwise until 40 days after the later of the commencement of the offering and the completion of the distribution of the Bonds comprising the relevant Sub-Class, within the United States or to, or for the account or benefit

of, U.S. persons except in accordance with Rule 903 of Regulation S. Accordingly, each Dealer further represents and agrees that neither it, its affiliates nor any persons acting on its or their behalf have engaged or will engage in any directed selling efforts with respect to the Bonds and the Guarantees in respect thereof, and it and they have complied and will comply with the offering restrictions requirement of Regulation S. Each Dealer further agrees that, at or prior to confirmation of sale of Bonds and the Guarantees in respect thereof, it will have sent to each distributor, dealer or person receiving a selling concession, fee or other remuneration that purchases the Bonds and the Guarantees in respect thereof from it during the distribution compliance period a confirmation or notice substantially to the following effect:

> "THE SECURITIES COVERED HERE BY AND THE GUARANTEES IN RESPECT THEREOF HAVE NOT BEEN, AND WILL NOT BE, REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (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 (I) AS PART OF THEIR DISTRIBUTION AT ANY TIME OR (II) OTHERWISE UNTIL 40 DAYS AFTER THE LATER OF THE COMMENCEMENT OF THE OFFERING AND THE COMPLETION OF THE DISTRIBUTION OF THE BONDS COMPRISING THE RELEVANT SUB-CLASS, EXCEPT IN EACH CASE IN ACCORDANCE WITH REGULATION S UNDER THE SECURITIES ACT AND IN ACCORDANCE WITH ANY APPLICABLE STATE OR LOCAL SECURITIES LAWS. TERMS USED ABOVE HAVE THE MEANINGS GIVEN TO THEM BY REGULATION S UNDER THE SECURITIES ACT."

Terms used in this paragraph have the meaning given to them in Regulation S.

In addition, until 40 days after the commencement of the offering of Bonds comprising any Sub-Class and the Guarantees in respect thereof, any offer or sale of such Bonds and Guarantees within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act.

This Prospectus has been prepared by the Issuer for use in connection with the offer and sale of the Bonds outside the United States to non-U.S. persons in reliance on Regulation S. The Issuer and the Dealers reserve the right to reject any offer to purchase the Bonds, in whole or in part, for any reason. This Prospectus does not constitute an offer to any person in the United States. Distribution of this Prospectus by any non-U.S. person outside the United States to any U.S. person or to any other person within the United States, is unauthorised and any disclosure without the prior written consent of the Issuer of any of its contents to any such U.S. person or other person within the United States, is prohibited.

Transfer Restrictions

Each purchaser of the Bonds and the Guarantees outside the United States pursuant to Regulation S and each subsequent purchaser of such Bonds and the Guarantees in resales prior to the expiration of the distribution compliance period, by accepting delivery of this Prospectus and the Bonds and the Guarantees, will be deemed to have represented, agreed and acknowledged that:

(a) It is, or at the time the Bonds and the Guarantees are purchased will be, the beneficial owner of such Bonds and the Guarantees and: (i) it is not a U.S. person and it is located outside the United States (within the meaning of Regulation S); and (ii) it is not an affiliate of the Issuer or a person acting on behalf of such an affiliate.

(b) It understands that such Bonds and the Guarantees have not been and will not be registered under the Securities Act and that, prior to the expiration of the distribution compliance period, it will not offer, sell, pledge, deliver or otherwise transfer such Bonds and the Guarantees except in an offshore transaction in accordance with Rule 903 or Rule 904 of Regulation S and, in each case, in accordance with any applicable securities laws of any state or other jurisdiction of the United States.

(c) It understands that such Bonds, unless otherwise determined by the Issuer in accordance with applicable law, will bear a legend to the following:

"THIS NOTE AND THE GUARANTEES IN RESPECT HEREOF 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 AND MAY NOT BE OFFERED, SOLD, PLEDGED, DELIVERED OR OTHERWISE TRANSFERRED WITHIN THE UNITED STATES EXCEPT (1) IN AN OFFSHORE TRANSACTION IN ACCORDANCE WITH RULE 903 OR RULE 904 OF REGULATION S UNDER THE SECURITIES ACT OR (2) PURSUANT TO AN EXEMPTION FROM, OR IN A TRANSACTION NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS UNDER THE SECURITIES ACT AND, IN EACH CASE, IN ACCORDANCE WITH ANY APPLICABLE STATE OR LOCAL SECURITIES LAWS."

(d) It understands that the Issuer, the Registrar, the Dealers and their affiliates, and others will rely upon the truth and accuracy of the foregoing acknowledgements, representations and agreements.

Prohibition of Sales to EEA Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Bonds which are the subject of the offering contemplated by this Prospectus as completed by the Final Terms in relation thereto to any retail investor in the European Economic Area . For the purposes of this provision the expression:

(a) "**retail investor**" means a person who is one (or more) of the following:

(i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "**MiFID II**"); or

(ii) a customer within the meaning of 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, and

(b) the expression "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe the Bonds.

Prohibition of Sales to UK Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Bonds which are the subject of the offering contemplated by this Prospectus as completed by the Final Terms in relation thereto to any retail investor in the United Kingdom. For the purposes of this provision:

(a) the expression "**retail investor**" means a person who is one (or more) of the following:

(i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the EUWA; or

(ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client as defined in point (8) of Article 2(1) of UK MiFIR, and

(b) the expression "**offer**" includes the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe the Bonds.

United Kingdom

Each Dealer has represented, warranted and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

(a) **No deposit-taking**: in relation to any Bonds having a maturity of less than one year:

(i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business; and

(ii) it has not offered or sold and will not offer or sell any Bonds other than to persons:

(A) whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of their businesses; or

(B) who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses,

where the issue of the Bonds would otherwise constitute a contravention of Section 19 of the FSMA by the Issuer;

(b) **Financial Promotion**: it has only communicated or caused to be communicated and will only communicate or cause to be communicated any 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 Bonds in circumstances in which section 21(1) of the FSMA does not apply to the Issuer or the Guarantors; and

(c) **General Compliance**: it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Bonds in, from or otherwise involving the United Kingdom.

Singapore

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that this Prospectus has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered or sold any Bonds or caused the Bonds to be made the subject of an invitation for subscription or purchase and will not offer or sell any Bonds or cause the Bonds to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Prospectus or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Bonds, whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the SFA) pursuant to Section 274 of the SFA or (ii) an accredited investor (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA.

Singapore SFA Product Classification: In connection with Section 309B of the SFA and the CMP Regulations 2018, unless otherwise specified before an offer of Bonds, the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Bonds are 'prescribed capital markets products' (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

General

Save for obtaining the approval of the Prospectus by the FCA in accordance with Part VI of the FSMA for the Bonds to be admitted to listing on the Official List of the FCA and to trading on the Market or the PSM, no action has been or will be taken in any jurisdiction by the Issuer, the other Obligors or the Dealers that would permit a public offering of Bonds, or possession or distribution of the Prospectus or any other offering material, in any jurisdiction where the action for that purpose is required. Each Dealer shall to the best of its knowledge comply with all applicable laws, regulations and directives in each country or jurisdiction in or from which they purchase, offer, sell or deliver Bonds or have in their possession or distribute the Prospectus or any other offering material, in all cases at their own expense.

The Dealership Agreement provides that the Dealers shall not be bound by any of the restrictions relating to any specific country or jurisdiction (set out above) to the extent that such restrictions shall, as a result of change(s) in the official interpretation, after the date of the Dealership Agreement, of applicable laws and regulations, no longer be applicable but without prejudice to the obligations of the Dealers described in the paragraph above.

Selling restrictions may be supplemented or modified with the agreement of the Issuer.

CHAPTER 13
GENERAL INFORMATION

Authorisation

The update of the Programme and the issue of Bonds thereunder have been duly authorised by resolutions of the Board of Directors of the Issuer passed on and 7 November 2025.

The Issuer has obtained or will obtain from time to time all necessary consents, approvals and authorisations in connection with the issue and performance of the Bonds.

The giving of the guarantees by each of SWS, SWSGH and SWSH has been duly authorised by resolutions of the Board of Directors of each of SWS, SWSGH and SWSH, respectively, dated 15 July 2003 and further resolutions of:

(i) the committee of the Board of Directors of SWS dated 18 February 2009, 23 March 2011, 27 February 2013;

(ii) the Board of Directors of SWS dated 22 November 2019, 30 April 2020, 31 October 2023, 1 October 2024 and 7 November 2025;

(iii) the committee of the Board of Directors of SWS dated 6 November 2025;

(iv) the Board of Directors of SWSGH dated 18 February 2009, 23 March 2011, 27 February 2013, 22 November 2019, 30 April 2020, 26 October 2023, 17 October 2024 and 7 November 2025; and

(v) the Board of Directors of SWSH dated 18 February 2009, 23 March 2011, 27 February 2013, 22 November 2019, 30 April 2020, 26 October 2023, 17 October 2024 and 7 November 2025.

The giving of the guarantee by SWFII has been duly authorised by resolutions of the Board of Directors dated 14 September 2022, and further resolutions of the Board of Directors dated 26 October 2023, 17 October 2024 and 7 November 2025.

Listing of Bonds

The admission of the Programme to listing on the Official List and to trading on the Market and the PSM is expected to take effect on or about 14 November 2025. Any Tranche of Bonds intended to be admitted to listing on the Official List and admitted to trading on the Market or the PSM will be so admitted to listing and trading upon submission to the FCA and the London Stock Exchange (in accordance with their rules and procedures) of the relevant Final Terms and any other information required by the FCA and the London Stock Exchange, subject in each case to the issue of the relevant Bonds. Prior to official listing, dealings will be permitted by the Market or the PSM, as the case may be, in accordance with their respective rules.

It is expected that each Sub-Class of Bonds which is to be admitted to the Official List and to trading on the Market or the PSM will be admitted separately as and when issued, subject only to the issue of a Global Bond or Bonds initially representing the Bonds of such Sub-Class.

The listing of the Programme in respect of Bonds was granted on 23 July 2003, updated on 26 May 2005, 13 October 2006, 27 February 2009, 12 April 2011, 28 February 2013, 11 May 2020, 16 November 2023, 22 October 2024 and is expected to be further updated on 14 November 2025.

However, Bonds may also be issued pursuant to the Programme which will not be listed on the Market or the PSM or any other Stock Exchange or which will be listed on such Stock Exchange as the Issuer and the relevant Dealer(s) may agree.

Documents Available

For so long as the Programme remains in effect or any Bonds shall be outstanding, copies of the following documents may (when published) be inspected during normal business hours (in the case

of Bearer Bonds) at the specified office of the Principal Paying Agent (in the case of Registered Bonds) at the specified office of the Registrar and the Transfer Agents and (in all cases) at the registered office of the Bond Trustee:

(i) the Memorandum and Articles of Association of each of the Issuer and the other Obligors;

(ii) the audited financial statements of SWS for the years ended 31 March 2024 and 31 March 2025;

(iii) the audited financial statements of SWSGH for the years ended 31 March 2024 and 31 March 2025;

(iv) the audited financial statements of SWSH for the years ended 31 March 2024 and 31 March 2025;

(v) the audited financial statements of SWFII for the years ended 31 March 2024 and 31 March 2025;

(vi) the audited financial statements of the Issuer for the years ended 31 March 2024 and 31 March 2025;

(vii) a copy of this Prospectus;

(viii) a copy of an offering circular dated 17 July 2003 in respect of the Programme;

(ix) a copy of an offering circular dated 24 May 2005 in respect of the Programme;

(x) a copy of a prospectus dated 13 October 2006 in respect of the Programme (as supplemented by a supplemental prospectus dated 12 July 2007);

(xi) a copy of the prospectus dated 27 February 2009 in respect of the Programme;

(xii) a copy of the Prospectus dated 28 February 2013 in respect of the Programme;

(xiii) a copy of the Prospectus dated 6 May 2020 in respect of the Programme;

(xiv) a copy of the Prospectus dated 14 November 2023 in respect of the Programme;

(xv) a copy of the Prospectus dated 18 October 2024 in respect of the Programme;

(xvi) a copy of the Deed of Variation to the Bond Trust Deed dated 30 September 2022;

(xvii) each Final Terms relating to Bonds which are admitted to listing, trading and/or quotation by any listing authority, stock exchange and/or quotation system. (In the case of any Bonds which are not admitted to listing, trading and/or quotation by any listing authority, stock exchange and/or quotation system, copies of the relevant Final Terms will only be available for inspection by the relevant Bondholders);

(xviii) each Investors' Report;

(xix) each Financial Guarantee relating to each Sub-Class of Wrapped Bonds previously issued under the Programme;

(xx) each G&R Deed;

(xxi) each Issuer/SWS Loan Agreement;

(xxii) the Common Terms Agreement;

(xxiii) the Master Definitions Agreement;

(xxiv) the STID;

(xxv) the Indemnification Deeds;

(xxvi) the Security Agreement;

(xxvii) the Bond Trust Deed;

(xxviii) the Account Bank Agreement;

(xxix) the Agency Agreement;

(xxx) the Tax Deeds of Covenant; and

(xxxi) the SWS/SWSG Loan Agreement and related security document.

This Prospectus, and in the case of Bonds to be admitted to the Official List and admitted to trading on the Market or the PSM, the relevant Final Terms, can be viewed 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.

Clearing Systems

The Bonds have been accepted for clearance through Euroclear and Clearstream, Luxembourg. The appropriate Common Code, ISIN, FISN and CFI Code (as applicable) for each Sub-Class of Bonds allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Final Terms. If the Bonds are to clear through an additional or alternative clearing system, the appropriate information will be specified in the applicable Final Terms.

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. The address of any alternative clearing system will be specified in the applicable Final Terms.

Significant or Material Change

As detailed in Chapter 3 '*Risk Factors'* under '*Risks Relating to SWS – Consequences of Trigger Events"* and "*Risks Relating to the Issuer – Financing Considerations*" and the existence of material uncertainty related to going concern in the accounting policies of the audited unconsolidated financial statements of each of SWS, SWSH, SWSGH, the Issuer and SWFII for the financial year ended 31 March 2025:

(i) A Trigger Event in relation to SWS's Conformed Class A Adjusted ICR and Conformed Class A Average Adjusted ICR and SWS's credit rating requirements has occurred and is continuing;

(ii) a future downgrade to a sub investment grade credit rating or a failure to meet its legal obligations could, depending on the circumstances and the approach of Ofwat, result in a breach of the SWS's Instrument of Appointment, which could possibly result in a consequent event of default under the terms of SWS's financing arrangements; and

(iii) SWS has a significant level of planned expenditure, over at least the next twelve months (and which will continue to March 2026) to improve operational performance, the resilience of its assets and reduce the impact on the environment from the treatment and processing of water and wastewater. This requires additional equity funding to finance it through the going concern period, some of which has not yet been committed or has been committed but is subject to the fulfilment of a number of conditions. Until these have been met there is no guarantee this equity will be received; and

(iv) failure to raise equity or debt funding, or significant operational under performance could lead to a potential Post Maintenance Interest Cover Ratio ("**PMICR**") covenant breach or ratings downgrade. A future downgrade to a sub-investment grade credit rating or breach of the PMICR covenant would result in an event of default under the terms of SWS's financing arrangements.

Except as set out above:

(i) there has been no significant change in the financial performance or financial position of the Issuer, nor any material adverse change in the financial position nor any material adverse change in the prospects of the Issuer since the date of its last published audited annual financial statements, being 31 March 2025;

(ii) there has been no significant change in the financial performance or financial position of SWFII, nor any material adverse change in the financial position nor any material adverse change in the prospects of SWFII since the date of its last published audited annual financial statements, being 31 March 2025;

(iii) there has been no significant change in the financial performance or financial position of SWS nor any material adverse change in the prospects of SWS since the date of its last published audited annual financial statements, being 31 March 2025;

(iv) there has been no significant change in the financial performance or financial position of SWSH, nor any material adverse change in the prospects of SWSH since the date of its last published audited annual financial statements, being 31 March 2025;

(v) there has been no significant change in the financial performance or financial position of SWSGH, nor any material adverse change in the prospects of SWSGH since the date of its last published audited annual financial statements, being 31 March 2025; and

there has been no significant change in the financial performance or financial position of the SWS Financing Group, nor any material adverse change in the prospects of the SWS Financing Group since the end of its last financial period for which financial information has been published, being 31 March 2025.

Litigation

Other than as expressly identified in this Prospectus, there are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the relevant Obligor is aware) during the 12 months preceding the date of this Prospectus, which may have, or have had in the recent past, significant effects on the financial position or profitability of the Issuer and/or the Group.

Availability of Financial Statements

The audited annual financial statements of the Issuer and the audited annual financial statements of SWS will be prepared as of 31 March in each year. The Issuer has not published and does not intend to publish any interim financial statements, but SWS intends to publish semi-annual unaudited financial statements. The unaudited interim financial statements of SWS will be prepared as of 30 September in each year. All future audited annual financial statements (and any published interim financial statements) of SWS and the audited annual financial statements of the Issuer will be available free of charge in accordance with "*Documents Available*" above.

Auditors

The auditors of SWS are Deloitte LLP, of 2 New Street Square, London EC4A 3BZ who have audited SWS's accounts (i) without qualification, in accordance with generally accepted auditing standards in the United Kingdom for the financial year ended on 31 March 2025 and (ii) without qualification (although with an emphasis of matter in relation to material uncertainty (see further, Chapter 3 "*Risk Factors*" under "*Risks Relating to the Issuer – Financing Considerations* ", sub-section "*Material*

Uncertainty Related to Going Concern")), in accordance with the generally accepted auditing standard in the United Kingdom for the financial year ended 31 March 2024.

The auditors of SWSGH are Deloitte LLP, of 2 New Street Square, London EC4A 3BZ who have audited SWSGH's accounts (i) without qualification, in accordance with generally accepted auditing standards in the United Kingdom for the financial year ended on 31 March 2025 and (ii) without qualification (although with an emphasis of matter in relation to material uncertainty (see further, Chapter 3 "*Risk Factors*" under "*Risks Relating to the Issuer – Financing Considerations* ", sub-section "*Material Uncertainty Related to Going Concern*")), in accordance with the generally accepted auditing standard in the United Kingdom for the financial year ended 31 March 2024.

The auditors of SWSH are Deloitte LLP, of 2 New Street Square, London EC4A 3BZ who have audited SWSH's accounts (i) without qualification, in accordance with generally accepted auditing standards in the United Kingdom for the financial year ended on 31 March 2025 and (ii) without qualification (although with an emphasis of matter in relation to material uncertainty (see further, Chapter 3 "*Risk Factors*" under "*Risks Relating to the Issuer – Financing Considerations* ", sub-section "*Material Uncertainty Related to Going Concern*")), in accordance with the generally accepted auditing standard in the United Kingdom for the financial year ended 31 March 2024.

The auditors of the Issuer are Deloitte LLP, of 2 New Street Square, London EC4A 3BZ who have audited the Issuer's accounts (i) without qualification, in accordance with generally accepted auditing standards in the United Kingdom for the financial year ended on 31 March 2025 and (ii) without qualification (although with an emphasis of matter in relation to material uncertainty (see further, Chapter 3 "*Risk Factors*" under "*Risks Relating to the Issuer – Financing Considerations*", sub-section "*Material Uncertainty Related to Going Concern*")), in accordance with the generally accepted auditing standard in the United Kingdom for the final year ended 31 March 2024.

The auditors of SWFII are Deloitte LLP, of 2 New Street Square, London EC4A 3BZ who have audited SWSH's accounts (i) without qualification, in accordance with generally accepted auditing standards in the United Kingdom for the financial year ended on 31 March 2025 and (ii) without qualification (although with an emphasis of matter in relation to material uncertainty (see further, Chapter 3 "*Risk Factors*" under "*Risks Relating to the Issuer – Financing Considerations* ", sub-section "*Material Uncertainty Related to Going Concern*")), in accordance with the generally accepted auditing standard in the United Kingdom for the financial year ended 31 March 2024.

Bond Trustee's Reliance on Reports and Legal Opinions

Certain of the reports of accountants and other experts to be provided in connection with the Programme and/or the issue of Bonds thereunder may be provided on terms whereby they contain a limit on the liability of such accountants or other experts.

Under the terms of the Programme, the Bond Trustee will not necessarily receive a legal opinion in connection with each issue of Bonds.

Information in Respect of the Bonds

The issue price and the amount of the relevant Bonds will be determined, before filing of the relevant Final Terms of each Tranche, based on then prevailing market conditions. The Issuer does not intend to provide any post-issuance information in relation to any issues of Bonds other than the Investors' Report described in Chapter 2 "*Overview of the Programme – Investor Information*". However, see the requirements to deliver an Investors' Report in accordance with the CTA as described in Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement*"

Material Contracts

Save as otherwise disclosed in this Prospectus (as supplemented as at the relevant time, if applicable), SWS has not entered into contracts outside the ordinary course of its business, which could result in

SWS or any member of its group being under an obligation or entitlement that is material to SWS's ability to meet its obligation to holders of Bonds in respect of the Bonds being issued.

Potential Conflicts of Interest

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for the Issuer, the SWS Group and/or their affiliates in the ordinary course of business. Certain of the Dealers and their affiliates may have positions, deal or make markets in the Bonds issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer, the SWS Group and/or their affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In the ordinary course of their business activities, the Arranger, the Dealers 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 of the Issuer or the Issuer's affiliates (including other members of the SWS Group). Certain of the Dealers or their affiliates that have a lending relationship with the Issuer or the SWS Financing Group routinely hedge their credit exposure to the Issuer consistent with their customary risk management policies. Typically, such Dealers 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, including potentially the Bonds issued under the Programme. Any such short positions could adversely affect future trading prices of Bonds issued under the Programme. The Arranger, the Dealers 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.

Miscellaneous

The website of the Issuer is https://www.southernwater.co.uk. The information on https://www.southernwater.co.uk does not form part of this Prospectus, except where that information has been incorporated by reference into this Prospectus.

INDEX OF DEFINED TERMS

PLEASE READ. The defined terms used in this Prospectus and as set out in this Glossary are disclosed on a conformed basis to reflect the amendments made to the Master Definitions Agreement on 30 September 2022 and 3 August 2023. While the defined terms used in this Prospectus and set out in this Index of Defined Terms reflect the Master Definitions Agreement, including any rules of interpretation or construction included in the Master Definitions Agreement, the terms of the definitions used in the Master Definitions Agreement may be different.

The Bondholders and other Secured Creditors are reminded that the defined terms in the Master Definitions Agreement govern and apply, not the conformed defined terms used in this Prospectus and set out in this Glossary, which are for disclosure purposes only.

A copy of the Master Definitions Agreement is available for inspection during normal business hours at the specified offices of the Bond Trustee and the Principal Paying Agent (in the case of bearer Bonds) or the specified offices of the Transfer Agents and the Registrar (in the case of registered Bonds).

The following terms are used throughout this Prospectus:

"**A Category**"	means a credit rating of at least A- from S&P, A3 from Moody's or A- from Fitch.
"**Acceleration of Liabilities**" or "**Acceleration**"	means an acceleration of any Secured Liabilities or termination of a commitment (or equivalent action), including: (a) the delivery of a termination notice from a Finance Lessor or SWS terminating the leasing of Equipment under a Finance Lease; (b) the delivery of a notice by SWS or a Finance Lessor requesting the prepayment of any Rentals under a Finance Lease; (c) the early termination of any hedging obligations (whether by reason of an event of default, termination event or other right of early termination) under a Hedging Agreement; or (d) the taking of any other steps to recover any payment due in respect of any Secured Liabilities, which have matured for repayment and are overdue, by a Secured Creditor or Secured Creditors pursuant to the terms of the applicable Finance Documents and in accordance with the STID, and "**acceleration**" and "**accelerate**" will be construed accordingly.
"**Accession Memorandum**"	means: (a) with respect to the STID, each memorandum entered into or to be entered into pursuant to Clause 2 (*Accession*) or Clause 19 (*Benefit of Deed*) (as applicable) of the STID; and (b) with respect to the Bond Trust Deed, a memorandum in substantially the form set out in Schedule 5 to the Bond Trust Deed pursuant to which a Financial Guarantor accedes to the Bond Trust Deed.
"**Account**"	means any bank account of any Obligor.

"**Account Bank**"	means HSBC Bank plc or any successor account bank appointed pursuant to the Account Bank Agreement.
"**Account Bank Agreement**"	means the account bank agreement dated 24 January 2019 (as amended, restated and/or supplemented from time to time) between, among others, the Obligors, the Standstill Cash Manager, the Account Bank and the Security Trustee.
"**Additional Secured Creditor**"	means any person not already a Secured Creditor which becomes a Secured Creditor pursuant to the provisions of the STID.
"**Adjusted Lease Reserve Amount**"	means, in respect of any Finance Lease and from the commencement of a Standstill in any 12-month period commencing on 1 April in any year, the relevant portion of the Annual Finance Charge for such 12-month period relating to such Finance Lease as calculated pursuant to Paragraph 5.10 of Schedule 12 (*Cash Management*) to the CTA.
"**Advance**"	means any advance or other credit accommodation provided under any Authorised Credit Facility.
"**Affiliate**"	means a Subsidiary or a Holding Company of a person or any other Subsidiary of that Holding Company (other than in any Hedging Agreement when used in relation to a Hedge Counterparty, where "Affiliate" has the meaning given to it in that Hedging Agreement).
"**Agency Agreement**"	means the amended and restated agreement dated on or about 14 November 2023 (as further amended, restated and/or supplemented from time to time)between the Issuer, SWS and the Agents referred to therein under which, among other things, the Principal Paying Agent is appointed as issuing agent, principal paying agent and agent bank for the purposes of the Programme.
"**Agent**"	means the Agent Bank, the Principal Paying Agent, the Registrar, the Transfer Agent and any Paying Agent or any other agent appointed by the Issuer pursuant to the Agency Agreement or a Calculation Agency Agreement.
"**Agent Bank**"	means Deutsche Bank AG London (or any successor thereto) in its capacity as agent bank under the Agency Agreement in respect of the Bonds.
"**AMP**"	means an asset management plan submitted by SWS to the economic regulator in respect of a five-year period.
"**AMP Period**"	means a five-year period in relation to which an asset management plan is submitted by SWS to the economic regulator, and in this respect "**AMP2 Period**" means the AMP Period commencing on 1 April 1995; "**AMP3 Period**" means the AMP Period commencing on 1 April 2000; "**AMP4 Period**" means the AMP Period commencing on 1 April 2005; "**AMP5 Period**" means the AMP Period commencing on 1 April 2010; "**AMP6 Period**" means the AMP Period commencing on 1 April 2015; "**AMP7 Period**" means the AMP Period commencing on 1 April 2020; and

	"**AMP8 Period**" means the AMP Period commencing on 1 April 2025.
"**AMP2**"	means the asset management plan prepared for the AMP2 Period.
"**AMP3**"	means the asset management plan prepared for the AMP3 Period.
"**AMP4**"	means the asset management plan prepared for the AMP4 Period.
"**AMP5**"	means the asset management plan prepared for the AMP5 Period.
"**AMP6**"	means the asset management plan prepared for the AMP6 Period.
"**AMP7**"	means the asset management plan prepared for the AMP7 Period.
"**AMP8**"	means the asset management plan prepared for the AMP8 Period.
"**Ancillary Documents**"	means the valuations, reports, legal opinions, tax opinions, accountants' reports and the like addressed to or given for the benefit of the Security Trustee, any Obligor or any Secured Creditor in respect of the Security Assets.
"**Annual Finance Charge**"	means, in respect of each 12-month period commencing 1 April in any subsequent year, the aggregate of all interest due or to become due (after taking account of the impact on interest rates of any Hedging Agreements then in place) during that 12-month period on the Class A Debt and the Class B Debt (including, for the avoidance of doubt, all interest due on Class B Debt but not yet payable as a result of the restrictions imposed upon the payment of that indebtedness contained in the Finance Documents), any Financial Guarantee Fee payable to any Financial Guarantor within that 12-month period, all fees and commissions payable to each Finance Party within that 12-month period and the Lease Reserve Amounts and Adjusted Lease Reserve Amounts falling due in that 12-month period, excluding all indexation of principal, all costs incurred in raising such debt, amortisation of the costs of issue of such debt in that 12-month period and all other costs incurred in connection with the raising of such debt) less all interest received or, in respect of forward-looking ratios, receivable by any member of the SWS Financing Group from a third party during such period (excluding any interest received or receivable from SWSG under the SWS/SWSG Loan Agreement).
"**Applicable Accounting Principles**"	means accounting principles, standards and practices generally accepted in the United Kingdom as applied from time to time and making such adjustments (if any) as the Auditors may consider appropriate arising out of changes to applicable accounting principles or otherwise from time to time.

"**Appointed Business**"	means the appointed business of a "relevant undertaker" (as that term is defined by the WIA).
"**Arranger**"	means NatWest Markets Plc, the arranger of the Programme.
"**Artesian**"	means Artesian Finance plc.
"**Artesian II**"	means Artesian Finance II plc.
"**Associate**"	means: (a) any person who has a Controlling interest in any member of the SWS Financing Group; (b) any person who, directly or indirectly, holds at least 15 per cent. or more of the voting share capital in any member of the SWS Financing Group; (c) any person who is Controlled by a member of the SWS Financing Group; or (d) any person in which a member of the SWS Financing Group holds, directly or indirectly, at least 15 per cent. or more of the voting share capital, and, in each case, any Affiliate of such person.
"**Auditors**"	means Deloitte LLP or such other firm of accountants of international repute as may be appointed by SWS in accordance with the CTA as the Auditors for the SWS Financing Group.
"**Authorised Credit Facility**"	means any facility or agreement entered into by the Issuer, SWFII or SWS for Class A Debt or Class B Debt or Subordinated Debt as permitted by the terms of the CTA or for the issue of Financial Guarantees in relation thereto, the providers of which have acceded to the STID and the CTA, and includes the Liquidity Facilities, the Existing RCF Agreement, the Initial Artesian Term Facility Agreement, the Issuer/SWS Loan Agreements, the Bond Trust Deed, the Bonds, the Hedging Agreements, the Financial Guarantee Fee Letters, the G&R Deeds, the Second Artesian Term Facility Agreement and any other document entered into in connection with the foregoing facilities or agreements or the transactions contemplated in the foregoing facilities or agreements (excluding, however, the Dealership Agreement and the Common Agreements).
"**Authorised Credit Provider**"	means a lender or other provider of credit or financial accommodation under any Authorised Credit Facility and includes each Financial Guarantor for so long as any Financial Guarantee issued by that Financial Guarantor is outstanding, and each Bondholder.
"**Authorised Investments**"	means: (a) securities issued by the Government of UK; (b) demand or time deposits, certificates of deposit and short-term unsecured debt obligations, including commercial paper, provided that the issuing entity or, if such investment is guaranteed, the guaranteeing entity, is rated the Minimum Short-term Rating;

(c) any other obligations, provided that, in each case, the relevant investment has the Minimum Short-term Rating and is either denominated in pounds sterling or (following the date on which the UK becomes a Participating Member State) euro or has been hedged in accordance with the Hedging Policy; or

(d) any money market funds or equivalent investments which have a rating of at least AAA by S&P or V-1+ by Fitch or Aaa by Moody's.

"**Authorised Signatory**" means any person who is duly authorised by any Obligor or any Party and in respect of whom a certificate has been provided signed by a director of that Obligor or such Party setting out the name and signature of that person and confirming such person's authority to act.

"**Base Currency**" means pounds sterling.

"**Bearer Bonds**" means those of the Bonds which are in bearer form.

"**Bond Trust Deed**" means the bond trust deed dated the Initial Issue Date (and as amended, restated and/or supplemented from time to time) between, among others, the Issuer, the Initial Financial Guarantors and the Bond Trustee, under which Series 1 Bonds, Series 2 Bonds, Series 3 Bonds, Series 4 Bonds, Series 5, Series 6 Bonds, Series 7 Bonds, Series 8 Bonds, Series 9 Bonds, Series 10 Bonds, Series 11 Bonds, Series 12 Bonds, Series 13 Bonds, Series 13 Tap Bonds and Series 14 Bonds are constituted and any further Bonds will, on issue, be constituted and any bond trust deed supplemental thereto.

"**Bond Trustee**" means Deutsche Trustee Company Limited or any successor trustee appointed pursuant to the Bond Trust Deed for and on behalf of the relevant Bondholders.

"**Bond Trustee Reserved Matters**" means those matters set out in Part B (*Bond Trustee Reserved Matters*) of Schedule 3 to the STID and Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*".

"**Bondholders**" means the holders from time to time of the Bonds.

"**Bonds**" means the Class A Bonds and/or the Class B Bonds, as the context may require, and "**Bond**" shall be construed accordingly.

"**Bridge Facility Agreement**" means the £1,900,000,000 credit agreement dated 8 March 2002, as amended from time to time, between, among others, the Issuer as original borrower and original guarantor and The Royal Bank of Scotland plc as arranger, agent and security trustee under which the relevant lenders made advances that funded the First Aqua Acquisition and funded SWS's working capital requirements and general corporate expenditure. All amounts payable by the SWS Financing Group to the lenders under such credit agreement have been discharged in full.

"**BSI**" means the British Standards Institution.

"**Business**"	means Appointed Business and Permitted Non-Appointed Business or otherwise as permitted under the Finance Documents.
"**Business Day**"	means (other than in any Hedging Agreement where "Business Day" has the meaning given to it in that Hedging Agreement): (a) in relation to any sum payable in euro, a TARGET Settlement Day and a day on which commercial banks and foreign exchange markets settle payments generally in London and each (if any) additional city or cities specified in the relevant Final Terms; (b) in relation to any sum payable in a currency other than euro, a day on which commercial banks and foreign exchange markets settle payments generally in London, in the principal financial centre of the currency in which such financial indebtedness is denominated (which in the case of a payment in U.S. dollars shall be New York) and in each (if any) additional city or cities specified in the relevant Final Terms; and (c) in relation to the definition of Lease Calculation Date, a day on which commercial banks and foreign exchange markets settle payments generally in London.
"**Calculation Agency Agreement**"	means, in relation to the Bonds of any Tranche, an agreement in or substantially in the form of Schedule 1 to the Agency Agreement.
"**Calculation Agent**"	means, in relation to any Tranche of Bonds, the person appointed as calculation agent in relation to such Tranche of Bonds by the Issuer pursuant to the provisions of a Calculation Agency Agreement (or any other agreement) and shall include any successor calculation agent appointed in respect of such Tranche of Bonds.
"**Calculation Date**"	means (other than in any Hedging Agreement where "**Calculation Date**" has the meaning given to it in that Hedging Agreement), 31 March and 30 September in each year starting on 30 September 2003 or any other calculation date agreed as a result of a change in the financial year end date of any Obligor.
"**Capex Contract**"	means any agreement pursuant to which SWS outsources any investment, construction works and other Capital Expenditure.
"**Capex Reserve Account**"	means the account of SWS titled "Capex Reserve Account" held at the Account Bank and includes any sub-account relating to that account and any replacement account from time to time.
"**Capital Expenditure**"	means Capital Maintenance Expenditure and any investment expenditure (net of associated grants and contributions) incurred (or, in respect of any future period, forecast to be

	incurred in the SWS Business Financial Model) relating to increases in capacity or enhancement of service levels, quality or security of supply.
"**Capital Maintenance Expenditure**"	means investment expenditure (net of associated grants and contributions) incurred (or, in respect of any future period, forecast to be incurred in the SWS Business Financial Model) on maintaining base service levels in the Appointed Business but excluding any investment expenditure relating to increases in capacity or enhancement of service levels, quality or security of supply.
"**Cash Expenses**"	means the aggregate of all expenses including capital expenditure incurred by SWS in any period (excluding depreciation, IRC and interest on Financial Indebtedness).
"**Cash Manager**"	means (i) HSBC Bank plc during a Standstill Period in its capacity as Standstill Cash Manager under the CTA, or any substitute Standstill Cash Manager; and (ii) at all other times SWS.
"**CAT**"	means the Competition Appeal Tribunal of the United Kingdom.
"**CCD**"	means expenditure designated under the heading "current cost depreciation" in the financial projections contained in the supplementary report issued by Ofwat detailing the numbers and assumptions specific to SWS in the Director General's most recent Final Determination adjusted as appropriate for any subsequent IDOK and for Out-turn Inflation, provided that, for the purposes of calculating any financial ratio for any Test Period for which there is no Final Determination, "**CCD**" shall be SWS's good faith, honestly held present estimate of such expenditure for such Test Period.
"**CGN**"	means a Temporary Global Bond in the form set out in Part A or a Permanent Global Bond in the form set out in Part B, in each case, of Schedule 2 to the Bond Trust Deed.
"**Class**"	means each class of Bonds, the available Classes of Bonds being Class A Wrapped Bonds, Class A Unwrapped Bonds, Class B Wrapped Bonds and Class B Unwrapped Bonds.
"**Class A Adjusted ICR**"	means, in respect of a Test Period, the ratio of Net Cash Flow less the aggregate of CCD and IRC during such Test Period to Class A Debt Interest during such Test Period.
"**Class A Average Adjusted ICR**"	means the sum of the ratios of Net Cash Flow less the aggregate of CCD and IRC to Class A Debt Interest for each of the Test Periods comprised in a Rolling Average Period divided by three.
"**Class A Bonds**"	means the Class A Wrapped Bonds and the Class A Unwrapped Bonds.
"**Class A Debt**"	means any financial accommodation that is, for the purposes of the STID, to be treated as Class A Debt and includes all debt outstanding under:

(a) the Class A Wrapped Bonds and the Class A Unwrapped Bonds (if any) issued by the Issuer on or after the Initial Issue Date;

(b) the Initial Artesian Term Facility, the Second Artesian Term Facility Agreement and the Existing RCF;

(c) all Interest Rate Hedging Agreements and the Currency Hedging Agreements in relation to Class A Debt;

(d) the DSR Liquidity Facility and any O&M Reserve Facility entered into after the Initial Issue Date;

(e) the Financial Guarantee Fee Letters; and

(f) each G&R Deed in respect of Class A Wrapped Debt.

"**Class A Debt Instructing Group**" or "**Class A DIG**" means a group of representatives (each, a "**Class A DIG Representative**") of Qualifying Class A Debt, comprising:

(a) in respect of each Sub-Class of Class A Wrapped Bonds or other Class A Wrapped Debt (if no FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Bonds), the Financial Guarantor of such Sub-Class of Class A Wrapped Bonds or other Class A Wrapped Debt;

(b) in respect of each Sub-Class of Class A Wrapped Bonds (after an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Bonds) and each Sub-Class of Class A Unwrapped Bonds, the Bond Trustee;

(c) in respect of the Existing RCF Agreement, the Existing RCF Agent, in respect of the Initial Artesian Term Facility, Artesian II and, in respect of the Second Artesian Term Facility, Financial Security Assurance (U.K.) Limited; and

(d) in respect of any other Secured Liabilities of the type referred to in paragraphs (a) to (c) above (excluding liabilities under all Interest Rate Hedging Agreements and under Currency Hedging Agreements in respect of the Class A Debt and under the Liquidity Facilities) or (with the approval of the Majority Creditors) other types of Secured Liabilities that rank *pari passu* with all other Class A Debt, the relevant representative appointed under the terms of the relevant Finance Document and named in the relevant Accession Memorandum or the STID as the Class A DIG Representative,

each of which provides an appropriate indemnity to the Security Trustee each time it votes irrespective of whether it is a Majority Creditor.

"**Class A Debt Interest**" means, in relation to any Test Period, and without double counting, an amount equal to the aggregate of:

(a) all interest paid, due but unpaid or, in respect of forward-looking ratios, payable, on the Issuer's and/or SWS's obligations under or in connection with all Class A Debt and any Financial Indebtedness which falls under paragraph (e) of the definition of "Permitted Financial Indebtedness";

(b) all fees paid, due but unpaid or, in respect of forward-looking ratios, payable, to any Financial Guarantor of Class A Debt; and

(c) Adjusted Lease Reserve Amounts or Lease Reserve Amounts paid, due but unpaid or, in respect of forward-looking ratios, payable, on the Issuer's and/or SWS's obligations under and in connection with all Class A Debt,

in each case, during such Test Period (after taking account of the impact on interest rates of all related Hedging Agreements then in force) (excluding all indexation of principal, amortisation of the costs of issue of any Class A Debt and/or Class B Debt within such Test Period and all other costs incurred in connection with the raising of such Class A Debt and/or Class B Debt) less all interest received or in respect of forward-looking ratios receivable by any member of the SWS Financing Group from a third party during such period (excluding any interest received or receivable by SWS under the SWS/SWSG Loan Agreement).

"**Class A Debt Provider**" means a provider of, or Financial Guarantor of, Class A Debt.

"**Class A ICR**" means, in respect of a Test Period, the ratio of Net Cash Flow for such Test Period to Class A Debt Interest for such Test Period.

"**Class A Net Indebtedness**" means, as at any date, all the Issuer's and SWS's nominal debt outstanding (or, in respect of a future date, forecast to be outstanding) under and in connection with any Class A Debt on such date and the nominal amount of any Financial Indebtedness falling within paragraph (e) of the definition of "Permitted Financial Indebtedness" which is outstanding (or, in respect of a future date, forecast to be outstanding) on such date including all indexation accrued on any such liabilities which are indexed together with any interest due but unpaid up to and including such date (after taking account of the effect of any relevant Interest Rate Hedging Agreements then in force) and less the value of all Authorised Investments and other amounts standing to the credit of any Account (other than an amount equal to the Excluded Insurance Proceeds Amount and an amount equal to the aggregate of any amounts which represent Customer Rebates or Distributions which have been declared but not paid on such date); where such debt is denominated other than in pounds sterling, the nominal amount outstanding will be calculated: (a) in respect of debt with associated Currency

	Hedging Agreements, by reference to the applicable hedge rates specified in the relevant Currency Hedging Agreements; and (b) in respect of debt with no associated Currency Hedging Agreements, by reference to the Exchange Rate on such date.
"**Class A RAR**"	means, on any Calculation Date, the ratio of Class A Net Indebtedness to RCV as at such Calculation Date or, in the case of any forward-looking ratios for Test Periods ending after such Calculation Date, as at the 31 March falling in such Test Period.
"**Class A Required Balance**"	means, on any Payment Date, the following 12 months' interest forecast to be due on the Class A Debt.
"**Class A Unwrapped Bonds**"	means the Class A Bonds that do not have the benefit of a guarantee from a Financial Guarantor.
"**Class A Unwrapped Debt**"	means Class A Debt that does not have the benefit of a guarantee from a Financial Guarantor.
"**Class A Wrapped Bonds**"	means the Class A Bonds that have the benefit of a guarantee from a Financial Guarantor.
"**Class A Wrapped Debt**"	means Class A Debt that has the benefit of a guarantee from a Financial Guarantor.
"**Class B Bonds**"	means the Class B Wrapped Bonds and the Class B Unwrapped Bonds.
"**Class B Debt**"	means any financial accommodation that is, for the purposes of the STID, to be treated as Class B Debt and includes all debt outstanding under the Class B Bonds and all Currency Hedging Agreements in relation to Class B Debt.
"**Class B Debt Instructing Group**" or "**Class B DIG**"	means a group of representatives (each, a "**Class B DIG Representative**") of Qualifying Class B Debt, comprising: (a) in respect of each Sub-Class of Class B Wrapped Bonds (if no FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Bonds), the Financial Guarantor of such Sub-Class of Class B Wrapped Bonds; (b) in respect of each Sub-Class of Class B Wrapped Bonds (after an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of those Bonds) and each Sub-Class of Class B Unwrapped Bonds, the Bond Trustee; (c) in respect of any other Secured Liabilities of the type referred to in paragraphs (a) and (b) above (excluding liabilities under the Currency Hedging Agreements in relation to Class B Debt) or (with the approval of the Majority Creditors) other types of Secured Liabilities that rank *pari passu* with all other Class B Debt, the relevant representative appointed under the terms of the relevant Finance Document and named in the relevant Accession Memorandum as the Class B DIG Representative,

	each of which provides an appropriate indemnity to the Security Trustee each time it votes irrespective of whether it is a Majority Creditor.
"**Class B Debt Provider**"	means any provider of, or Financial Guarantor of, Class B Debt.
"**Class B Preference Shares**"	means the fixed dividend (£70 per share net) cumulative redeemable preference shares 2038 of £1 each in the capital of SWS.
"**Class B Required Balance**"	means, on any Payment Date, the next 12 months' interest forecast to be due on the Class B Debt.
"**Class B Unwrapped Bonds**"	means the Class B Bonds that do not have the benefit of a guarantee from a Financial Guarantor.
"**Class B Unwrapped Debt**"	means Class B Debt that does not have the benefit of a guarantee from a Financial Guarantor.
"**Class B Wrapped Bonds**"	means the Class B Bonds that have the benefit of a guarantee from a Financial Guarantor.
"**Class B Wrapped Debt**"	means Class B Debt that has the benefit of a guarantee from a Financial Guarantor.
"**Clearstream, Luxembourg**"	means Clearstream Banking, *société anonyme*.
"**Common Agreements**"	means the Security Documents, the Common Terms Agreement, the Master Definitions Agreement, the Account Bank Agreement, the CP Agreement, the SW Tax Deeds of Covenant, the SWS/SWSG Loan Agreement, the SWSG Security Agreement, the SWS Preference Share Deed, the Calculation Agency Agreement and any Finance Document to which no Secured Creditor other than the Security Trustee and/or the Issuer and/or any Agent is a party.
"**Common Safekeeper**"	means, in relation to a Tranche where the relevant Global Bond is a NGN or the relevant Global Bond Certificate is held under the NSS, the common safekeeper appointed by Euroclear and/or Clearstream, Luxembourg in respect of such Bonds.
"**Common Terms Agreement**" or "**CTA**"	means the common terms agreement entered into on the Initial Issue Date (as amended, supplemented, restated and/or novated from time to time) between, among others, the Obligors, the Initial Financial Guarantors and the Security Trustee, and which contains certain representations and covenants of the Obligors and Events of Default.
"**Companies Act 1985**"	means the United Kingdom Companies Act 1985, as amended or re-enacted from time to time.
"**Competition Act**"	means the United Kingdom Competition Act 1998.
"**Compliance Certificate**"	means a certificate, substantially in the form of Schedule 10 (*Form of Compliance Certificate*) to the CTA in which each of the Issuer and SWS, periodically, provides certain financial statements to the Security Trustee and each Rating Agency as required by the CTA.
"**Conditions**"	means the terms and conditions of the Bonds set out in the Bond Trust Deed as may from time to time be amended,

	modified, varied or supplemented in the manner permitted under the STID.
"**Conformed Class A Average Adjusted ICR**"	means the sum of the ratios of Net Cash Flow less the Depreciation to Class A Debt Interest for each of the Test Periods comprised in a Rolling Average Period divided by three.
"**Conformed Class A Adjusted ICR**"	means, in respect of a Test Period, the ratio of Net Cash Flow less the Depreciation during such Test Period to Class A Debt Interest during such Test Period.
"**Conformed Senior Adjusted ICR**"	means, in respect of a Test Period, the ratio of Net Cash Flow less Depreciation during such Test Period to Senior Debt Interest during such Test Period.
"**Conformed Senior Average Adjusted ICR**"	means the sum of the ratios of Net Cash Flow less Depreciation to Senior Debt Interest for each of the Test Periods comprised in a Rolling Average Period divided by three.
"**Construction Output Price Index**"	means the index issued by the Office for National Statistics varied from time to time, relating to price levels of new build construction based on a combination of logged values of tender price indices, labour and materials cost indices and on the value of new construction orders in the United Kingdom.
"**Contractor**"	means any person (being either a single entity, consortium or joint venture) that is a counterparty to an Outsourcing Agreement or Capex Contract.
"**Control**"	of one person by another person means that the other (whether directly or indirectly and whether by the ownership of share capital, the possession of voting power, contract or otherwise) and whether acting alone or in concert with another or others has the power to appoint and/or remove the majority of the members of the governing body of that person or otherwise controls or has the power to control the affairs and policies of that person (and references to "**Controlled**" and "**Controlling**" shall be construed accordingly).
"**Coupon**"	means an interest coupon appertaining to a Definitive Bond (other than a Zero Coupon Bond) and includes, where applicable, the Talon(s) appertaining thereto and any replacements for Coupons and Talons issued pursuant to Condition 14 (*Replacement of Bonds, Coupons, Receipts and Talons*).
"**Couponholders**"	means the several persons who are for the time being holders of the Coupons and includes, where applicable, the Talonholders.
"**Court**"	means the High Court of England and Wales.
"**CP Agreement**"	means the conditions precedent agreement dated the Initial Issue Date (as amended, restated, varied and/or supplemented from time to time) between, among others, the Bond Trustee, the Security Trustee and the Obligors.

"**CPI**" or "**Consumer Price Index**"	means the all items consumer prices index for the United Kingdom published by the Office for National Statistics or at any future date such other index of consumer prices as may have then replaced it.
"**CPIH**"	means the all items consumer prices index including owner occupiers' housing costs for the United Kingdom Published by the Office for National Statistics or at any future date such other index of consumer prices as may have then replaced it.
"**CSP**"	means the Company Stakeholder Plan for SWS employees.
"**Currency Hedging Agreement**"	means any Hedging Agreement with a Hedge Counterparty in respect of a currency exchange transaction.
"**Customer Rebates**"	means, in respect of any Financial Year, an amount equal to the difference between the total revenue that is projected by SWS to be raised during such Financial Year on the basis of the announced charges and the revenue that would have accrued if SWS had established prices at the full price cap available to it under the Instrument of Appointment.
"**Date Prior**"	means, at any time, the date which is one day before the next Periodic Review Effective Date.
"**Dealers**"	means Lloyds Bank Corporate Markets plc, National Australia Bank Limited (ABN 12 004 044 937) and NatWest Markets Plc and any other entity which the Issuer and the other Obligors may appoint as a Dealer and notice of whose appointment has been given to the Principal Paying Agent and the Bond Trustee by the Issuer in accordance with the provisions of the Dealership Agreement but excluding any entity whose appointment has been terminated in accordance with the provisions of the Dealership Agreement and notice of such termination has been given to the Principal Paying Agent and the Bond Trustee by the Issuer in accordance with the provisions of the Dealership Agreement, and references to a "**relevant Dealer**" or the "**relevant Dealer(s)**" mean, in relation to any Tranche of Bonds, the Dealer or Dealers with whom the Issuer has agreed the issue of the Bonds of such Tranches and "**Dealer**" means any one of them.
"**Dealership Agreement**"	means the amended and restated agreement dated on or about the date of this Prospectus between the Issuer, the Obligors and the Dealers named therein (or deemed named therein) concerning the purchase of Bonds to be issued pursuant to the Programme together with any agreement for the time being in force amending, replacing, novating or modifying such agreement and any accession letters and/or agreements supplemental thereto.
"**Debt Instructing Group**" or "**DIG**"	means the Class A DIG or, following the repayment in full of the Class A Debt, the Class B DIG.
"**Debt Service Payment Account**"	means the account of the Issuer titled "Debt Service Payment Account" held at the Account Bank and includes any sub-account relating to that account and any replacement account from time to time.

"**Debt Service Reserve Account**"	means the account of the Issuer titled "Debt Service Reserve Account" held at the Account Bank and includes any sub-account relating to that account and any replacement account from time to time.
"**Default**"	means: (a) an Event of Default; (b) a Trigger Event; or (c) a Potential Event of Default.
"**Default Situation**"	means any period during which there subsists: (a) a Standstill Period; or (b) an Event of Default.
"**Definitive Bond**"	means a Bearer Bond in definitive form issued or, as the case may require, to be issued by the Issuer in accordance with the provisions of the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s), the Agency Agreement and the Bond Trust Deed in exchange for either a Temporary Global Bond or part thereof or a Permanent Global Bond (all as indicated in the applicable Final Terms), such Bearer Bond in definitive form being in the form or substantially in the form set out in Schedule 2, Part C to the Bond Trust Deed and having the Conditions endorsed thereon and having the relevant information supplementing, replacing or modifying the Conditions appearing in the applicable Final Terms endorsed thereon or attached thereto and (except in the case of a Zero Coupon Bond in bearer form) having Coupons and, where appropriate, Receipts and/or Talons attached thereto on issue.
"**DEFRA**"	means the United Kingdom Department for the Environment, Food and Rural Affairs.
"**Depreciation**"	means, in relation to any period of time, the "total RCV run-off" (or other term(s) used to mean the depreciation charges applicable to the RAV) in respect of such period (interpolated as necessary) as last determined and notified to SWS by Ofwat at the most recent "Period Review"(as defined in the Instrument of Appointment) or other procedure through which from time to time Ofwat may make such determination on an equally definitive basis to that of such a "Periodic Review".
"**Determination Date**"	means the date which is seven Business Days prior to each Payment Date.
"**DETR**"	means the Department of the Environment, Transport and the Regions which had responsibility for the Environment prior to DEFRA.
"**DGWS**" or "**Director General**"	means the Director General of Water Services appointed under Section 1 of the WIA.
"**DIG Directions Request**"	means a written notice of each DIG Proposal sent by the Security Trustee to the relevant DIG Representatives pursuant to the STID.
"**DIG Proposal**"	means a proposal pursuant to the STID requiring a Majority Creditor decision in relation to the resignation of the

Security Trustee or any vote to terminate or extend Standstill in accordance with the STID.

"**DIG Representatives**" means the Class A DIG Representative, the Class B DIG Representative or the Senior Mezzanine Facility Agent as the context requires, and "**DIG Representative**" means any of them.

"**Directors**" means the Board of Directors for the time being of the Issuer or, as the case may be, the relevant Obligor.

"**Discharge Date**" means the date on which all obligations of the Issuer and SWS under the Finance Documents have been irrevocably satisfied in full and no further obligations are capable of arising under the Finance Documents.

"**Distribution**" means, other than in respect of payments under the SWS Preference Shares or Subordinated Debt, any payments (including any payments of distributions, dividends, bonus issues, return of capital, fees, interest, principal or other amounts whatsoever) (by way of loan or repayment of any loan or otherwise) (in cash or in kind) to any Associate other than:

(a) payments made to such persons pursuant to arrangements entered into for the provision of management and know-how services and which are entered into on bona fide arm's length terms in the ordinary and usual course of trading to the extent that the aggregate of all such payments does not exceed £10,000,000 (indexed) in any consecutive 12-month period; or

(b) any payments made to such persons pursuant to any Outsourcing Agreements and/or Capex Contracts which were entered into and remain in compliance with the Outsourcing Policy save that, if any Outsourcing Agreement and/or Capex Contract should cease to comply with the Outsourcing Policy, all payments thereunder made by SWS shall only be made as Distributions where such non-compliance has remained unremedied for a period in excess of 365 days from the date on which SWS became aware of such non-compliance; or

(c) payments made to such persons pursuant to arrangements entered into on terms that are not bona fide and arm's length in the ordinary and usual course of trading to the extent that the aggregate of all such payments does not exceed £500,000 (indexed) in any consecutive 12-month period; or

(d) payments to The Royal Bank of Scotland plc under or in relation to any Authorised Credit Facility, the Account Bank Agreement or the CTA or in relation to the making by SWS or the Issuer of any Authorised Investments; or

(e) payments to made by SWS to the Issuer under the Issuer/SWS Loan Agreements; or

(f) payments made by the Issuer to the UK DebtCo under the UK DebtCo/UK Issuer Loan Notes; or

(g) Any payments made to such persons in respect of a Permitted Post-Closing Event.

"**Drawstop Event**" means the occurrence of:

(a) an Event of Default;
(b) a Potential Event of Default; or
(c) each Potential Trigger Event or Trigger Event, other than in respect of the following:
  a. a Trigger Event (or Potential Trigger Event) under paragraph 1(c) to (j) (Financial Ratios) of Part 1 (Trigger Events) of Schedule 6 (Trigger Events) to the CTA; or
  b. a Trigger Event (or Potential Trigger Event) under paragraph 2 (Credit Rating Downgrade) of Part 1 (Trigger Events) of Schedule 6 (Trigger Events) to the CTA (but only where the long-term shadow credit rating of any Class A Wrapped Debt and the long-term credit rating of any Class A Unwrapped Debt is BB (S&P), BB (Fitch) and Ba2 (Moody's) or better).

"**Drought Order**" means Emergency Drought Order or Ordinary Drought Order as the case may be.

"**Drought Permit**" means a permit granted by the EA that allows a Regulated Company to take water from new sources, or to increase the amount of water taken from existing sources.

"**DSR Liquidity Facility**" means a debt service reserve liquidity facility made available under a DSR Liquidity Facility Agreement.

"**DSR Liquidity Facility Agreement**" means any agreement establishing a DSR Liquidity Facility.

"**DSR Liquidity Facility Provider**" means The Royal Bank of Scotland plc, or any other lender under a DSR Liquidity Facility Agreement.

"**Dual Currency Bonds**" means a Bond in respect of which the amount payable (whether in respect of principal or interest and whether at maturity or otherwise) will be made in such currencies, and based on such rates of exchange, as the Issuer and the relevant Dealer may agree.

"**DWI**" means the United Kingdom Drinking Water Inspectorate.

"**EA**" means the United Kingdom Environment Agency.

"**Early Redemption Amount**" has the meaning, in relation to a Sub-Class of Bonds, given to such term in the Conditions relating to such Sub-Class of Bonds.

"**Eighth Issue Date**" means 28 May 2020.

"**Eighth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 28 May 2020.
"**Eighteenth Issue Date**"	means 7 August 2025.
"**Eighteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 7 August 2025.
"**EIN Signatories**"	means the DIG Representatives representing 66 per cent. or more of the aggregate Outstanding Principal Amount of the Qualifying Class A Debt (or, following the repayment in full of the Class A Debt, the Qualifying Class B Debt) after excluding the Qualifying Debt in respect of which the Bond Trustee is the DIG Representative and in respect of which the Bond Trustee in its absolute discretion has not voted.
"**Eleventh Issue Date**"	means 21 February 2024.
"**Eleventh Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 12 December 2023.
"**Emergency**"	means the disruption of the normal service of the provision of water or wastewater services which is treated as an emergency under SWS's policies, standards and procedures for emergency planning manual (EMPROC) (as amended from time to time).
"**Emergency Drought Order**"	means an order granted by DEFRA that allows a Regulated Company to limit usage "for such purposes as it thinks fit", and to set up standpipes or water tanks to provide water during rota cuts.
"**Emergency Instruction Notice**"	means a notice setting out the written instructions of the EIN Signatories given to the Security Trustee after (in the case of an STID Proposal) the date specified in the STID Directions Request, being not less than 10 Business Days or (in the case of a DIG Proposal) the date specified in the DIG Directions Request being not less than five Business Days after the date that the STID Directions Request or DIG Directions Request (as applicable) is deemed to be given in accordance with Clause 17.3 (*Effectiveness*) of the Common Terms Agreement.
"**Emergency Instruction Procedure**"	means an emergency instruction procedure provided for in the Intercreditor Arrangements, subject to Entrenched Rights and Reserved Matters, to cater for circumstances when a Default Situation is subsisting, and certain decisions and instructions may be required in a timeframe which does not allow the Bond Trustee to convene Bondholder meetings.
"**Enforcement Action**"	means any step (other than the exercise of any rights of inspection of any asset or other immaterial actions taken under any Finance Lease) that a Secured Creditor is entitled to take to enforce its rights against an Obligor under a Finance Document following the occurrence of an Event of Default, including the declaration of an Event of Default, the institution of proceedings, the making of a demand for payment under a Guarantee, the making of a demand for

	cash collateral under a Guarantee or the Acceleration of Liabilities (other than a Permitted Lease Termination or a Permitted Hedge Termination) by a Secured Creditor or Secured Creditors pursuant to the terms of the applicable Finance Documents.
"**Enforcement Order**"	means an enforcement order, a final enforcement order or a provisional enforcement order, each as referred to and defined in the WIA.
"**Enterprise Act**"	means the Enterprise Act 2002.
"**Entrenched Rights**"	means the rights of the Secured Creditors provided by the terms of Clauses 8.3 to 8.9 (inclusive) of the STID and reproduced in Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*".
"**Entrenched Rights or Reserved Matters Notice**"	means a notice sent by a Secured Creditor (or, where applicable, its Secured Creditor Representative) in response to an STID Directions Request certifying that the consent of such Secured Creditor (or, where applicable, its Secured Creditor Representative) to implementation of the STID Proposal, in relation to which the STID Directions Request is given, is required.
"Environment Act"	means the Environment Act 2021.
"**Environmental Approvals**"	means any permit, licence, consent, approval or other authorisation and the filing of any notification, report or assessment required under any Environmental Law for the operation of the Business conducted on or from the properties owned or used by SWS.
"**Environmental Claim**"	means any claim, proceeding, formal notice or investigation by any person pursuant to any Environmental Law.
"**Environmental Law**"	means any applicable law (including DETR Circular 02/2000) in force in any jurisdiction in which SWS or any of its Subsidiaries or any Joint Venture in which it has an interest conducts business which relates to the pollution or protection of the environment or harm to or the protection of human health or the health of animals or plants.
"**Environmental Permits**" or "**Environmental Approvals**"	shall, in either case where used, mean any permit, licence, consent, approval or other authorisation and the filing of any notification, report or assessment required under any Environmental Law for the operation of the Business conducted on or from the properties owned or used by SWS.
"**Equipment**"	means, in relation to a Finance Lease, any items of equipment, plant and/or machinery, system, asset, software licence, Intellectual Property Right, software and any other item leased under that Finance Lease.
"**Equivalent Amount**"	means the amount in question expressed in the terms of the Base Currency, calculated on the basis of the Exchange Rate.
"**EU**"	means the European Union.
"**Euro**"	means the single currency introduced at the start of the third stage of the European Economic and Monetary Union

	pursuant to the Treaty establishing the European Community, as amended, from time to time.
"**Euroclear**"	means Euroclear Bank S.A./N.V.
"**Event of Default**"	means (other than in any Hedging Agreement when used in relation to a Hedge Counterparty, where "Event of Default" has the meaning given to it in that Hedging Agreement) an event specified as such in Schedule 7 to the CTA (*Events of Default*) as more particularly described in Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*".
"**Exchange Rate**"	means the spot rate at which the Non-Base Currency is converted to the Base Currency as quoted by the Agent Bank as at 11.00 a.m.: (a) for the purposes of Clause 9.3 (*Notice to Secured Creditors of STID Proposal*) and Clause 9.6 (*DIG Directions Request*) of the STID, respectively, on the date that the STID Proposal or DIG Proposal (as applicable) is dated; and (b) in any other case, on the date as of which calculation of the Equivalent Amount of the Outstanding Principal Amount is required, and, in each case, as notified by the Agent Bank to the Security Trustee.
"**Excluded Accounts**"	means the Issuer's O&M Reserve Account and Debt Service Reserve Account to the extent that the balance standing to the credit of such accounts is attributable to a Standby Drawing under the relevant Liquidity Facility.
"**Excluded Agreement**"	has the meaning set out in the MDA.
"**Excluded Insurance Proceeds Amount**"	means, at any date, the aggregate of all proceeds of insurance received by SWS to cover the capital cost of reinstatement of assets which have not been applied by SWS in accordance with paragraph 6.5 of Schedule 12 (*Cash Management*) to the CTA; provided that, if such aggregate is an amount less than £5,000,000 (indexed), then the "Excluded Insurance Proceeds Amount" on such date shall be zero.
"**Existing Authorised Credit Facilities**"	means the Existing RCF, the Initial Artesian Term Facility, the Second Artesian Term Facility, the ILCA and the Bridge Loan Facility.
"**Existing DSR Liquidity Facility**"	means the DSR Liquidity Facility currently made available under the Existing DSR Liquidity Facility Agreement.
"**Existing DSR Liquidity Facility Agreement**"	means the DSR Liquidity Facility Agreement dated 31 October 2022 between, among others, the Issuer and the Existing DSR Liquidity Facility Providers (as renewed from time to time).
"**Existing DSR Liquidity Facility Providers**"	means BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Lloyds Bank Plc, National Australia Bank Limited, London Branch, Sumitomo Mitsui Banking Corporation, London Branch and

	the Bank of Nova Scotia, London Branch or their respective successors.
"**Existing Hedging Agreements**"	means the interest rate transactions entered into by the Issuer with the Initial Hedge Counterparties on or prior to the Initial Issue Date, as amended from time to time.
"**Existing RCF**"	means the revolving credit facilities of an aggregate facility amount of £350,000,000 made available to SWS by the Existing RCF Providers from 31 October 2022.
"**Existing RCF Agent**"	means Lloyds Bank plc, or any successor thereto.
"**Existing RCF Agreement**"	means a facility agreement dated 31 October 2022, under which the Existing RCF is made available to SWS.
"**Existing RCF Providers**"	means the syndicate of banks which together provide the Existing RCF, including National Westminster Bank plc, Lloyds Bank Plc, BNP PARIBAS, London Branch, Coöperatieve Rabobank U.A. trading as Rabobank London, Sumitomo Mitsui Banking Corporation, London Branch and Bank of America Europe DAC.
"**Extraordinary Resolution**"	means a resolution passed by a meeting of Bondholders, duly convened and held in accordance with the Bond Trust Deed, by a majority of not less than three-quarters of the votes cast at such meeting.
"**Facility Agent**"	means any facility agent under any Authorised Credit Facility.
"**FG Event of Default**"	means: (A) in relation to each of MBIA Assurance S.A. and MBIA UK (now AGUK, as described herein): (a) any Guaranteed Amount which is Due for Payment (each as defined under the relevant Financial Guarantee) is unpaid by reason of non-payment by the Issuer and is not paid by such Financial Guarantor on the date stipulated in the relevant Financial Guarantee; (b) such Financial Guarantor disclaims, disaffirms, repudiates and/or challenges the validity of any of its obligations under the relevant Financial Guarantee or seeks to do so; (c) such Financial Guarantor: (i) presents any petition, commences any case or takes any proceedings for the winding-up or the appointment of an administrator or receiver (including as administrative receiver or manager), conciliator, trustee, assignee, custodian, sequestrator, liquidator or similar official under any Bankruptcy Law, of such Financial Guarantor (or, as the case may be, of a material part of its property or assets) under any Bankruptcy Law; (ii) makes or enters into any general assignment, composition, arrangement (including a

voluntary arrangement under the Insolvency Act 1986) or compromise with or for the benefit of any of its creditors;

(iii) has a final and non-appealable order for relief entered against it under any Bankruptcy Law; or

(iv) has a final and non-appealable order, judgment or decree of a court of competent jurisdiction entered against it appointing any conciliator, receiver, administrative receiver, trustee, assignee, custodian, sequestrator, liquidator, administrator or similar official under any Bankruptcy Law (each, a "**Custodian**") for such Financial Guarantor or all or any material portion of its property or authorising the taking of its possession by a Custodian of such Financial Guarantor;

(B) in relation to FSA only (now AGUK), means the occurrence of the following:

(a) any amount which is due for payment by FSA under the relevant Financial Guarantee is not paid on the due date;

(b) FCA disclaims, disaffirms, repudiates and/or challenges the validity of any of its obligations under the relevant Financial Guarantee or seeks to do so;

(c)

(i) A court of competent jurisdiction enters a final and non-appealable order, judgment or decree for relief under any Insolvency Law in any applicable jurisdiction against FSA;

(ii) an encumbrancer takes possession of a material part of FS's property or assets; or

(iii) the appointment of an administrator or receiver (including an administrative receiver or manager) conciliator, trustee, assignee, custodian, sequestrator, liquidator or similar official under any Insolvency Law, of FSA (or as the case may be, of a material part of its property or assets);

(d) FSA

(i) presents any petition or takes any formal steps or proceedings for the winding-up, or the appointment of an administrator or receiver (including an administrative receiver or manager), conciliator, trustee, assignee, custodian, sequestrator, liquidator or similar official under any Insolvency Law of FSA (or, as the case may be, of a material part of its property or assets);

(ii) makes or enters into any general assignment, composition, arrangement (including a voluntary arrangement under Part I of the Insolvency Act

1986) or comprise with or for the benefit of any of its creditors;

(iii) becomes unable to pay its debts within the meaning of section 123(2) or section 123(1)(e) of such Insolvency Act or admits in writing its inability, or fails generally to pay its debts as they become due; or

(e) at any time it is or becomes unlawful for FSA to perform or comply with any part of all of its obligations under the relevant Financial Guarantee or any of its obligations thereunder are not or cease to be legal, valid or binding;

(B) in relation to AG only, means the occurrence of the following:

(a) any Guaranteed Amount which is due for payment by AG under the relevant Financial Guarantee is not paid on the due date;

(b) AG disclaims, disaffirms, repudiates and/or challenges the validity of any of its obligations under the relevant Financial Guarantee or seeks to do so;

(f) AG

(i) files a petition or commences a case or proceeding under any provision or chapter of the United States Bankruptcy Code or any other similar federal or state law relating to insolvency, bankruptcy, liquidation or reorganisation;

(ii) makes a general assignment for the benefit of its creditors;

(iii) has a final and non-appealable order for relief entered against it under the United States Bankruptcy Code or any other similar federal or state law relating to insolvency, bankruptcy, liquidation or reorganisation; or

(iv) has a final and non-appealable order, judgment or decree of a court of competent jurisdiction entered against it appointing any conciliator, receiver, administrative receiver, trustee, assignee, custodian, sequestrator, liquidator, administrator or similar official under any Bankruptcy Law (each a "**Custodian**") for such Financial Guarantor or all or any material portion of its property or authorising the taking of its possession by a Custodian of such Financial Guarantor; or

(g) a court of competent jurisdiction, the New York State Department of Financial Services or other competent regulatory authority enters a final and non-appealable order, judgment or decree (i) appointing a custodian, trustee, agent or receiver for such Financial Guarantor or for all or any material portion of its property or (ii) authorising the taking of possession by a custodian,

	trustee, agent or receiver of such Financial Guarantor or of all or any material portion of its property.
	(C) in relation to any other Financial Guarantor, such events as are specified in that Financial Guarantor's G&R Deed or equivalent document and, in relation to Wrapped Bonds, set out in the relevant Final Terms. For the purpose of this definition, "**Bankruptcy Law**" means: (i) to the extent applicable, in relation to MBIA Assurance S.A. (now AGUK, as described herein) only, articles L260-1 et seq. and L611-1 et seq. of the French Commercial Code, any similar or future federal or state bankruptcy, insolvency, reorganisation, moratorium, rehabilitation, fraudulent conveyance or similar law, statute or regulation of the French Republic or of any other applicable jurisdiction for the relief of debtors; and (ii) in relation to MBIA UK and FSA (now AGUK, as described herein) only, any applicable United Kingdom bankruptcy or insolvency law, including the Enterprise Act 2002, the Insolvency Act 2000, the Insolvency Act 1986, the Insolvency Rules 1986, the Insolvency Regulations 1994 or any legislation passed in substitution or replacement thereof or amendment thereof or similar law, statute or regulation for the relief of debtors of the United Kingdom or any other applicable jurisdiction.
"**FG Excepted Amounts**"	means any additional amounts relating to premium, prepayment or acceleration, accelerated amounts and Subordinated Coupon Amounts.
"**Fifteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 31 May 2024.
"**Fifth Issue Date**"	means 17 July 2007.
"**Fifth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 17 July 2007.
"**Final Determination**"	means the final price determination made by the Director General on a five-yearly basis.
"**Final Terms**"	means the Final Terms issued in relation to each Tranche or Sub-Class of Bonds as a supplement to the Conditions and giving details of the Tranche or Sub-Class.
"**Finance Documents**"	means: (a) the Security Documents; (b) the Bond Trust Deed; (c) the Bonds (including the applicable Final Terms); (d) the Financial Guarantees; (e) the G&R Deeds; (f) the Financial Guarantee Fee Letters;

(g) the Finance Lease Documents;

(h) the Hedging Agreements;

(i) the Common Terms Agreement;

(j) the Issuer/SWS Loan Agreements;

(k) the Existing RCF Agreement;

(m) the Initial Artesian Term Facility Agreement;

(n) the Second Artesian Term Facility Agreement;

(o) the Liquidity Facility Agreements;

(p) the Agency Agreement;

(q) the Mezzanine Facility Agreements;

(r) the Master Definitions Agreement;

(s) the Account Bank Agreement;

(t) the CP Agreement;

(u) any other Authorised Credit Facilities;

(v) the Tax Deeds of Covenant;

(w) the Indemnification Deeds;

(x) the SWS/SWSG Loan Agreement and any related security document;

(y) SWS Preference Share Deed; and

(z) each agreement or other instrument between SWS or the Issuer (as applicable) and an Additional Secured Creditor designated as a Finance Document by SWS or the Issuer (as applicable), the Security Trustee and such Additional Secured Creditor in the Accession Memorandum for such Additional Secured Creditor.

"**Finance Lease Documents**" means each Finance Lease together with any related or ancillary documentation.

"**Finance Leases**" means any finance lease entered into by SWS or the Issuer in respect of plant, machinery, software, computer systems or equipment (the counterparty to which has acceded to the terms of the STID and the CTA) permitted to be entered into under the terms of the CTA, and, each, a "**Finance Lease**".

"**Finance Lessors**" means any person entering into a Finance Lease with SWS, as permitted by the CTA and the STID, who accedes to the STID and the CTA as a Finance Lessor (each, a "**Finance Lessor**").

"**Finance Party**" means any person providing financial accommodation pursuant to an Authorised Credit Facility, including all arrangers, agents and trustees appointed in connection with any such Authorised Credit Facility.

"**Financial Guarantee Fee**" means any fees payable to the Financial Guarantor under a Financial Guarantee Fee Letter.

"**Financial Guarantee Fee Letter**" means any letter or other agreement between a Financial Guarantor and one or more of the Obligors setting the terms on which premia are payable in relation to one or more

Financial Guarantees issued or to be issued by that Financial Guarantor and includes the MBIA Financial Guarantee Fee Letter.

"**Financial Guarantees**" means any financial guarantee issued by a Financial Guarantor in respect of any Wrapped Debt and includes the Initial Financial Guarantees, and "**Financial Guarantee**" shall be construed accordingly.

"**Financial Guarantor**" means any person, including the Initial Financial Guarantors, which provides a financial guarantee, including the Financial Guarantees, in respect of any of the Wrapped Debt, and "**Financial Guarantors**" means all of them if there is more than one at any time.

"**Financial Indebtedness**" means (without double counting) any indebtedness for or in respect of:

(a) moneys borrowed or raised (whether or not for cash);

(b) any documentary or standby letter of credit facility;

(c) any acceptance credit;

(d) any bond, note, debenture, loan stock or other similar instrument;

(e) any finance or capital lease or hire purchase contract which would, in accordance with Applicable Accounting Principles, be treated as such;

(f) any amount raised pursuant to any issue of shares which are capable of redemption;

(g) receivables sold or discounted (other than on a non-recourse basis to any member of the SWS Financing Group);

(h) the amount of any liability in respect of any advance or deferred purchase agreement if either one of the primary reasons for entering into such agreement is to raise finance or the relevant payment is advanced or deferred for a period in excess of 90 days;

(i) any termination amount due from any member of the SWS Financing Group in respect of any Treasury Transaction that has terminated;

(j) any other transaction (including any forward sale or purchase agreement) which has the commercial effect of a borrowing (other than any trade credit or indemnity granted in the ordinary course of SWS's trading and upon terms usual for such trade);

(k) any counter-indemnity obligation in respect of any guarantee, indemnity, bond, letter of credit or any other instrument issued by a bank or financial institution; and

(l) any guarantee, indemnity or similar assurance against financial loss of any person in respect of any item referred to in paragraphs (a) to (k) above (other than any guarantee or indemnity in respect of obligations

	owed by one member of the SWS Financing Group to another).
"**Financial Statements**"	means, at any time, the financial statements of an Obligor, consolidated where applicable, most recently delivered to the Security Trustee.
"**Financial Year**"	means the 12 months ending on 31 March in each year or such other period as may be approved by the Security Trustee.
"**First Aqua Acquisition**"	means the acquisition of Southern Water (NR) Limited and its subsidiaries (including SWS) from Scottish Power UK plc in April 2002.
"**Fitch**"	means Fitch Ratings Limited and any successor to the rating agency business of Fitch Ratings Limited.
"**Fixed Rate Bond**"	means a Bond on which interest is calculated at a fixed rate payable in arrear on a fixed date or fixed dates in each year and on redemption or on such other dates as may be agreed between the Issuer and the relevant Dealer(s) (as indicated in the applicable Final Terms).
"**Floating Rate Bond**"	means a Bond on which interest is calculated at a floating rate payable in arrear in respect of such period or on such date(s) as may be agreed between the Issuer and the relevant Dealer(s) (as indicated in the applicable Final Terms).
"**Form of Transfer**"	means the form of transfer endorsed on an Individual Bond Certificate in the form or substantially in the form set out in Schedule 3, Part B to the Bond Trust Deed.
"**Fourteenth Issue Date**"	means 31 May 2024.
"**Fourteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 26 March 2024.
"**Fourth Issue Date**"	means 18 October 2006.
"**Fourth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 18 October 2006.
"**FSMA**"	means the Financial Services and Markets Act 2000, as amended.
"**Full Sponsor Group**"	Means the Sponsor and its Subsidiaries from time to time.
"**G&R Deed**"	means a guarantee and reimbursement deed (or agreement of similar name and effect) between, among others, the Issuer and a Financial Guarantor in connection with a particular Sub-Class of Class A Wrapped Bonds and/or Class B Wrapped Bonds or any other Class A Wrapped Debt.
"**Global Bond**"	means a Temporary Global Bond and/or a Permanent Global Bond, as the context may require.
"**Global Bond Certificate**"	means a Registered Bond in global form in the form or substantially in the form set out in Part A (Form of Global Bond Certificate) of Schedule 3 to the Bond Trust Deed, together with such modifications (if any) as may be agreed between the Issuer, the Principal Paying Agent, the Bond Trustee and the relevant Dealer(s), together with the copy of

	each applicable Final Terms annexed thereto, comprising some or all of the Registered Bonds of the same Sub-Class sold outside the United States in reliance on Regulation S, issued by the Issuer pursuant to the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) relating to the Programme, the Agency Agreement and the Bond Trust Deed and refers to a Regulation S Global Bond Certificate.
"**Good Industry Practice**"	means the standards, practices, methods and procedures as practised in the United Kingdom conforming to all applicable laws and the degree of skill, diligence, prudence and foresight which would reasonably be expected from a skilled and experienced person undertaking all or part of the Business, as the case may be, under the same or similar circumstances having regard to the regulatory pricing allowances and practices in the United Kingdom's regulated water and sewerage industry at the relevant time.
"**Government**"	means the government of the United Kingdom.
"**Greensands Companies**"	means Greensands Investments Limited, Greensands Senior Finance Limited, Greensands Junior Finance Limited and Greensands Europe Limited, all incorporated in England and Wales.
"**Greensands Group**"	means the Sponsor and its Subsidiaries, excluding the SWS Financing Group.
"**Group**"	means Southern Water Investments Limited and its Subsidiaries.
"**Guarantee**"	means, in relation to each Obligor, the guarantee of such Obligor given by it pursuant to the Security Document to which it is a party.
"**Guarantors**"	means SWSH, SWSGH, SWFII and SWS, and, each, a "**Guarantor**".
"**Hedge Counterparties**"	means: (a) the Initial Hedge Counterparties; and (b) any counterparty to a Hedging Agreement which is or becomes party to the STID in accordance with the STID, and "**Hedge Counterparty**" means any of such parties.
"**Hedging Agreement**"	means: (a) any Treasury Transaction entered or to be entered into by the Issuer with Hedge Counterparties in accordance with the Hedging Policy (the counterparties to which have acceded to the terms of the STID and the CTA and agreed to be bound by the terms of certain provisions of Schedule 8 (*Hedging Policy and Overriding Provisions Relating to Hedging Agreements*) to the CTA); (b) any other Treasury Transaction (the counterparties to which have acceded to the terms of the STID and the CTA and agreed to be bound by the terms of certain provisions of Schedule 8 (*Hedging Policy and Overriding Provisions Relating to Hedging*

Agreements) to the CTA) designated a Hedging Agreement by the Security Trustee and the Issuer or SWS as appropriate,

(and references to "**Hedging Agreements**" shall be construed accordingly).

"**Hedging Policy**" means the initial hedging policy applicable to SWS and the Issuer set out in Schedule 8 (*Hedging Policy and Overriding Provisions Relating to Hedging Agreements*) to the CTA as such hedging policy may be amended from time to time by agreement between the Security Trustee, the Issuer and, in certain circumstances, the Hedge Counterparties in accordance with the STID.

"**Holding Company**" means a holding company within the meaning of section 736 of the Companies Act 1985.

"**IDOK**" means an Interim Determination of a price limit as provided for in Part IV of Condition B of the Licence.

"**ILCA**" means the inflation linked credit agreement dated 2 December 2019 between SWS and Morgan Stanley & Co. International Plc.

"**Income**" means any interest, dividends or other income arising from or in respect of an Authorised Investment.

"**Indemnification Deed**" means:

(a) the deed so named and entered into on 18 July 2003 (as amended from time to time) between, among others, the Obligors, MBIA Assurance S.A. (now Assured Guaranty as described herein) and the Dealers;

(b) the deed so named and entered into dated 25 May 2005 between the Issuer, SWSGH, SWSH, SWS, MBIA Assurance S.A. (now Assured Guaranty as described herein), RBS and Citigroup Global Markets Limited;

(c) the deed so named and entered into dated 18 October 2006 between the Issuer, SWSGH, SWSH, SWS, MBIA UK (now Assured Guaranty as described herein) and RBS; and

(d) the deed so named and entered into dated 12 July 2007 between Assured Guaranty, the Issuer and RBS,

and each other deed entered into between a Financial Guarantor, the Obligors and the Dealers in respect of any previous issuance of Wrapped Bonds.

"**Independent Review**" means an independent review resulting from a Trigger Event as set out in Paragraph 3, Part 2 (*Trigger Event Consequences*) of Schedule 6 to the CTA and set out in Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement*".

"**Indexed Bond**" means a bond in respect of which the amount payable in respect of principal and interest is calculated by reference to an index and/or formula as the Issuer and the relevant

	Dealer(s) may agree (as indicated in the relevant Final Terms).
"**Individual Bond Certificate**"	means a Registered Bond in definitive form issued or to be issued by the Issuer in accordance with the provisions of the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s), the Agency Agreement and the Bond Trust Deed either on issue or in exchange for a Global Bond Certificate or part thereof (all as indicated in the applicable Final Terms), such Registered Bond in definitive form being in the form or substantially in the form set out in Schedule 3 to the Bond Trust Deed with such modifications (if any) as may be agreed between the Issuer, the Principal Paying Agent, the Bond Trustee and the relevant Dealer(s) and having the Conditions endorsed thereon or, if permitted by the relevant Stock Exchange, incorporating the Conditions by reference as indicated in the applicable Final Terms and having the relevant information supplementing the Conditions appearing in the applicable Final Terms endorsed thereon or attached thereto and having a Form of Transfer endorsed thereon.
"**Initial Artesian Term Facility**"	means the initial term facility made available to SWSFL by the Initial Artesian Term Facility Provider on the Initial Issue Date.
"**Initial Artesian Term Facility Agreement**"	means a facility agreement under which the Initial Artesian Term Facility was made available to SWSFL and includes that facility agreement in the form amended and restated at the time of the novation of such facility agreement to Artesian II.
"**Initial Artesian Term Facility Provider**"	means The Royal Bank of Scotland plc, or any successor thereto, including, upon novation of the Initial Artesian Term Facility Agreement to Artesian II, Artesian II.
"**Initial Date Representation**"	has the meaning set out in Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Representations*".
"**Initial Financial Guarantees**"	means the financial guarantees issued by the Initial Financial Guarantors (subject to the satisfaction of certain conditions set out in the CP Agreement) in connection with the Sub-Classes of Class A Wrapped Bonds issued on the Initial Issue Date, the Sub-Classes of Class A Wrapped Bonds issued on 27 May 2005, the Sub-Classes of Class A Wrapped Bonds issued on 18 October 2006 and the Sub-Class of Class A Wrapped Bonds issued on 17 July 2007.
"**Initial Financial Guarantors**"	means MBIA and AGUK prior to the Transfer; AGLN and AGUK after the Transfer but prior to the Merger; AGUK after the Merger but prior to the Guarantee Transfer and each of AGUK and AG after the Guarantee Transfer.
"**Initial Hedge Counterparties**"	means The Royal Bank of Scotland plc and Citibank, N.A., London Branch with whom the Issuer has entered into the Initial Hedging Agreements.

"**Initial Hedging Agreements**"	means each Hedging Agreement entered into with the Initial Hedge Counterparties on or before the Initial Issue Date.
"**Initial Issue Date**"	means 23 July 2003.
"**Initial Issuer/SWS Loan Agreement**"	means the loan agreement entered into between SWSFL and SWS on the Initial Issue Date.
"**Initial Mezzanine Facility Providers**"	means Royal Bank Investments Limited acting through its office at 280 Bishopsgate, London EC2M 4RB and a syndicate of lenders.
"**Initial RCF**"	means the revolving credit facilities of an aggregate facility amount of £150,000,000 made available to SWS by the Initial RCF Providers on the Initial Issue Date.
"**Initial RCF Providers**"	means the syndicate of banks which together provided the Initial RCF.
"**Initial Term Facility**"	means the initial term facility to be made available to the Issuer, by the Initial Term Facility Provider on or about the Initial Issue Date.
"**Initial Term Facility Provider**"	means The Royal Bank of Scotland plc or any successor thereto including, upon novation of the Initial Term Facility Agreement to Artesian Finance II plc, Artesian Finance II plc.
"**Insolvency Event**"	means, in respect of any company: (a) the initiation of or consent to Insolvency Proceedings by such company or any other person or the presentation of a petition or application for the making of an administration order (other than in the case of the Issuer) and, in the opinion of the Security Trustee, such proceedings are not being disputed in good faith with a reasonable prospect of success; (b) the giving of notice of appointment of an administrator or the making of an administration order or an administrator being appointed in relation to such company; (c) an encumbrancer (excluding, in relation to the Issuer, the Security Trustee or any receiver) taking possession of the whole or any part of the undertaking or assets of such company; (d) any distress, execution, attachment or other process being levied or enforced or imposed upon or against the whole or any substantial part of the undertaking or assets of such company (excluding, in relation to the Issuer, by the Security Trustee or any receiver) and such order, appointment, possession or process (as the case may be) not being discharged or otherwise ceasing to apply within 30 days; (e) the making of an arrangement, composition, scheme of arrangement, reorganisation with or conveyance to or assignment for the creditors of such company generally or the making of an application to a court of

competent jurisdiction for protection from the creditors of such company generally;

(f) the passing by such company of an effective resolution or the making of an order by a court of competent jurisdiction for the winding-up, liquidation or dissolution of such company (except, in the case of the Issuer, a winding-up for the purpose of a merger, reorganisation or amalgamation the terms of which have previously been approved either in writing by the Security Trustee or by an Extraordinary Resolution);

(g) the appointment of an Insolvency Official in relation to such company or in relation to the whole or any substantial part of the undertaking or assets of such company;

(h) save as permitted in the STID, the cessation or suspension of payment of its debts generally or a public announcement by such person of an intention to do so; or

(i) save as provided in the STID, a moratorium is declared in respect of any indebtedness of such person.

"**Insolvency Official**" means, in connection with any Insolvency Proceedings in relation to a company, a liquidator, provisional liquidator, administrator, Special Administrator, administrative receiver, receiver, manager, nominee, supervisor, trustee, conservator, guardian or other similar official in respect of such company or in respect of all (or substantially all) of the company's assets or in respect of any arrangement or composition with creditors.

"**Insolvency Proceedings**" means, in respect of any company, the winding-up, liquidation, dissolution, administration of such company, or any equivalent or analogous proceedings under the law of the jurisdiction in which such company is incorporated or of any jurisdiction in which such company carries on business, including the seeking of liquidation, winding-up, reorganisation, dissolution, administration, arrangement, adjustment, protection or relief of debtors.

"**Instalment Bonds**" means any Bonds specified as being instalment bonds in the relevant Final Terms.

"**Instructing Group**" means the Class A DIG or, following repayment in full of the Class A Debt, the Class B DIG or, following repayment of the Class A Debt and the Class B Debt in full, the "Majority Lenders" under the Senior Mezzanine Facility Agreement (as defined therein).

"**Instrument of Appointment**" or "**Licence**" means the Instrument of Appointment dated August 1989 under sections 11 and 14 of the Water Act 1989 (as in effect on 1 September 1989) under which the Secretary of State for the Environment appointed SWS as a water and sewerage undertaker under that Act for the areas described in the

	Instrument of Appointment, as modified or amended from time to time.
"**Insurances**"	means, as the context may require, any or all of the insurances described in or taken out pursuant to Schedule 16 (*Insurances*) to the CTA and any other contract or policy of insurance taken out by an Obligor from time to time, including, in each case, any future renewal or replacement of any such insurance whether with the same or different insurers and whether on the same or different terms as further defined in Schedule 16 (*Insurances*) to the CTA.
"**Intellectual Property Right**"	means all right, title and interest in: (a) any trade mark, service mark, trade name, logo, patent, invention, design or similar right; (b) any designs, copyright, semi-conductor topography, database and know-how or intellectual property right; and (c) all such similar rights which may subsist in any part of the world, in each case, whether registered or not, whether in existence now or in the future, and includes any related application.
"**Intercompany Loan**"	means the principal amount of all advances from time to time outstanding under an Issuer/SWS Loan Agreement.
"**Intercreditor Arrangements**"	means the arrangements between the Secured Creditors of the SWS Financing Group in the STID summarised in Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed*".
"**Interest Commencement Date**"	means, in the case of interest-bearing Bonds, the date specified in the applicable Final Terms from (and including) which such Bonds bear interest, which may or may not be the Issue Date.
"**Interest Payment Date**"	means any date upon which interest or payments equivalent to interest become payable under the terms of any Authorised Credit Facility.
"**Interest Rate Hedging Agreement**"	means a Treasury Transaction to swap interest rates and rates linked to inflation.
"**Interim Determination**"	means an interim determination as provided for in Part IV of Condition B of the Licence.
"**Investment Grade**"	means a rating of at least BBB- by Fitch, Baa3 by Moody's or BBB- by S&P.
"**Investors' Report**"	means each report produced by SWS and the Issuer to be delivered within 120 days from 31 March or 60 days from 30 September in each year substantially in the form set out in the CTA.
"**IRC**"	means the amounts set out under the heading infrastructure renewals charge in the financial projections contained in the supplementary report issued by Ofwat detailing the numbers and assumptions specific to SWS in the Director General's most recent Final Determination adjusted as appropriate for

	any subsequent IDOK and for Out-turn Inflation, provided that, for the purposes of calculating any financial ratio for any Test Period for which there is no Final Determination, "**IRC**" shall be SWS's good faith, honestly held present estimate of such infrastructure renewals charge for such Test Period.
"**ISDA Master Agreement**"	means an agreement in the form of the 1992 or 2002 ISDA Master Agreement (Multicurrency Cross Border) or any successor thereto published by ISDA unless otherwise agreed by the Security Trustee.
"**Issue Date**"	means the date of issue of any Tranche of Bonds or the date upon which all conditions precedent to a utilisation under any other Authorised Credit Facility have been fulfilled or waived and the Issuer makes a utilisation of that facility.
"**Issue Price**"	means the price as stated on the relevant Final Terms, generally expressed as a percentage of the nominal amount of the Bonds, at which the Bonds will be issued.
"**Issuer**"	Means the issuer of Bonds under the Programme from time to time, and at the date of this Prospectus means SW (Finance) I PLC, a company incorporated under the laws of the England and Wales with limited liability and company number 13677506 and Legal Entity Identifier 549300BHN1HB5BNG2R96.
"**Issuer/SWS Loan Agreement**"	means any loan agreement entered into between the Issuer and SWS, including the Initial Issuer/SWS Loan Agreement, the Second Issuer/SWS Loan Agreement, the Third Issuer/SWS Loan Agreement, the Fourth Issuer/SWS Loan Agreement, the Fifth Issuer/SWS Loan Agreement, the Sixth Issuer/SWS Loan Agreement, the Seventh Issuer/SWS Loan Agreement, the Eighth Issuer/SWS Loan Agreement, the Ninth Issuer/SWS Loan Agreement and the Tenth Issuer/SWS Loan Agreement and any UK Issuer/SWS Loan Agreement.
"**Joint Venture**"	means any arrangement or agreement for any joint venture, cooperation or partnership pursuant to, required for or conducive to the operation of the Business by SWS but shall exclude any arrangements or framework agreements entered into with a Contractor which are in accordance with and subject to the Outsourcing Policy.
"Junior Mezzanine Debt"	means the loan outstanding under a £106,000,000 junior mezzanine facility agreement dated the Initial Issue Date between, among others, the Issuer and The Royal Bank of Scotland plc as agent, which was prepaid in full on 15 April 2009.
"**K**"	means the adjustment factor set for each year by the DGWS by which charges made by Regulated Companies for water supply and sewerage services may be increased, decreased or kept constant.
"**Lead Manager**"	means in relation to any Tranche of Bonds, the person named as the lead manager in the relevant Subscription Agreement.

"**Lease Calculation Cashflow**"	means, in respect of any 12-month period commencing on 1 April in any year, for any Finance Lease, a cash flow statement produced by the relevant Finance Lessor on, or as soon as reasonably practicable after, its Lease Calculation Date occurring prior to the commencement of such 12-month period and in accordance with its terms and the terms of the relevant Accession Memorandum, and using, *inter alia*, for the purposes of calculating the amount shown for each Rental Payment Date falling within the relevant 12-month period under the heading "interest" (or the equivalent thereof (howsoever worded)) in such cash flow statement, a rate of LIBOR, estimated, as at its Lease Calculation Date, by reference to the average of those rates per annum being offered by certain reference banks to prime banks in the London interbank market for entry into 12-month (or such other period as is equal to the relevant Rental Period under such Finance Lease) forward contracts, commencing on each Rental Payment Date arising during the period commencing on such Lease Calculation Date and ending on the last Rental Payment Date to occur during the relevant 12-month period and as agreed between SWS and the relevant Finance Lessor (provided that, where any Finance Lease contains Rentals which are calculated by reference to a fixed rate of interest, any Lease Calculation Cashflow produced in respect of that Finance Lease shall reflect the actual fixed rate of interest implicit in such Rental calculations), provided that, where in respect of any Finance Lease there has been a change of assumption resulting in an increase or decrease in the Rental payable thereunder during any 12-month period commencing on 1 April in any year, the Lease Calculation Cashflow applicable to that Finance Lease for such 12-month period shall also include a cash flow statement, produced as soon as reasonably practicable after the time of recalculating the Rental and in accordance with its terms, and the terms of the relevant Accession Memorandum and using, in such cash flow statement, the same estimated interest rates as were used in preparation of the original cash flow statement prepared on or as soon as reasonably practicable after the Lease Calculation Date applicable to that 12-month period.
"**Lease Calculation Date**"	means, in respect of any Finance Lease: (a) the date of the Accession Memorandum executed by the relevant Finance Lessor relating to such Finance Lease; and (b) the date falling 10 days before the Rental Payment Date immediately preceding the commencement date of the first 12-month period to commence on 1 April immediately after the date referred to in paragraph (a) above; and (c) each yearly anniversary of the date referred to in paragraph (b) above,

	save that, where any date referred to in paragraph (a), (b) or (c) is not a Business Day, such date shall be deemed to be the preceding Business Day.
"**Lease Reserve Amount**"	means, in respect of any Finance Lease in any 12-month period commencing on 1 April in any year, the lower of: (a) the aggregate Notional Amount calculated with respect to such Finance Lease; and (b) the aggregate amount of rental payments payable to the Finance Lessor under such Finance Lease during such 12-month period (inclusive of VAT) (after adding back any additional rentals (inclusive of VAT) payable and deducting any estimated rental rebates (inclusive of any credit for VAT), in each case, as determined in accordance with the provisions of the relevant Finance Lease).
"**LIBOR**"	has the meaning given to that term in the relevant Finance Document.
"**Licence**"	means the Instrument of Appointment.
"**Liquidity Facility**"	means a DSR Liquidity Facility or an O&M Reserve Facility made available under a Liquidity Facility Agreement, and "**Liquidity Facilities**" means all of them.
"**Liquidity Facility Agent**"	means, in respect of the Existing DSR Liquidity Facility Agreement, The Royal Bank of Scotland plc and, in respect of any other Liquidity Facility Agreement, the Facility Agent under such Liquidity Facility Agreement.
"**Liquidity Facility Agreement**"	means each liquidity facility agreement which has the characteristics set out in Schedule 15 (*DSR Liquidity Facility/O&M Reserve Facility Terms*) to the CTA, as established in connection with each Sub-Class of Bonds issued by or other Authorised Credit Facility provided to the Issuer or SWS or shortfalls in funding for Projected Operating Expenditure or projected Capital Maintenance Expenditure, each counterparty to which has acceded to the terms of the STID and the CTA.
"**Liquidity Facility Provider**"	means any lender from time to time under a Liquidity Facility Agreement that has agreed to be bound by the terms of the STID and the CTA, including the DSR Liquidity Facility Provider(s) and any O&M Reserve Facility Provider(s).
"**Liquidity Facility Requisite Ratings**"	means together the Minimum Short-term Rating from at least two Rating Agencies.
"**LF Event of Default**"	has the meaning given to such term in Paragraph 3 of Schedule 15 (*DSR Liquidity Facilities/O&M Reserve Facility Terms*) to the CTA.
"**London Stock Exchange**"	means The London Stock Exchange plc.
"**Majority Creditors**"	means the Class A DIG Representatives in respect of more than 50 per cent. of the Voted Qualifying Class A Debt or, following the repayment in full of the Class A Debt, the Class B DIG Representatives in respect of more than 50 per cent. of the Voted Qualifying Class B Debt, in each case,

	subject to Clause 8 (*Modifications, Consents and Waivers*) and Clause 9 (*Voting, Instructions and Notification of Outstanding Principal Amount of Qualifying Debt*) of the STID as set out in Chapter 7 "*Summary of the Financing Agreements*".
"**Make-Whole Amount**"	means any amount above par payable on redemption of any Class A Debt or Class B Debt except where such amount is limited to accrued interest.
"**Mandatory Cost Rate**"	means, in relation to any Authorised Credit Facility, the addition to the interest rate payable to compensate that Authorised Credit Provider for the cost of compliance with the requirements of the Bank of England and/or the Financial Conduct Authority (or, in either case, any other authority which replaces all or any of its functions) in accordance with the formula(e) set out in the relevant Authorised Credit Facility.
"**Market**"	means the Main Market of the London Stock Exchange.
"**Master Definitions Agreement**" or "**MDA**"	means the master definitions agreement entered into on the Initial Issue Date, as amended and restated on 13 October 2006, as amended on 29 July 2025 and as may be further amended and/or restated from time to time.
"**Material Adverse Effect**"	means the effect of any event or circumstance which is materially adverse, taking into account the timing and availability of any rights or remedies under the WIA or the Instrument of Appointment, to: (a) the business, property, operations or financial condition of SWS, the Issuer or the SWS Financing Group as a whole; (b) the ability of any member of the SWS Financing Group to perform its material obligations under any Finance Document; (c) the validity or enforceability of any Finance Document or the rights or remedies of any Secured Creditor thereunder; or (d) the ability of SWS to perform or comply with any of its obligations under the Instrument of Appointment or the WIA.
"**Material Agreement**"	means: (a) for the purpose of Schedule 2 (*Material Entity Events*) to the CTA and Paragraph 11 (*Material Entity Event*) of Part 1 and Part 3 of Schedule 6 (*Trigger Events*) only: (i) any Capex Contract (or series of Capex Contracts) with the same Contractor (or its Affiliates) entered into by SWS for the purposes of, or in connection with, SWS carrying out its Regulated Business, where the NPV at the later of: (A) the Initial Issue Date; and (B) the date at which it is entered into or amended,

supplemented or novated, of the agreed target cost payable by SWS under that Capex Contract (which, in each case, has not been terminated or expired in accordance with its terms), is, or would be, if such contract was entered into on arm's length terms and for full value, equal to or greater than £25 million (indexed); and/or

(ii) any Outsourcing Agreement (or series of Outsourcing Agreements) entered into with the same Contractor (or its Affiliates) where the annual value of the contracts entered into between SWS and such Contractor (or its Affiliates) (which, in each case, has not been terminated or expired in accordance with its terms) exceeds (or would exceed if entered into on arm's length terms) 10 per cent. of the Projected Operating Expenditure for the Test Periods in which such contracts are entered into; and

(b) except as provided for in paragraph (a)(i) above, any Material Capex Agreement and Material O&M Agreement.

"**Material Capex Agreement**"	has the meaning given to that term in the Outsourcing Policy.
"**Material Entity Event**"	means the events or circumstances set out in Schedule 2 (*Material Entity Events*) to the CTA and described in Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Material Entity Events*".
"**Material O&M Agreement**"	has the meaning given to that term in the Outsourcing Policy.
"**Maturity Date**"	means the date on which a Bond is expressed to be redeemable or any other Authorised Credit Facility is expressed to be repayable in full.
"**MBIA UK**"	means MBIA UK Insurance Limited.
"**MBIA Financial Guarantee Fee Letter**"	means the Financial Guarantee Fee Letters between MBIA Assurance S.A. (now AGUK as described herein) and the Issuer relating to the MBIA S.A. Initial Financial Guarantees.
"**MBIA S.A. Initial Financial Guarantees**"	means the financial guarantees issued by MBIA Assurance S.A. (now AGUK as described herein) in respect of Class A Wrapped Bonds issued on 23 July 2003 and on 27 May 2005.
"**Member State**"	means a member state of the European Union.
"**Mezzanine Debt**"	means the Senior Mezzanine Debt.
"**Mezzanine Facilities**"	means the Senior Mezzanine Facility.
"**Mezzanine Facility Agreements**"	means the Senior Mezzanine Facility Agreement.
"**Mezzanine Facility Provider**"	means a Senior Mezzanine Facility Provider.
"**Mezzanine Finance Parties**"	means the Senior Mezzanine Finance Parties.
"**Minimum Short-term Rating**"	means, in respect of any person, such person's short-term unsecured debt obligations being rated, in the case of

	Moody's, "Prime-1"; in the case of S&P, "A-1"; and, in the case of Fitch, "F-1".
"**Monthly Payment Amount**"	has the meaning set out in Paragraph 5.9 of Schedule 12 (*Cash Management*) to the Common Terms Agreement, approximately (and subject to adjustment) equal to 1/12th of SWS's Annual Finance Charge for the relevant 12-month period.
"**Moody's**"	means Moody's Investors Service Limited, or any successor to the rating agency business of Moody's Investors Service Limited.
"**Moody's Minimum Long-term Rating**"	means, in respect of any person, such person's long-term unsecured debt obligations being rated A2 by Moody's.
"**Net Cash Flow**"	means: (a) in respect of any historical element of a Test Period, the aggregate of net cash flow from operating activities as shown in the SWS financial statements (after adding back, without double counting, and to the extent that such items are included in net cash flow from operating activities, any exceptional items (other than non-cash exceptional items), any recoverable VAT, any Capital Expenditure and any movement in debtors and/or creditors relating to Capital Expenditure) minus corporation tax paid which shall exclude payments in respect of a Permitted Tax Loss Transaction as part of any SWS/SWSG Debt Service Distribution, during such Test Period; and (b) in respect of any forward-looking element of a Test Period, the aggregate of anticipated net cash flow from operating activities (after adding back, without double counting and to the extent that such items are included in the anticipated net cash flow from operating activities, any exceptional items (other than non-cash exceptional items), any recoverable VAT, any Capital Expenditure and any movement in debtors and/or creditors relating to Capital Expenditure, in each case, anticipated to occur during such Test Period) minus corporation tax which shall exclude payments in respect of a Permitted Tax Loss Transaction as part of any SWS/SWSG Debt Service Distributions anticipated to be paid during such Test Period less any anticipated net cash flow from operating activities of its business other than its Appointed Business and after adding back corporation tax anticipated to be paid as a result of such businesses during such Test Period.
"**New Money Advance**"	means any drawing during a Standstill under any Authorised Credit Facility which is not made (or to the extent not made) for the purpose of refinancing a drawing under such Authorised Credit Facility.

"**Nineteenth Issue Date**"	2 October 2025
"**Nineteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 2 October 2025
"**Ninth Issue Date**"	means 30 March 2021.
"**Ninth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 28 March 2020.
"**Non-Appointed Expense**"	means any expense incurred in connection with activities other than Appointed Business.
"**Non-Base Currency**"	means a currency other than pounds sterling.
"**Notice**" or "**notice**"	means, in respect of a notice to be given to Bondholders, a notice validly given pursuant to Condition 17 (*Notices*).
"**Notified Item**"	has the meaning given to such term in Chapter 6 "*Regulation of the Water and Wastewater Industry in England and Wales*" under "*Interim Determinations of a Price Limit*".
"**Notional Amount**"	means, in respect of any Finance Lease, a sum, certified by any Authorised Signatory of the relevant Finance Lessor on each Lease Calculation Date and using the relevant Lease Calculation Cashflow relating thereto as being, for the succeeding 12-month period commencing on 1 April, the amount shown for each Rental Payment Date falling in that relevant 12-month period under the headings "interest" and "margin" (or any equivalents thereof (howsoever worded)) in such Lease Calculation Cashflow, together with an amount equal to the VAT on such amount at the rate applicable to rentals payable under the relevant Finance Lease.
"**NGN**"	means a Temporary Global Bond the form set out in Part C or a Permanent Global Bond in the form set out in Part D, in each case, of Schedule 2 to the Bond Trust Deed.
"**NPV**"	means, in respect of any amount payable or receivable at a future date, such amount discounted back to the date of calculation on an annual basis at a discount rate of 7.5 per cent.
"**NSS**"	means the new safekeeping structure which applies to Global Bond Certificates held by a Common Safekeeper for Euroclear and Clearstream, Luxembourg and which is required for such Global Bond Certificates to be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations.
"**O&M Reserve**"	means the amounts standing to the credit of the O&M Reserve Accounts.
"**O&M Reserve Accounts**"	means the accounts of SWS and/or the Issuer entitled "O&M Reserve Account" held at the Account Bank and includes any sub-account relating to that account and any replacement account from time to time.
"**O&M Reserve Facility**"	means any operation and maintenance reserve liquidity facility made available under a Liquidity Facility Agreement.

"**O&M Reserve Facility Agreement**"	means an agreement establishing an O&M Reserve Facility.
"**O&M Reserve Facility Provider**"	means any provider from time to time of an O&M Reserve Facility.
"**O&M Reserve Required Amount**"	means not less than 10 per cent. of Projected Operating Expenditure and Capital Maintenance Expenditure required for the next succeeding 12-month period as forecast in the SWS Business Financial Model.
"**Obligors**"	means the Issuer, SWS, SWSH, SWFII and SWSGH, and "**Obligor**" means any of them.
"**Official List**"	means the official list of the FCA.
"**Ofwat**"	means the WSRA including its successor office or body.
"**Operating Accounts**"	means each account of SWS with the following titles: SWS Ltd. CAO Income, SWS Ltd. Misc Income, SWS Collections, SWS Ltd. No.2 Refunds, General Payments No.3, and SWS Ltd. Central Account held at the Account Bank and includes any sub-account or sub-accounts relating to that account and any replacement account or accounts from time to time.
"**Order**"	means the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005.
"**Ordinary Drought Order**"	means an order granted by DEFRA that allows a Regulated Company to stop or limit the use of water for a range of purposes specified in the Drought Direction 1991.
"**Original Senior Mezzanine Facility Provider**"	means Royal Bank Investments Limited.
"**Other Parties**"	means the Hedge Counterparties, the Liquidity Facility Providers, the Authorised Credit Providers, the Mezzanine Facility Providers, the Agents, the Account Bank, the Standstill Cash Manager and members of the Full Sponsor Group (other than the Obligors).
"**Outsourcing Agreement**"	means any agreement pursuant to which SWS sub-contracts, tenders or outsources either the day-to-day operation of its assets, business services and service delivery (including any maintenance expenditure) or acquires technical know-how and access to other Intellectual Property Rights in relation to water and sewerage services that, in the case of any outsourcing, SWS could, if not outsourced, perform itself.
"**Outsourcing Policy**"	means the outsourcing policy set out in Schedule 9 (*Outsourcing Policy*) to the CTA (as amended or replaced from time to time).
"**Outstanding**"	means, in relation to the Bonds of all or any Sub-Class, all the Bonds of such Sub-Class issued other than: (a) those Bonds which have been redeemed pursuant to the Bond Trust Deed; (b) those Bonds in respect of which the date (including, where applicable, any deferred date) for redemption in accordance with the Conditions has occurred and

the redemption moneys (including all interest payable thereon) have been duly paid to the Bond Trustee or to the Principal Paying Agent in the manner provided in the Agency Agreement (and, where appropriate, notice to that effect has been given to the relative Bondholders in accordance with Condition 17 (*Notices*)) and remain available for payment against presentation of the relevant Bonds and/or Receipts and/or Coupons;

(c) those Bonds which have been purchased and cancelled in accordance with Conditions 8(h) (*Purchase of Bonds*) and 8(j) (*Cancellation*);

(d) those Bonds which have become void or in respect of which claims have become prescribed, in each case, under Condition 13 (*Prescription*);

(e) those mutilated or defaced Bonds which have been surrendered and cancelled and in respect of which replacements have been issued pursuant to Condition 14 (*Replacement of Bonds, Coupons, Receipts and Talons*);

(f) (for the purpose only of ascertaining the nominal amount of the Bonds outstanding and without prejudice to the status for any other purpose of the relevant Bonds) those Bonds which are alleged to have been lost, stolen or destroyed and in respect of which replacements have been issued pursuant to Condition 14 (*Replacement of Bonds, Coupons, Receipts and Talons*); and

(g) in the case of Bearer Bonds, any Global Bond to the extent that it shall have been exchanged for Definitive Bonds or another Global Bond and, in the case of Registered Bonds, any Global Bond Certificate to the extent that it shall have been exchanged for Individual Bond Certificate, and, in each case, pursuant to its provisions, the provisions of the Bond Trust Deed and the Agency Agreement,

PROVIDED THAT for each of the following purposes, namely:

(i) the right to attend and vote at any meeting of the holders of the Bonds of any Sub-Class;

(ii) the determination of how many and which Bonds of any Sub-Class are for the time being outstanding for the purposes of Clause 8 of the Bond Trust Deed, Condition 15 (*Meetings of Bondholders, Modification, Waiver and Substitution*), Clause 9 (*Voting, Instructions and Notification of Outstanding Principal Amount of Qualifying Debt*) of the STID and Paragraphs 2, 5, 6 and 13 of Schedule 4 to the Bond Trust Deed;

(iii) any discretion, power or authority (whether contained in the Bond Trust Deed or vested by operation of law) which the Bond Trustee is required, expressly or impliedly, to exercise in or by reference to the interests of the holders of the Bonds of any Sub-Class; and

(iv) the determination by the Bond Trustee whether any event, circumstance, matter or thing is, in its opinion, materially prejudicial to the interests of the holders of the Bonds of any Sub-Class,

those Bonds of the relevant Sub-Class (if any) which are for the time being held by or on behalf of the Issuer, the other Obligors, or any Associate of the Issuer or the other Obligors (other than any Associate which is a licensed or regulated financial institution which holds Bonds in the ordinary course of its business), in each case, as beneficial owner, shall (unless and until ceasing to be so held) be deemed not to remain outstanding.

"**Outstanding Principal Amount**" means, as at any date that the same falls to be determined:

(a) in respect of Wrapped Debt (unless an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of such Wrapped Debt), the aggregate of any unpaid amounts owing to a Financial Guarantor under a G&R Deed to reimburse it for any amount paid by it under a Financial Guarantee in respect of unpaid principal on such Wrapped Debt and the principal amount outstanding (or the Equivalent Amount) under such Wrapped Debt (including, in the case of Wrapped Bonds, any premium);

(b) in respect of Wrapped Debt (if an FG Event of Default has occurred and is continuing in respect of the Financial Guarantor of such Wrapped Debt), the principal amount outstanding (or the Equivalent Amount) of such Wrapped Debt (including, in the case of Wrapped Bonds, any premium);

(c) in respect of Unwrapped Debt, the principal amount outstanding (or the Equivalent Amount) of such Unwrapped Debt (including, in the case of Wrapped Debt, any premium);

(d) in respect of any Authorised Credit Facilities that are loans (but do not constitute Wrapped Debt), the principal amount (or the Equivalent Amount) of any drawn amounts that are outstanding under such Authorised Credit Facility;

(e) in respect of each Finance Lease, the Equivalent Amount of either: (i) prior to an Acceleration of Liabilities (other than a Permitted Lease Termination) under such Finance Lease and subject to any increase or reduction calculated in accordance with Clause 9.9 (*Notification of Outstanding Principal Amount of*

Qualifying Debt) of the STID, the highest termination value which may fall due during the Rental Period encompassing such date, calculated upon the assumptions set out in the cash flow report provided by the relevant Finance Lessor on the first day of each such Rental Period (or in the most recently generated cash flow report which is current on such date); or (ii) following any Acceleration of Liabilities (other than a Permitted Lease Termination) under such Finance Lease, the actual amount (if any) that would be payable to the relevant Finance Lessor in respect of a termination of the leasing of the Equipment on the date of such Acceleration of Liabilities (other than a Permitted Lease Termination);

(f) in respect of each Hedging Agreement, the Equivalent Amount of the amount (if any) that would be payable to the relevant Hedge Counterparty if an early termination date was designated on such date in respect of the transaction or transactions arising under the Hedging Agreement pursuant to the ISDA Master Agreement governing such transaction or transactions and subject to Schedule 8 (*Hedging Policy and Overriding Provisions Relating to Hedging Agreements*) to the CTA; and

(g) in respect of any other Secured Liabilities, the Equivalent Amount of the outstanding principal amount of such debt on such date in accordance with the relevant Finance Document,

all as most recently certified or notified to the Security Trustee, where applicable, pursuant to Clause 9.9 (*Notification of Outstanding Principal Amount of Qualifying Debt*) of the STID.

"**Out-turn Inflation**" means, in respect of any period for which the relevant indices have been published, the actual inflation rate applicable to such period determined by reference to movements in the Retail Price Index adjusted, as appropriate, in the case of capital additions, for any divergence between the actual movement of national construction costs, as evidenced by the Construction Output Price Index (or such other index as Ofwat may specify for the purposes of Condition B, of the Instrument of Appointment or otherwise) relative to the Retail Price Index from their base levels as used in the most recent Final Determination or IDOK and their relative movement as projected by Ofwat for the purposes of that determination, and, in respect of any period, including future periods, for which the relevant indices have not yet been published, by reference to forecast rates consistent with the average monthly movement in such indices over the previous 12 months for which published indices are available.

"**Participating Member State**"	means a member state of the European Community that adopts or has adopted the euro as its lawful currency under the legislation of the European Union for European Monetary Union.
"**Party**"	means, in relation to a Finance Document, a party to such Finance Document.
"**Paying Agents**"	means, in relation to all or any Sub-Classes of the Bonds, the several institutions (including, where the context permits, the Principal Paying Agent and/or the Registrar) at their respective specified offices initially appointed as paying agents in relation to such Bonds by the Issuer and the Obligors pursuant to the Agency Agreement and/or, if applicable, any successor paying agents at their respective specified offices in relation to all or any Sub-Classes of the Bonds.
"**Payment Date**"	means each date on which a payment is made or is scheduled to be made by an Obligor in respect of any obligations or liability under any Authorised Credit Facility.
"**Payment Priorities**"	means the order of priority of the Permitted Payments to be made by the Issuer on each Payment Date as set out in Chapter 7 "*Summary of the Financing Agreements*" under "*Cash Management*" as adjusted following the taking of any Enforcement Action and following termination of a Standstill (other than pursuant to a waiver or revocation by the Majority Creditors) in accordance with paragraph 8.12 of Schedule 12 to the CTA.
"**Pension Companies**"	means SWEPST (which no longer serves a function) and SWPT.
"**Periodic Information**"	means: (a) SWS's annual charges scheme with details of tariffs; (b) a summary of SWS's strategic business plan at each Periodic Review; (c) SWS's current Procurement Plan (if any); (d) SWS's annual drinking water quality report; (e) SWS's annual environmental report; (f) SWS's annual conservation and access report; and (g) such other periodic information compiled by SWS for Ofwat.
"**Periodic Review**"	means the periodic review of K (as that term is defined in the Instrument of Appointment) as provided for in Condition B of the Instrument of Appointment.
"**Periodic Review Effective Date**"	means the date with effect from which the new K (as that term is defined in the Instrument of Appointment) will take effect, following a Periodic Review.
"**Periodic Review Period**"	means the period commencing on a Periodic Review Effective Date and ending on the next Date Prior.

"**Permanent Global Bond**" means, in relation to any Sub-Class of Bearer Bonds, a global bond in the form or substantially in the form set out in Schedule 2, Part B to the Bond Trust Deed with such modifications (if any) as may be agreed between the Issuer, the Principal Paying Agent, the Bond Trustee and the relevant Dealers, together with the copy of each applicable Final Terms annexed thereto, comprising some or all of the Bearer Bonds of the same Sub-Class, issued by the Issuer pursuant to the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) relating to the Programme, the Agency Agreement and the Bond Trust Deed in exchange for the whole or part of any Temporary Global Bond issued in respect of such Bearer Bonds.

"**Permitted Acquisition**" means any of the following carried out by SWS:

(a) an acquisition (including Authorised Investments), but not of any company or shares therein, partnership or Joint Venture, made on arm's length terms and in the ordinary course of trade;

(b) an acquisition of assets required to replace surplus, obsolete, worn-out, damaged or destroyed assets which, in the reasonable opinion of SWS, are required for the efficient operation of its Business or in accordance with the Finance Leases;

(c) an acquisition of assets (but not of any company or shares therein, partnership or Joint Venture) made on arm's length terms entered into for bona fide commercial purposes in furtherance of SWS's statutory and regulatory obligations;

(d) an inset business in the United Kingdom which is or will be included in RCV and which breaches neither the Instrument of Appointment nor the WIA; and

(e) any acquisition made or Joint Venture entered into with the consent of the Security Trustee and each Financial Guarantor.

"**Permitted Book Debt Disposal**" means the disposal of book debts in each financial year with a nominal value of up to £5,000,000 (indexed) (or a greater amount with the prior written consent of the Security Trustee and each Financial Guarantor) by SWS on arm's length terms to any person other than an Affiliate, where:

(a) such book debts are sold to a person or persons whose business is the recovery of debts;

(b) SWS has made a prudent provision in its accounts against the non-recoverability of such debts;

(c) any write-back of any provision for non-recoverability arising from the sale can only be treated as operating profit for the purposes of the financial ratios once the relevant recourse period against SWS has expired; and

(d) the SWS Business Financial Model is updated to ensure that the transaction is taken into account in calculating all relevant financial ratios under the CTA.

"**Permitted Disposal**" means any disposal made by SWS which:

(a) is made in the ordinary course of trading of the disposing entity or in connection with an arm's length transaction entered into for bona fide commercial purposes for the benefit of the Business;

(b) is of assets in exchange for other assets comparable or superior as to type, value and quality;

(c) is of Equipment pursuant to the Finance Leases;

(d) would not result in the Senior RAR, calculated for each Test Period by reference to the most recently occurring Calculation Date (adjusted on a proforma basis to take into account the proposed disposal), being more than or equal to 0.900:1;

(e) is a disposal for cash on arm's length terms of any surplus or obsolete or worn-out assets which, in the reasonable opinion of SWS, are not required for the efficient operation of its Business and which does not cause a Trigger Event under paragraph 1, Part 1 (*Trigger Events*) to Schedule 6 to the CTA;

(f) is made pursuant to the Outsourcing Policy;

(g) is a Permitted Book Debt Disposal;

(h) is a disposal of Protected Land (as that term is defined in the WIA) in accordance with the terms of the Instrument of Appointment;

(i) is a disposal or surrender of tax losses which is a Permitted Tax Loss Transaction;

(j) is the disposal of assets owned by SWS which form part of its Permitted Non-Appointed Business;

(k) is any other disposal which is in accordance with the Instrument of Appointment, provided that the consideration (both cash and non-cash) received by SWS (or which would be received by SWS if such disposal was made on arm's length terms for full commercial value to an unconnected third party) in respect of any such disposal when aggregated with all other such disposals by it made in: (i) the immediately preceding 12-month period does not exceed 2.5 per cent. of RCV (or its equivalent); and (ii) the immediately preceding five-year period does not exceed 10 per cent. of RCV (or its equivalent); or

(l) is a disposal of assets to a partnership or a Joint Venture made on arm's lengths terms entered into for bona fide commercial purposes in furtherance of SWS's statutory and regulatory obligations,

provided that, in each case, such disposal does not cause any of the Trigger Event Ratio Levels to be breached.

"**Permitted Emergency Action**" means any remedial action taken by SWS during an Emergency which is in accordance with the policies, standards and procedures for emergency planning manual (EMPROC) of SWS (as amended from time to time), Ofwat guidance notes and Public Procurement Rules and which SWS considers necessary and which continues only so long as required to remedy the Emergency but in any event no longer than 28 days or such longer period as is agreed by SWS, the Security Trustee and each Financial Guarantor.

"**Permitted Enhancement Capex Financial Indebtedness**" means Financial Indebtedness incurred by the Issuer or SWS for the purposes of making enhancement capital expenditure envisaged under the applicable determination for disbursement during any AMP period until and including AMP9 (as set out in the relevant Final Determination), as adjusted to reflect any redetermination from the Competition and Markets Authority, interim determination, or other adjustment agreed to by Ofwat or any other relevant government body and subject to any applicable judicial challenge to SWS's envisaged enhancement capex expenditure during the period.

"**Permitted Existing Non-Appointed Business**" means any business other than the Appointed Business which is carried on by SWS at the Initial Issue Date and: (a) which falls within the Permitted Non-Appointed Business Limits applicable to Permitted Existing Non-Appointed Business; and (b) in respect of which all material risks related thereto are insured in accordance with Good Industry Practice; and (c) which does not give rise to any material actual or contingent liabilities for SWS that are not properly provided for in its financial statements.

"**Permitted Existing Pension Schemes**" means: (i) the SWPS; (ii) the SWEPS; (iii) the Scottish Power group Final Salary Scheme; (iv) the Scottish Power group Money Purchase Life Plan; (v) the Manweb Group of the Electricity Supply Pension Scheme; and (vi) the Scottish Power group Pension Scheme.

"**Permitted Financial Indebtedness**" means:

(a) Financial Indebtedness incurred under the Issuer/SWS Loan Agreements;

(b) Financial Indebtedness incurred by one member of the SWS Financing Group to another member if the recipient of that Financial Indebtedness is an Obligor;

(c) Financial Indebtedness incurred under any Finance Document as at the Initial Issue Date;

(d) Financial Indebtedness incurred under a Treasury Transaction, provided that it is in compliance with the Hedging Policy;

(e) any unsecured indebtedness, provided that the aggregate amount of such Financial Indebtedness does not exceed £25,000,000 (indexed from the Initial Issue Date);

(f) any Subordinated Debt entered into after the Initial Issue Date and the SWS Preference Shares; and

(g) such further Financial Indebtedness incurred by the Issuer or SWS that complies with the following conditions:

(i) at the time of incurrence of that Financial Indebtedness, no Default is continuing or will arise as a result of the incurrence of such Financial Indebtedness;

(ii) the Financial Indebtedness is made available pursuant to an Authorised Credit Facility Agreement the provider of which is a party to, or has acceded to, the CTA and STID;

(iii) as a result of the incurrence of the Financial Indebtedness:

(A) SWS and the Issuer will not be in breach of paragraph 4 (*DSR Liquidity Facility*) of Part 2 of Schedule 5 (*Financial Covenants*) and paragraph 38 (*Control of Repayment Schedules*) of Part 3 (*General Covenants*) of Schedule 5 (*Covenants*) to the CTA; and

(B) no Authorised Credit Provider will have substantially better or additional Entrenched Rights under the STID than those Authorised Credit Providers providing similar Financial Indebtedness of the same class; and

(C) the Hedging Policy shall continue to be complied with in all respects;

(iv) the Financial Indebtedness which is Class A Debt ranks (save for, if applicable, any Financial Guarantee) *pari passu* in all respects with all other Class A Debt and the Financial Indebtedness that is Class B Debt ranks (save for, if applicable, any Financial Guarantee) *pari passu* in all respects with all other Class B Debt;

(v) if such further Financial Indebtedness is Class A Debt or Class B Debt, then the Senior RAR (adjusted on a pro forma basis to take into account the proposed incurrence of such further Financial Indebtedness) must be less

than or equal to 0.900:1 for each Test Period calculated by reference to the then most recently occurring Calculation Date;

(vi) if such further Financial Indebtedness is Class A Debt then (taking into account the proposed incurrence of such debt) the Class A RAR must be less than or equal to 0.75:1 and the Class A Adjusted ICR must be greater than or equal to 1.30:1 for each Test Period calculated by reference to the then most recently occurring Calculation Date;

(vii) if such further Financial Indebtedness is incurred under a Finance Lease, the amount of that Financial Indebtedness, when aggregated with all other Financial Indebtedness under Finance Leases, shall not exceed an amount 15 per cent. of RCV or its equivalent; and

(viii) if such further Financial Indebtedness is Class A Debt then (taking into account the incurrence of such debt) the Conformed Class A Adjusted ICR must be greater than or equal to 1.30:1 for each Test Period calculated by reference to the then most recently occurring Calculation Date.

(h) the drawing in full or in part of any O&M Reserve Facility in accordance with their terms provided that such Financial Indebtedness referred to in this paragraph (h):

(a) is incurred at such time where no LF Event of Default is continuing or would arise as a result of the incurrence of such Financial Indebtedness;

(b) the amount drawn does not exceed the excess of the O&M Reserve Required Amount over the amounts (including the value of any Authorised Investments) standing to the credit of the O&M Reserve Account;

(c) the amount drawn is limited to amounts required in order to pay operating expenditure and Capital Maintenance Expenditure that cannot be met from existing balances in the Operating Accounts; and

(d) is provided by persons who have acceded to the CTA and the STID; or

(i) the drawing in full or in part of any DSR Liquidity Facilities in accordance with their terms provided that such Financial Indebtedness referred to in this paragraph (i):

(a) is incurred at such time where no LF Event of Default is continuing or would arise as a result of the incurrence of such Financial Indebtedness;

(b) the amount drawn does not exceed the excess of the Required Balance over the amounts (including the value of any Authorised Investments) standing to the credit of the Debt Service Reserve Account;

(c) is limited to amounts drawn under paragraph 8.6.2 of Schedule 12 (*Cash Management*) to the CTA in order to pay Senior Debt; and

(d) is provided by persons who have acceded to the CTA and the STID; or

(j) such further Financial Indebtedness incurred by the Issuer or SWS that complies with the following conditions:

1. is Financial Indebtedness:

(A) incurred for the purposes of working capital, operational expenditure or maintenance capital expenditure which is incurred under the revolving facility agreement between, inter alia, SWS (as borrower) and Lloyds Bank PLC (as agent) dated 31 October 2022 (as amended, amended and restated and/or replaced from time to time), provided that no more than £350,000,000 of Financial Indebtedness is outstanding under such agreement at any time;

(B) (in addition to the Financial Indebtedness incurred under limb (A) above) the incurrence of further Financial Indebtedness by the SWS Financing Group for the purpose of refinancing any Authorised Credit Facilities that are or any existing Financial Indebtedness that is due to expire, mature, terminate and/or be redeemed within two years from the date of such incurrence ("**Refinancing Purposes**"), provided that the incurrence of new Financial Indebtedness for Refinancing Purposes shall not exceed an amount equal to the nominal amount outstanding in respect of the Financial Indebtedness to be refinanced plus all indexation accrued but unpaid (or

expected to have accrued) on such Financial Indebtedness which is indexed together with any interest due and unpaid at the date such Financial Indebtedness is intended to be refinanced and any customary and usual fees incurred in relation to the incurrence of such new Financial Indebtedness for Refinancing Purposes and not in relation to existing Financial Indebtedness (or indexation or interest related thereto) to be refinanced:

(C) (in addition to any Financial Indebtedness incurred under limbs (A) and (B) above), incurred for the purposes of enhancement capital expenditure but only to the extent that such Financial Indebtedness is Permitted Enhancement Capex Financial Indebtedness and provided that the Senior RAR is less than or equal to 0.75:1 for each Test Period calculated by reference to the then most recently occurring Calculation Date (after taking into account the proposed incurrence of such further Financial Indebtedness)

(ii) at the time of incurrence of such Financial Indebtedness, no Drawstop Event is continuing or will arise as a result of the incurrence of such Financial Indebtedness;

(iii) the Financial Indebtedness is made available pursuant to an Authorised Credit Facility, the provider of which (or their trustee) is a party to, or has acceded to, the CTA and STID;

(iv) as a result of the incurrence of the Financial Indebtedness:

i. SWS and the Issuer will not be in breach of Paragraph 4 (*DSR Liquidity Facility*) of Part 2 (*Financial Covenants*) of Schedule 5 (*Covenants*) and Paragraph 38 (*Control of Repayment Schedules*) of Part 3 (*General Covenants*) of Schedule 5 (*Covenants*) to the CTA; and

ii. no Authorised Credit Provider will have substantially better or additional Entrenched Rights under the STID than those Authorised Credit Providers providing similar Financial Indebtedness of the same class; and

iii. the Hedging Policy shall continue to be complied with in all respects;

(v) the Financial Indebtedness which is Class A Debt ranks (save for, if applicable, any Financial Guarantee) pari passu in all respects with all other Class A Debt and the Financial Indebtedness that is Class B Debt ranks (save for, if applicable, any Financial Guarantee) pari passu in all respects with all other Class B Debt;

(vi) if such further Financial Indebtedness is Class A Debt or Class B Debt then the Senior RAR (adjusted on a proforma basis to take into account the proposed incurrence of such further Financial Indebtedness) must be less than or equal to 0.900:1 for each Test Period calculated by reference to the then most recently occurring Calculation Date; and

(vii) if such further Financial Indebtedness is incurred under a Finance Lease, the amount of that Financial Indebtedness, when aggregated with all other Financial Indebtedness under Finance Leases, shall not exceed an amount which is 15 per cent of RCV or its equivalent, provided that:

(A) SWS shall specify in each Compliance Certificate delivered between 1 January 2021 and 31 December 2035 the total amount of Financial Indebtedness incurred pursuant to each of paragraph (g) and paragraph (j) of the definition of Permitted Financial Indebtedness; and

(B) this shall be without prejudice to the Deed Poll relating to the issuance of Class B Debt dated 19 November 2018 pursuant to which SWS and the Issuer have undertaken to the Security Trustee for the benefit of all Secured Creditors that, following the successful raising of funds required to prepay the then outstanding Class B Debt, neither SWS nor the Issuer would issue, borrow or raise any new or further Class B Debt.

For the purposes of this definition only, the termination sums payable under a Treasury Transaction that has been terminated shall not be treated as Financial Indebtedness and the occurrence of such event shall not be construed as the incurrence of Financial Indebtedness.

"**Permitted Hedge Termination**" means the termination of a Hedging Agreement in accordance with the provisions of Schedule 8 (*Hedging Policy and Overriding Provisions Relating to Hedging Agreements*) to the CTA.

"**Permitted Lease Termination**" means any termination of the leasing of all or any part of the Equipment (or the prepayment of the Rentals arising by reason of such termination) in the following circumstances:

(a) Total Loss: Pursuant to any provision of a Finance Lease whereby the leasing of all or any part of the Equipment thereunder will terminate following a total loss of such Equipment, save that SWS or the Issuer (as applicable) will not make payment to the relevant Finance Lessor of any sums due and payable under the relevant Finance Lease in respect of such total loss if: (i) an Acceleration of Liabilities other than Permitted Hedge Terminations and Permitted Lease Terminations in respect of other Finance Leases has occurred; or (ii) a Default Situation is subsisting or would occur as a result of such payment; or

(b) Illegality: Pursuant to any provision of a Finance Lease which permits the Finance Lessor to terminate the leasing of the Equipment and require payment of a termination sum where it is unlawful for the Finance Lessor to continue to lease the Equipment, save that SWS or the Issuer (as applicable) will not make payment to the Finance Lessor of any sums due and payable under the Finance Lease in respect of such circumstances if either: (i) an Acceleration of Liabilities (other than Permitted Hedge Terminations and Permitted Lease Terminations in respect of other Finance Leases) has occurred; or (ii) a Default Situation is subsisting or would occur as a result of such payment; or

(c) Voluntary Prepayment/Termination: Pursuant to any provision of a Finance Lease whereby SWS or the Issuer (as applicable) will be entitled to voluntarily terminate (and require payment of a termination sum), or prepay the Rentals due to, the leasing of certain Equipment under such Finance Lease, provided that: (i) no Acceleration of Liabilities other than Permitted Hedge Terminations and Permitted Lease Terminations in respect of other Finance Leases has occurred; or (ii) no Default Situation is subsisting or would occur as a result of such prepayment or termination.

"**Permitted New Non-Appointed Business**" means any business other than the Appointed Business and Permitted Existing Non-Appointed Business provided that: (a) such business: (i) is prudent in the context of the overall business of SWS and continues to be prudent for the duration of that Permitted New Non-Appointed Business; and (ii) is not reasonably likely to be objected to by the Director General; and (iii) falls within the Permitted Non-Appointed Business Limits applicable to Permitted Non-Appointed Business; (b) all material risks related thereto are insured in accordance with Good Industry Practice; and (c) such

	business does not give rise to any material actual or contingent liabilities for SWS that are not properly provided for in its financial statements.
"**Permitted Non-Appointed Business**"	means Permitted Existing Non-Appointed Business and Permitted New Non-Appointed Business.
"**Permitted Non-Appointed Business Limits**"	means, in respect of Permitted Non-Appointed Business, that the average of the Non-Appointed Expenses during the current Test Period and the immediately two preceding Test Periods does not exceed 2.5 per cent. of Cash Expenses of SWS during such Test Periods.
"**Permitted Payments**"	means the application of moneys credited to the Debt Service Payment Account in accordance with the Payment Priorities.
"**Permitted Post-Closing Events**"	means: (a) payment of transaction fees and expenses to the extent not paid on the Initial Issue Date; or (b) payments of all amounts outstanding under the Bridge Facility Agreement and related documentation and the discharge of the security created under such document; or (c) any other payments listed in writing by SWS as at the Initial Issue Date and signed by way of approval by the Security Trustee.
"**Permitted Security Interest**"	means any security interest falling under paragraphs (a) to (g) (inclusive) below which is created by any Obligor, any security interest falling under paragraphs (h) to (k) (inclusive) below which is created by SWS or the Issuer and any security interest falling under paragraphs (l) to (r) (inclusive) below which is created by SWS: (a) Security Interest created under the Security Documents or contemplated by the Finance Documents; (b) any Security Interest specified in Schedule 12 (*Cash Management*) to the CTA, if the principal amount thereby secured is not increased; (c) a Security Interest comprising a netting or set-off arrangement entered into by a member of the SWS Financing Group in the ordinary course of its banking arrangements; (d) a right of set-off, banker's liens or the like arising by operation of law or by contract by virtue of the provision of any overdraft facility and like arrangements arising as a consequence of entering into arrangements on the standard terms of any bank providing an overdraft; (e) any Security Interest arising under statute or by operation of law in favour of any government, state or local authority in respect of taxes, assessments or government charges which are being contested by the

relevant member of the SWS Financing Group in good faith and with a reasonable prospect of success;

(f) any Security Interest created in respect of any pre-judgment legal process or any judgment or judicial award relating to security for costs, where the relevant proceedings are being contested in good faith by the relevant member of the SWS Financing Group by appropriate procedures and with a reasonable prospect of success;

(g) a security interest comprising a netting or set-off arrangement entered into under any hedge arrangement entered into in accordance with the Hedging Policy where the obligations of other parties thereunder are calculated by reference to net exposure thereunder (but not any netting or set-off relating to such hedge arrangement in respect of cash collateral or any other Security Interest except as otherwise permitted hereunder);

(h) a lien in favour of any bank over goods and documents of title to goods arising in the ordinary course of documentary credit transactions entered into in the ordinary course of trade;

(i) a Security Interest created over shares and/or other securities acquired in accordance with the CTA held in any clearing system or listed on any exchange which arise as a result of such shares and/or securities being so held in such clearing system or listed on such exchange as a result of the rules and regulations of such clearing system or exchange;

(j) a Security Interest approved by the Security Trustee, the holder of which has become a party to the STID;

(k) a Security Interest over or affecting any asset acquired on arm's length terms after the date hereof and subject to which such asset is acquired, if:

(i) such Security Interest was not created in contemplation of the acquisition of such asset;

(ii) the amount thereby secured has not been increased in contemplation of, or since the date of, the acquisition of such asset by a member of the SWS Financing Group; and

(iii) unless such Security Interest falls within any of paragraphs (m) to (r) below: (A) such Security Interest is removed or discharged within six months of the date of acquisition of such asset; or (B) the holder thereof becomes party to the STID;

(l) a Security Interest arising in the ordinary course of business and securing amounts not more than 90 days overdue or, if more than 90 days overdue, the original

deferral was not intended to exceed 90 days and such amounts are being contested in good faith;

(m) a Security Interest arising under or contemplated by any Finance Leases, hire purchase agreements, conditional sale agreements or other agreements for the acquisition of assets on deferred purchase terms where the counterparty becomes party to the STID;

(n) a right of set-off existing in the ordinary course of trading activities between SWS and its suppliers or customers;

(o) a lien arising under statute or by operation of law (or by agreement having substantially the same effect) and in the ordinary course of business, provided that such lien is discharged within 30 days of any member of the SWS Financing Group becoming aware that the amount owing in respect of such lien has become due;

(p) a Security Interest arising on rental deposits in connection with the occupation of leasehold premises in the ordinary course of business;

(q) any retention of title arrangements entered into by SWS in the ordinary course of business; or

(r) in addition to any Security Interests subsisting pursuant to the above, any other Security Interests, provided that the aggregate principal amount secured by such Security Interests does not at any time exceed £10,000,000 (or its equivalent) (indexed from the Initial Issue Date),

to the extent that and for so long, in each case, as the creation or existence of the Security Interest would not contravene the terms of the Instrument of Appointment, the WIA or any requirement under the Instrument of Appointment or the WIA.

"**Permitted Share Pledge Acceleration**" means the acceleration by the Secured Creditors (subject to the availability of funds) of their respective claims to the extent necessary to apply proceeds of enforcement of the share pledges provided by SWSGH and SWSH pursuant to the Security Agreement.

"**Permitted Subsidiaries**" means the Pension Companies and the Issuer and any other Subsidiary of SWS from time to time which is acquired by SWS pursuant to a Permitted Acquisition and is notified in writing to the Security Trustee on or as soon as practicable after the date of such acquisition.

"**Permitted Tax Loss Transaction**" means any surrender of tax losses or agreement relating to tax benefit or relief (including for the avoidance of doubt an election under section 171A Taxation of Chargeable Gains Act 1992) or any other agreement relating to tax between:

(a) an Obligor and any other member of the SWS Financing Group; or

(b) an Obligor and any other member of the Group (not being a member of the SWS Financing Group) in the following circumstances;

(i) where the company receiving the benefit, tax loss or relief (the "**Recipient Company**") is an Obligor, the Obligor either makes no payment for the benefit, tax loss or relief or makes a payment which does not exceed the tax saved and is made only in circumstances in which (if SWS is the Recipient Company and SWSG is the surrendering company) it will be applied in immediate payment to SWS of interest due and payable under the SWS/SWSG Loan Agreement or in which it has been demonstrated to the satisfaction of the Security Trustee (acting in accordance with STID) that the utilisation of the benefit, tax loss or relief by the Recipient Company would not be subject to challenge by HM Revenue & Customs (save in the event of fraud or negligence); and

(ii) where the Recipient Company is a member of the Group (other than an Obligor), a payment is made to the Obligor of an amount equal to the tax saved within 30 days of the claim being made by the Recipient Company to include the benefit, tax loss or relief in the tax return (whether the tax return originally filed or an amendment to that tax return) it files with HM Revenue & Customs, provided that, to the extent that it is subsequently demonstrated to the satisfaction of the Security Trustee (acting in accordance with the STID) that there is no such utilisation of such benefit, tax loss or relief by the Recipient Company, then amounts paid to the Obligor by the Recipient Company for such benefit, tax loss or relief should be refunded within 30 days of such fact being so demonstrated.

"**Permitted Volume Trading Arrangements**" means contracts entered into by any member of the Group or any Associate thereof with suppliers for the supply of goods and services to the SWS Financing Group on terms that discounts are available as a result of such arrangements, provided that any Obligor making use of such arrangements will reimburse the relevant member of the Group or Associate for any Financial Indebtedness by way of amounts payable by such member of the Group or Associate to such supplier as a result of such Obligor making use of such arrangements.

"**Potential Event of Default**" means (other than in any Hedging Agreement, where "Potential Event of Default" has the meaning given to it in that Hedging Agreement) an event which would be (with the expiry of a grace period, the giving of notice or the making of any determination under the Finance Documents or any combination of them) an Event of Default.

"**Potential Relevant Trigger Event**"	means, in the case of any event which would (with the expiry of any relevant grace period or the giving of notice or any combination thereof, if not remedied or waived, become a Relevant Trigger Event).
"**Potential Trigger Event**"	means any event which would (with the expiry of any relevant grace period or the giving of notice or any combination thereof) if not remedied or waived become a Trigger Event.
"**Preference Shares**"	means the Class B Preference Shares.
"**Principal Amount Outstanding**"	means, in relation to a Bond, Sub-Class or Class, the original face value thereof less any repayment of principal made to the holder(s) thereof in respect of such Bond, Sub-Class or Class.
"**PR14**"	means the Price Review for the period 1 April 2015 to 31 March 2020.
"**PR19**"	means the Price Review for the period 1 April 2020 to 31 March 2025.
"**PR24**"	means the Price Review for the period 1 April 2025 to 31 March 2030.
"**Principal Paying Agent**"	means Deutsche Bank AG London under the Agency Agreement, or its Successors thereto.
"**Proceeds**"	means the aggregate of all receipts or recoveries by the Security Trustee pursuant to, or upon enforcement of, any of the Rights (including pursuant to Clause 11.6 (*Receipts Held in Trust*) of the STID) after deducting (to the extent not already deducted or retained prior to such receipt or recovery by the Security Trustee) all sums which the Security Trustee is required under the Finance Documents or by applicable law to pay to any other person before distributing any such receipts or recoveries to any of the Secured Creditors.
"**Procurement Plan**"	means the procurement plan (if any) prepared and amended from time to time by SWS in accordance with its obligations under the Instrument of Appointment after notifying the Security Trustee and each Financial Guarantor and consulting with the Security Trustee and each Financial Guarantor who, within reasonable time thereafter, notifies SWS that it wishes to be consulted.
"**Programme**"	means the £10,000,000,000 guaranteed bond programme established by the Issuer admitted to the Official List and to the London Stock Exchange.
"**Projected Operating Expenditure**"	means, at any time, the operating expenditure projected in the operating budget for the Test Period in which such date falls.
"**Prospectus**"	has the meaning given to that term on page 1 of this Prospectus.
"**Protected Land**"	means, in relation to a Regulated Company, any land which, or any interest or right in or over land which:

(a) was transferred to that company in accordance with a scheme under Schedule 2 to the Water Act 1989 or, where that company is a statutory water company (as defined in the WIA), was held by that company at any time during the financial year ending 31 March 1990;

(b) is, or has at any time on or after 1 September 1989 been, held by that company for purposes connected with the carrying out of its functions as a water undertaker or sewerage undertaker; or

(c) has been transferred to that company in accordance with a scheme under Schedule 2 to the WIA from another company in relation to which that land was protected when the other company held an Instrument of Appointment.

"**PSM**" means the London Stock Exchange's Professional Securities Market.

"**Public Procurement Rules**" means public procurement rules of the United Kingdom (including the Procurement Act 2023)) and of the European Communities (including Directive 93/98 as amended by Directive 98/4) affecting the water and sewerage sector and including any jurisprudence of the courts of the United Kingdom and of the European Communities and decisions of the European Commission in respect of such rules.

"**Qualifying Class A Debt**" means the aggregate Outstanding Principal Amount of Class A Debt entitled to be voted by the Class A DIG Representatives.

"**Qualifying Class A Debt Provider**" means a provider of Qualifying Class A Debt.

"**Qualifying Class B Debt**" means the aggregate Outstanding Principal Amount of Class B Debt entitled to be voted by the Class B DIG Representatives.

"**Qualifying Class B Debt Provider**" means a provider of Qualifying Class B Debt.

"**Qualifying Debt**" means the Qualifying Class A Debt, the Qualifying Class B Debt, the Senior Mezzanine Debt or Junior Mezzanine Debt, as the context requires.

"**Rating Agencies**" means Fitch, Moody's and S&P and any further or replacement rating agency appointed by the Issuer with the approval of the Security Trustee (acting upon the instructions of the Majority Creditors) to provide a credit rating or ratings for the Class A Debt and the Class B Debt and shadow ratings in respect of Class A Wrapped Debt and Class B Wrapped Debt for so long as they are willing and able to provide credit ratings generally (and "**Rating Agency**" means any one of them).

"**Rating Requirement**" means confirmation from any two Rating Agencies or, where expressly stated, all Rating Agencies then rating the Bonds that, in respect of any matter where such confirmation is required, the shadow rating is, in the case of the Class A

	Wrapped Debt, A- by Fitch and S&P and A3 by Moody's or above and, in the case of the Class A Unwrapped Debt, is A- by Fitch and S&P and A3 by Moody's or above.
"**RBS**"	means The Royal Bank of Scotland plc.
"**RCV**"	means, in relation to any date, the regulatory capital value for such date as last determined (excluding any draft determination of the regulatory capital value by Ofwat) and notified to SWS by Ofwat at the most recent Periodic Review or IDOK or other procedure through which in future Ofwat may make such determination on an equally definitive basis to that of a Periodic Review or IDOK (interpolated as necessary and adjusted as appropriate for Out-turn Inflation), provided that "**RCV**" for the purposes of calculating the Senior RAR and Class A RAR for any Test Period for which there is no Final Determination shall be SWS's good faith, honestly held present estimate of its regulatory capital value on the last day of such Test Period.
"**Receipt**"	means a receipt attached on issue to a Definitive Bond redeemable in instalments for the payment of an instalment of principal and includes any replacements for Receipts and Talons issued pursuant to Condition 14 (*Replacement of Bonds, Coupons, Receipts and Talons*).
"**Receiptholders**"	means the several persons who are for the time being holders of the Receipts.
"**Register**"	means a register of the Bondholders of a Sub-Class of Registered Bonds.
"**Registered Bonds**"	means those of the Bonds which are for the time being in registered form.
"**Registered Office Agreement**"	means the registered office agreement dated 1 January 2002 between the Issuer, Maples and Calder and M&C Corporate Services Limited (now known as Maples Corporate Services Limited).
"**Registrar**"	means Deutsche Bank Luxembourg S.A. as a registrar under the Agency Agreement and any other entity appointed as a registrar under the Agency Agreement.
"**Regulated Company**"	means a company appointed as a water undertaker or a water and sewerage undertaker under section 6 of the WIA.
"**Regulation S**"	means Regulation S under the Securities Act.
"**Relevant Date**"	has the meaning set out in Condition 6(s) (*Definitions*).
"**Relevant Trigger Event**"	means: 1. a Trigger Event under paragraph 1 (*Financial Ratios*) of Part 1 (*Trigger Events*) of Schedule 6 (*Trigger Events*) to the CTA; or 2. a Trigger Event under paragraph 2 (*Credit Rating Downgrade*) of Part 1 (*Trigger Events*) of Schedule 6 (*Trigger Events*) to the CTA.

"**Remedial Plan**"	means any remedial plan agreed by SWS and the Security Trustee under Part 2 of Schedule 6 (*Trigger Events*) to the CTA.
"**Rental**"	means any scheduled payment of rental, periodic charge or equivalent sum under a Finance Lease.
"**Rental Payment Date**"	means any date on which Rental is scheduled to be paid under any Finance Lease.
"**Rental Period**"	means, in respect of a Finance Lease, each period falling between two Rental Payment Dates under the Finance Lease.
"**Repeated Representations**"	means: (a) the representations set out in paragraphs 1 to 3, 8 to 10, 12 to 14 and 17 to 19 (inclusive) of Schedule 3 (*General Representations*) of the CTA; and (b) the representations set out in Paragraphs 1 and 5 of Schedule 4 (*SWS representations*) to the CTA, and which are deemed, pursuant to the CTA to be repeated on: (i) the date of each Request and the first day of any borrowing; (ii) each Payment Date; (iii) in relation to any new Material Agreement, the day on which such agreement is entered into and only in relation to such new Material Agreement; and (iv) each date on which a Restricted Payment is made. See Chapter 7 "*Summary of the Financing Agreements*" under "*Common Terms Agreement – Representations*".
"**Request**"	means a request for utilisation of any Authorised Credit Facility.
"**Required Balance**"	means the sum of the Class A Required Balance and the Class B Required Balance.
"**Reserved Matters**"	means matters which, subject to the Intercreditor Arrangements, a Secured Creditor is free to exercise in accordance with its own facility arrangements and not by the direction of the Majority Creditors as more particularly described in the STID.
"**Restricted Chargors**"	means each of the Issuer, SWFII and SWS and any other entity which accedes to the Security Agreement pursuant to Clause 27.3 (*Assignments and transfers*) thereof that is restricted from providing guarantees by its regulatory or statutory obligations.
"**Restricted Payment**"	means any Distribution, Customer Rebate or payment under the Subordinated Debt or the SWS Preference Shares other than: (a) a payment made under a Permitted Tax Loss Transaction;

	(b) any Permitted Post-Closing Event; (c) a Subordinated Debt Replacement Event or SWS Preference Share Conversion Event; or (d) an SWS/SWSG Debt Service Distribution.
"**Restricted Payment Condition**"	means each of the conditions which must be satisfied or waived by the Security Trustee before a Restricted Payment may be made by the Issuer or SWS.
"**Restricted Secured Liabilities**"	means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Restricted Chargor to any Secured Creditor under each Finance Document to which such Restricted Chargor is a party, except for any obligation which, if it were secured under the Security Agreement, would result in a contravention of Section 151 of the Companies Act 1985.
"**Retail Price Index**" or "**RPI**"	means the all items retail prices index for the United Kingdom Published by the Office for National Statistics or at any future date such other index of retail prices as may have then replaced it for the purposes of Ofwat's determination of price limits for water and sewerage services.
"**Rights**"	means all rights vested in the Security Trustee by virtue of, or pursuant to, its holding the interests conferred on it by the Security Documents or under the Ancillary Documents and all rights to make demands, bring proceedings or take any other action in respect of such rights.
"**Rolling Average Period**"	means, on each Calculation Date, the Test Period ending on 31 March that falls in the same calendar year as that Calculation Date and the next subsequent two consecutive Test Periods.
"**Scheduled Debt Service**"	means the amounts referred to in sub-paragraphs (i)-(xii) of the definition of "Payment Priorities" (other than principal repayments on the Class A Debt and Class B Debt) payable on a particular Payment Date.
"**Second Artesian Term Facility**"	means the £155,484,023.05 index-linked term facility made available to SWSFL by Artesian.
"**Second Artesian Term Facility Agreement**"	means a facility agreement dated 5 July 2004 under which the Second Artesian Term Facility was made available to SWSFL and includes that facility agreement in the form amended and restated at the time of the novation of such facility agreement to Artesian.
"**Second Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 5 July 2004.
"**Secretary of State**"	means one of His Majesty's principal secretaries of state.
"**Section 19 Undertaking**"	means an undertaking given by a Regulated Company to secure or facilitate compliance with a licence condition or a relevant statutory or other requirement and which is capable of direct enforcement under the WIA.

"**Secured Creditor**"	means the Security Trustee (in its own capacity and on behalf of the other Secured Creditors), the Bond Trustee (in its own capacity and on behalf of the Bondholders), the Bondholders, each Financial Guarantor, the Hedge Counterparties, the Issuer, the Liquidity Facility Agents, each Liquidity Facility Provider, Artesian II, Artesian and each other Authorised Credit Provider, the Standstill Cash Manager, each Agent, the Mezzanine Finance Parties, and any Additional Secured Creditors.
"**Secured Creditor Representative**"	means: (a) in respect of the Bondholders, the Bond Trustee; (b) in respect of the Existing RCF Providers, the Existing RCF Agent; (c) in respect of Artesian II, Artesian II; (d) in respect of Artesian, Artesian; (e) in respect of the Issuer/SWS Loan Agreements, the Security Trustee (on behalf of the Issuer); (g) in respect of any Liquidity Facility Provider, the facility agent under the relevant Liquidity Facility Agreement; and (h) in respect of any Additional Secured Creditor, the representative of such Additional Secured Creditor (if any) appointed as its Secured Creditor Representative under the terms of the relevant Finance Document and named as such in the relevant Accession Memorandum.
"**Secured Liabilities**"	means the Restricted Secured Liabilities and the Unrestricted Secured Liabilities.
"**Securities Act**"	means the United States Securities Act of 1933, as amended.
"**Security**"	means the security constituted by the Security Documents, including any Guarantee or obligation to provide cash collateral or further assurance thereunder.
"**Security Agreement**"	means the deed of charge and guarantee executed in favour of the Security Trustee by each of the Obligors on the Initial Issue Date.
"**Security Assets**"	means all property, assets, rights and undertakings the subject of the Security created by the Obligors pursuant to any Security Document, together with the Rights.
"**Security Documents**"	means: (a) the Security Agreement; (b) the STID and each deed of accession thereto; and (c) any other document evidencing or creating security over any asset of an Obligor to secure any obligation of any Obligor to a Secured Creditor under the Finance Documents.
"**Security Interest**"	means:

(a) any mortgage, pledge, lien, charge, assignment or hypothecation, or other encumbrance securing any obligation of any person;

(b) any arrangement under which money or claims to money, or the benefit of, a bank or other account may be applied, set off or made subject to a combination of accounts so as to effect discharge of any sum owed or payable to any person; or

(c) any other type of preferential arrangement (including any title transfer and retention arrangement) having a similar effect.

"**Security Trustee**" means Deutsche Trustee Company Limited or any successor appointed pursuant to the STID.

"**Senior Adjusted ICR**" means, in respect of a Test Period, the ratio of Net Cash Flow less the aggregate of CCD and IRC during such Test Period to Senior Debt Interest during such Test Period.

"**Senior Average Adjusted ICR**" means the sum of the ratios of Net Cash Flow less the aggregate of CCD and IRC to Senior Debt Interest for each of the Test Periods comprised in a Rolling Average Period divided by three.

"**Senior Debt**" means all Class A Debt and Class B Debt and any other debt ranking in priority to subordinated debt of any member of the SWS Financing Group.

"**Senior Debt Interest**" means, in relation to any Test Period and without double counting, an amount equal to the aggregate of:

(a) all interest paid, due but unpaid or, in respect of forward-looking ratios, payable on the Issuer's and/or SWS's obligations under and in connection with all Class A Debt and Class B Debt;

(b) all interest paid, due but unpaid or, in respect of forward-looking ratios, payable under or in connection with any Permitted Financial Indebtedness falling within paragraph (e) of that definition;

(c) all fees paid, due but unpaid or, in respect of forward-looking ratios, payable to any Financial Guarantor; and

(d) Adjusted Lease Reserve Amounts or Lease Reserve Amounts paid, due but unpaid or, in respect of forward-looking ratios, payable on the Issuer's and/or SWS's obligations under and in connection with all Class A Debt and Class B Debt,

in each case, during such Test Period (after taking account of the impact on interest rates of all related Hedging Agreements then in force) (excluding all indexation of principal to the extent that it has been included in such interest or other amounts, amortisation of the costs of issue of any Class A Debt and Class B Debt within such Test Period and all other costs incurred in connection with the raising of such Class A Debt or Class B Debt) less all interest

	received or, in respect of forward-looking ratios, receivable by any member of the SWS Financing Group from a third party during such Test Period (excluding any interest received or receivable from SWSG under the SWS/SWSG Loan Agreement).
"**Senior Mezzanine Debt**"	means the principal amount outstanding for the time being under the loan made by the Senior Mezzanine Facility Providers under the Senior Mezzanine Facility Agreement.
"**Senior Mezzanine Facility**"	means a credit facility in the original amount of £127,200,000 provided by the Senior Mezzanine Facility Providers to the Issuer pursuant to the Senior Mezzanine Facility Agreement.
"**Senior Mezzanine Facility Agent**"	means The Royal Bank of Scotland plc or any successor thereto as agent under the Senior Mezzanine Facility Agreement.
"**Senior Mezzanine Facility Agreement**"	means the £127,200,000 senior mezzanine facility agreement dated the Initial Issue Date between the Issuer, the Senior Mezzanine Facility Agent, the Senior Mezzanine Facility Arranger, the Original Senior Mezzanine Facility Provider and the Security Trustee.
"**Senior Mezzanine Facility Arranger**"	means RBEF Limited.
"**Senior Mezzanine Facility Providers**"	means the "Lenders" (as defined in the Senior Mezzanine Facility Agreement).
"**Senior Mezzanine Finance Parties**"	means: (a) the Senior Mezzanine Facility Agent; (b) the Senior Mezzanine Facility Arranger; and (c) the Senior Mezzanine Facility Providers.
"**Senior Net Indebtedness**"	means, as at any date, all the Issuer's and SWS's nominal debt outstanding (or, in respect of a future date, forecast to be outstanding) under and in connection with any Class A Debt and Class B Debt on such date and the nominal amount of any Financial Indebtedness falling within paragraph (e) of the definition of "Permitted Financial Indebtedness" which is outstanding (or, in respect of a future date, forecast to be outstanding) on such date, including, in each case, all indexation accrued but unpaid up to and including such date (after taking account of the impact on interest rates of all related Hedging Agreements then in force) on any such liabilities which are indexed together with any interest due and unpaid (after taking account of the impact on interest rates of all related Hedging Agreements then in force) and less the value of all Authorised Investments and all other amounts standing to the credit of any Account (other than an amount equal to the Excluded Insurance Proceeds Amount an amount equal to the aggregate of any amounts which represent Customer Rebates or Distributions which have been declared but not paid on such date) (where such debt is denominated other than in pounds sterling, the nominal

	amount outstanding will be calculated: (a) in respect of debt with associated Currency Hedging Agreements, by reference to applicable hedge rates; or (b) in respect of debt with no associated Currency Hedging Agreements, by reference to the Exchange Rate on such date).
"**Senior RAR**"	means, on any Calculation Date, the ratio of Senior Net Indebtedness to RCV as at such Calculation Date or, in the case of forward-looking ratios in respect of Test Periods ending after such Calculation Date, as at 31 March falling in such Test Period.
"**Series**"	means a series of Bonds issued under the Programme on a particular Issue Date, together with any Tranche or Tranches of Bonds which are expressed to be consolidated and form a single Sub-Class with any Sub-Class issued on such Issue Date.
"**Series 1 Bonds**"	means the Issuer's Series 1 Bonds issued on the Initial Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"**Series 2 Bonds**"	means the Issuer's Series 2 Bonds issued on the Third Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"**Series 3 Bonds**"	means the Issuer's Series 3 Bonds issued on the Fourth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"**Series 4 Bonds**"	means the Issuer's Series 4 Bonds issued on the Fifth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"**Series 5 Bonds**"	means the Issuer's Series 5 Bonds issued on the Sixth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 6 Bonds"	means the Issuer's Series 6 Bonds issued on the Eighth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 7 Bonds"	means the Issuer's Series 7 Bonds issued on the Eighth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 8 Bonds"	means the Issuer's Series 8 Bonds issued on the Ninth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 9 Bonds"	means the Issuer's Series 9 Bonds issued on the Tenth Issue Date and the Fourteenth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 10 Bonds"	means the Issuer's Series 10 Bonds issued on the Eleventh Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 11 Bonds"	means the Issuer's Series 11 Bonds issued on the Twelfth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 12 Bonds"	means the Issuer's Series 12 Bonds issued on the Thirteenth Issue Date and the Fourteenth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 13 Bonds"	means the Issuer's Series 13 Bonds issued on the Seventeenth Issue Date, as further defined in Chapter 4 "*Financing Structure*".

"Series 13 Tap Bonds"	means the Issuer's Series 13 Tap Bonds issued on the Nineteenth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"Series 14 Bonds"	means the Issuer's Series 14 Bonds issued on the Eighteenth Issue Date, as further defined in Chapter 4 "*Financing Structure*".
"**Seventh Issue Date**"	means 18 March 2013.
"**Seventh Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 14 March 2013.
"**Seventeenth Issue Date**"	means 1 November 2024.
"**Seventeenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 1 November 2024.
"**Sewerage Region**"	means the geographical area for which a Regulated Company has been appointed as the sewerage undertaker under Section 6 of the WIA.
"**Share Pledges**"	means the pledges dated on or about the Initial Issue Date, in favour of the Security Trustee, over the shares in SWSH, SWS and the Issuer, respectively, and "**Share Pledge**" means any one of them.
"**Shortfall Paragraph**"	means, to the extent that (after payment of all relevant operating expenditure) there is a shortfall of forecast revenues, the relevant sub-paragraph of the definition of "Payment Priorities" in relation to which the revenue that is forecast to be available is insufficient to meet all of the payments in such sub-paragraph.
"**Sixteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 31 May 2024.
"**Sixth Issue Date**"	means 5 March 2009.
"**Sixth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 27 February 2009.
"**Special Administration**"	means the insolvency process specific to Regulated Companies under Sections 23 to 26 of the WIA.
"**Special Administration Order**"	means an order of the High Court under sections 23 to 25 of the WIA under the insolvency process specific to Regulated Companies.
"**Special Administration Petition Period**"	means the period beginning with the presentation of the petition for Special Administration under Section 24 of the WIA and ending with the making of a Special Administration Order or the dismissal of the petition.
"**Special Administrator**"	means the person appointed by the High Court under Sections 23 to 25 of the WIA to manage the affairs, business and property of the Regulated Company during the period in which the Special Administration Order is in force.
"**Standard & Poor's**" or **"S&P"**	means Standard & Poor's Ratings Services, a division of the McGraw-Hill Companies Inc. or any successor to the rating business of Standard & Poor's Rating Services.

"**Standby Drawing**"	means a drawing made under a Liquidity Facility Agreement as a result of a downgrade of a Liquidity Facility Provider below the Liquidity Facility Requisite Ratings or in the event that the Liquidity Facility Provider fails to renew its commitment on the expiry of the term of such Liquidity Facility Agreement.
"**Standstill**"	means, as provided for in Clause 13.1 (*Commencement of Standstill*) of the STID, a standstill of claims of the Secured Creditors against SWS and the Issuer immediately upon notification to the Security Trustee of the occurrence of an Event of Default. See Chapter 7 "*Summary of the Financing Agreements*" under *"Security Trust and Intercreditor Deed – Standstill*" for a summary.
"**Standstill Cash Manager**"	means HSBC Bank plc in its capacity as Standstill Cash Manager under the CTA, or any successor Standstill Cash Manager.
"**Standstill Event**"	means an event giving rise to a Standstill in accordance with the STID. See Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed – Standstill*" for a summary.
"**Standstill Extension**"	means any of the periods for which a Standstill Period is extended under Clause 13.5 (*Extension of Standstill*) of the STID, See Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed – Standstill Extension*" for a summary.
"**Standstill Period**"	means a period during which a standstill arrangement is subsisting, commencing on the date as determined by Clause 13.1 (*Commencement of Standstill*) of the STID and ending on the date as determined by Clause 13.4 (*Termination of Standstill*) of the STID. See Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed – Standstill*" for a summary.
"**Statutory Accounts**"	means the statutory accounts which SWS is required to prepare in compliance with the Companies Act 1985, as amended from time to time.
"**STID**"	means the security trust and intercreditor deed entered into on the Initial Issue Date and as amended and/or restated from time to time, between, among others, the Security Trustee, the Obligors, the Bond Trustee and MBIA Assurance S.A. (now Assured Guaranty as described herein), together with any deed supplemental to the STID and referred to in the STID as a "Supplemental Deed".
"**STID Directions Request**"	means a written notice of each STID Proposal sent by the Security Trustee to the Secured Creditors or their Secured Creditor Representatives and requesting directions from the relevant Secured Creditors in accordance with the STID.
"**STID Proposal**"	means a proposal or request made by any Secured Creditor or its Secured Creditor Representative or any Obligor in accordance with the STID proposing or requesting the Security Trustee: to execute a supplemental deed to the

	STID; to change, modify or waive any term or condition of any Finance Document; to substitute the Issuer; or to take any Enforcement Action or any other action in respect of the transactions contemplated by the Finance Documents, as defined more particularly in the STID.
"**Stock Exchange**"	means the London Stock Exchange or any other or further stock exchange(s) on which any Bonds may, from time to time, be listed, and references in these presents (as defined in this Prospectus) to the "**relevant Stock Exchange**" shall, in relation to any Bonds, be references to the Stock Exchange on which such Bonds are, from time to time, or are intended to be, listed.
"**Sub-Class**"	is a division of a Class.
"**Subordinated Authorised Loan Amounts**"	means, in relation to any Authorised Credit Facility, the aggregate of any amounts payable by the Issuer or SWS to the relevant Authorised Credit Provider on an accelerated basis as a result of illegality (excluding accrued interest, principal and recurring fees and commissions) on the part of the Authorised Credit Provider or any other amounts not referred to in any other paragraph of the definition of "Payment Priorities".
"**Subordinated Coupon Amounts**"	means, in the case of Fixed Rate Bonds or Indexed Bonds, any amounts (other than deferred interest) by which the Coupon on such Bonds exceeds the initial Coupon as at the date on which such Bonds were issued and, in the case of Floating Rate Bonds, any amounts (other than deferred interest) by which the margin on the Coupon on such Bonds exceeds the initial margin on the Coupon on such Bonds as at the date on which such Bonds were issued.
"**Subordinated Debt**"	means any Financial Indebtedness (other than Financial Indebtedness falling within paragraph (e) of the definition of "Permitted Financial Indebtedness") that is fully subordinated, in a manner satisfactory to the Security Trustee and each Financial Guarantor, to the Class A Debt and Class B Debt and where the relevant credit provider has acceded to the Common Terms Agreement and the STID or upon an SWS Preference Share Conversion Event, the SWS Preference Share Deed, including, for the avoidance of doubt, the Mezzanine Debt.
"**Subordinated Debt Replacement Event**"	means any refinancing of any or all of the Senior Mezzanine Debt or Junior Mezzanine Debt at any time so long as: (a) no Event of Default is continuing or would result from such refinancing; (b) no Trigger Event described in Chapter 7 "*Summary of the Financing Agreements*" *under* "*Common Terms Agreement: Trigger Events – Financial Ratios*"; "*Common Terms Agreement: Trigger Events – Liquidity for Capital Expenditure and Working Capital*"; "*Common Terms Agreement: Trigger Events – Debt Service Required Payment Shortfall*" and "*Common Terms Agreement: Trigger Events – Drawdown on DSR Liquidity Facilities and O&M Reserve Facility*" is continuing; and (c) the Financial

	Indebtedness incurred in order to raise funds for such refinancing (which may, for the avoidance of doubt, be by way of subordinated bonds) ranks below the Class B Debt and is on substantially the same terms as the Senior Mezzanine Debt or the Junior Mezzanine Debt, as the case may be, being refinanced.
"**Subordinated Liquidity Facility Amounts**"	means, in relation to any Liquidity Facility: (a) the amount by which the amount of interest accruing at the Mandatory Cost Rate at any time exceeds the Mandatory Cost Rate on the date of the relevant Liquidity Facility Agreement; and (b) the aggregate of any amounts payable by the Issuer to the relevant Liquidity Facility Provider in respect of its obligation to gross up any payments made by it in respect of such Liquidity Facility as a result of such Liquidity Facility Provider ceasing to be a Liquidity Facility Provider or to make any payment of increased costs to such Liquidity Facility Provider (other than any such increased costs in respect of regulatory changes relating to capital adequacy requirements applicable to such Liquidity Facility Provider) or to amounts payable on an accelerated basis as a result of illegality (excluding accrued interest, principal and commitment fees) on the part of such Liquidity Facility Provider, or any other amounts not referred to in any other paragraph of the Payment Priorities.
"**Subscription Agreement**"	means an agreement supplemental to the Dealership Agreement (by whatever name called) substantially in the form set out in Schedule 6 to the Dealership Agreement or in such other form as may be agreed between, among others, the Issuer and the Lead Manager or one or more Dealers (as the case may be).
"**Subsidiary**"	means: (a) a subsidiary within the meaning of section 736 of the Companies Act; and (b) unless the context otherwise requires, a subsidiary undertaking within the meaning of section 258 of the Companies Act.
"**Substantial Effects Clause**"	means a clause which may be contained in the licence of a Regulated Company and which is contained in the Licence of SWS at Part IV of Condition B, pursuant to which the Regulated Company may, if so permitted by the conditions of its licence, request price limits to be reset if the Appointed Business either: (a) suffers a substantial adverse effect which could not have been avoided by prudent management action; or (b) enjoys a substantial favourable effect which is fortuitous and not attributable to prudent management action.
"**Successor**"	means, in relation to the Principal Paying Agent, the other Paying Agents, the Registrar, the Transfer Agent, the Agent

	Bank and the Calculation Agent, any successor to any one or more of them in relation to the Bonds which shall become such pursuant to the provisions of the Bond Trust Deed and/or the Agency Agreement (as the case may be) and/or such other or further principal paying agent, paying agents, registrar, transfer agents, agent bank and calculation agent (as the case may be) in relation to the Bonds as may (with the prior approval of, and on terms previously approved by, the Bond Trustee in writing) from time to time be appointed as such, and/or, if applicable, such other or further specified offices (in the case of the Principal Paying Agent being within the same city as the office(s) for which it is substituted) as may, from time to time, be nominated, in each case, by the Issuer and the Obligors, and (except in the case of the initial appointments and specified offices made under and specified in the Conditions and/or the Agency Agreement, as the case may be) notice of whose appointment or, as the case may be, nomination has been given to the Bondholders.
"**Super-Majority Creditor**"	means the Class A DIG Representatives in respect of more than 66 2/3 per cent. of the Voted Qualifying Class A Debt or, following the repayment in full of the Class A Debt, the Class B DIG Representatives in respect of more than 66 per cent. of the Voted Qualifying Class B Debt, in each case, subject to Clause 8 (*Modifications, Consent*s *and Waivers*) and Clause 9 (*Voting, Instructions and Notification of Outstanding Principal Amounts of Qualifying Debt*) of the STID as summarised in Chapter 7 "*Summary of the Financing Agreements*" under "*Security Trust and Intercreditor Deed – Super-Majority Creditor Decisions*".
"**Supplemental Deed**"	means a deed supplemental to the STID entered into by the Security Trustee on its own behalf and on behalf of the Secured Creditors in the circumstances referred to in Clause 2.1 (*Accession of Additional Secured Creditor*) or Clause 3 (*Additional Finance Documents*) of the STID.
"**Surveillance Letter**"	means a letter issued by the Issuer and/or SWS to a Financial Guarantor from time to time, in which the Issuer and/or SWS undertake to provide the relevant Financial Guarantor with certain information and to comply with certain reporting requirements as outlined in that letter.
"**SW Tax Deed of Covenant**"	means the deed of covenant entered into on the Initial Issue Date (as amended from time to time) by, among others, the Security Trustee, SWI, MBIA Assurance S.A. (now Assured Guaranty as described herein) and the Obligors.
"**SWC**"	means Southern Water Capital Limited.
"**SWEPST**"	means Southern Water Executive Pension Scheme Trustees Limited, although this no longer performs any function.
"**SWI**"	means Southern Water Investments Limited.
"**SWPS**"	means the Southern Water Pension Scheme for SWS employees.

"**SWPT**"	means Southern Water Pension Trustees Limited.
"**SWS**" or "**Southern Water**"	means Southern Water Services Limited.
"**SWS Business Financial Model**"	means the business Financial model prepared by SWS and delivered to the Security Trustee from time to time.
"**SWS Change of Control**"	means the occurrence of any of the following events or circumstances: (a) SWSGH ceasing to hold legally and beneficially all rights in 100 per cent. of the issued share capital of, or otherwise ceasing to control, SWSH; (b) SWSH ceasing to hold legally and beneficially all rights in 100 per cent. of the issued ordinary share capital of, or otherwise ceasing to control, SWS; or (c) SWS ceasing to hold legally and beneficially all rights in 100 per cent. of the issued share capital of, or otherwise ceasing to control, the Issuer and the SWS Pension Companies.
"**SWS Event of Default**"	means the events of default set out in Part 2 (*Events of Default* (*SWS*)) of Schedule 7 (*Events of Default*) to the CTA.
"**SWS Financing Group**"	means SWSGH, SWSH, SWS, SWFII, and the Issuer and any other Permitted Subsidiaries.
"**SWS Pension Schemes**"	means the Southern Water Pension Scheme and the Southern Water Executive Pension Scheme.
"**SWS Preference Share Conversion Event**"	means an exercise of a Conversion Option as defined in SWS's articles of association.
"**SWS Preference Share Deed**"	means the deed entered into by, among others, the initial holders of the SWS Preference Shares and the Security Trustee.
"**SWS Preference Shareholders**"	means the holders of the SWS Preference Shares from time to time.
"**SWS Preference Shares**"	means the Class B Preference Shares.
"**SWS VAT Group**"	means the VAT group registration comprising Greensands Investments Limited, SWI, SWS and SWC of which SWS is the representative member.
"**SWS WRMP**"	means the water resources strategy that SWS has developed for the next 25 years, which was approved by DEFRA and published on 1 October 2009.
"**SWFII**" or "**UK DebtCo**"	means SW (Finance) II Limited.
"**SWSG**"	means Southern Water Services Group Limited, a company incorporated under the laws of England and Wales (registered number 0437 4956) and the holding company of the SWS Financing Group.
"**SWSGH**"	means SWS Group Holdings Limited.
"**SWSH**"	means SWS Holdings Limited.
"**SWS/SWSG Debt Service Distribution**"	means any Distribution or payment in respect of a Permitted Tax Loss Transaction to be made by SWS for the purpose of

	providing SWSG with the funds required to enable SWSG to meet its scheduled payment obligations under the SWS/SWSG Loan Agreement.
"**SWS/SWSG Loan**"	means the principal amount outstanding under the SWS/SWSG Loan Agreement from time to time.
"**SWS/SWSG Loan Agreement**"	means the loan agreement entered into between the Security Trustee, SWS and SWSG on the Initial Issue Date evidencing the terms of the SWS/SWSG Loan.
"**Talonholders**"	means the several persons who are for the time being holders of the Talons.
"**Talons**"	means the talons (if any) appertaining to, and exchangeable in accordance with the provisions therein contained for further Coupons appertaining to, the Definitive Bonds (other than Zero Coupon Bonds) and includes any replacements for Talons issued pursuant to Condition 14 (*Replacement of Bonds. Coupons*, *Receipts and Talons*).
"**TARGET Settlement Day**"	has the meaning given to such term in Condition 6(r) (*Definitions*) as set out in Chapter 8 "*Terms and Conditions of the Bonds*".
"**Tax**"	means any tax, levy, impost, duty or other charge or withholding of a similar nature (including any related penalty or interest), and "**Taxes**", "**taxation**", "**taxable**" and comparable expressions will be construed accordingly.
"**Tax Deeds of Covenant**"	means the SW Tax Deed of Covenant.
"**TDC Breach**"	means any breach of any covenant or representation given by, or other obligation imposed upon, any person in either of the Tax Deeds of Covenant which is considered to constitute a TDC Breach, in accordance with the terms of the relevant Tax Deed of Covenant (which, among other things, prevents a breach being a TDC Breach unless it causes, or could reasonably be expected to cause, a Material Adverse Effect).
"**TEFRA**"	means the United States Tax Equity and Fiscal Responsibility Act of 1982.
"**Temporary Global Bond**"	means, in relation to any Sub-Class of Bearer Bonds, a temporary global bond in the form or substantially in the form set out in Schedule 2, Part A to the Bond Trust Deed together with the copy of the applicable Final Terms annexed thereto, with such modifications (if any) as may be agreed between the Issuer, the Principal Paying Agent, the Bond Trustee and the relevant Dealer(s), comprising some or all of the Bearer Bonds of the same Tranche, issued by the Issuer pursuant to the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) relating to the Programme, the Agency Agreement and the Bond Trust Deed.
"**Tenth Issue Date**"	means 12 December 2023.
"**Tenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 30 March 2021.

"**Test Period**"	means: (a) the period of 12 months ending on 31 March in the then current year; (b) the period of 12 months starting on 1 April in the same year; (c) each subsequent 12-month period up to the Date Prior; and (d) if the Calculation Date falls within the 13-month period immediately prior to the Date Prior, the 12-month period from the Date Prior.
"**Third Issue Date**"	means 27 May 2005.
"**Third Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 27 May 2005.
"**Thirteenth Issue Date**"	means 26 March 2024.
"**Thirteenth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 23 February 2024.
"**Tranche**"	means all Bonds which are identical in all respects (save for the Issue Date, Interest Commencement Date and Issue Price).
"**Transaction Account**"	means the account of the UK DebtCo entitled "Transaction Account held at the Account Bank and includes anu sub-account relating to that account and any replacement account from time to time.
"**Transaction Documents**"	means: (a) a Finance Document; (b) a Material Capex Agreement or a Material O&M Agreement; and (c) any other document designated as such by the Security Trustee and the Issuer.
"**Transfer Agent**"	means Deutsche Bank AG London under the Agency Agreement, including any Successor thereto.
"**Transfer Scheme**"	means a transfer scheme under Schedule 2 to the WIA.
"**Treasury Transaction**"	means any currency or interest rate purchase, cap or collar agreement, forward rate agreement, interest rate agreement, interest rate or currency or future or opinion contract, foreign exchange or currency purchase or sale agreement, interest rate swap, currency swap or combined similar agreement or any derivative transaction protecting against or benefiting from fluctuations in any rate or price.
"**Trigger Credit Rating**"	means each credit rating identified as such in Chapter 7 "*Summary of the Financing Agreements*" under "*Trigger Events*".
"**Trigger Event**"	means any of the events or circumstances identified as such in Chapter 7 "*Summary of the Financing Agreements*" under "*Trigger Events*".

"**Trigger Event Consequences**"	means any of the consequences of a Trigger Event identified as such in Chapter 7 "*Summary of the Financing Agreements*" under "*Trigger Event Consequences*".
"**Trigger Event Ratio Levels**"	means the financial ratios set out in Chapter 7 "*Summary of the Financing Agreements*" under "*Trigger Events: Financial Ratios*".
"**Trigger Event Remedies**"	means any remedy to a Trigger Event as identified in Chapter 7 "*Summary of the Financing Agreements*" under "*Trigger Event Remedies*".
"**Twelfth Issue Date**"	means 23 February 2024.
"**Twelfth Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 21 February 2024.
"**UK**"	means the United Kingdom.
"**UK DebtCo**"	means SW (Finance) II Limited.
"**UK DebtCo/SWS Loan Agreement**"	means the loan agreement entered into between SWFII and SWS on 30 September 2022.
"**UK DebtCo/UK Issuer Loan Notes**"	means the loan notes issued by SWFII to the Issuer on 30 September 2022.
"**UK Issuer/SWS Loan Agreement**"	means the loan agreement entered into between the Issuer and SWS on 30 September 2022.
"**UK Prospectus Regulation**"	means Regulation (EU) 2017/1129 of the European Parliament and of the Council, published on 14 June 2017, as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018.
"**Unrestricted Chargor**"	means each of SWSH and SWSGH and any other entity which accedes to the Security Agreement pursuant to Clause 27.3 (*Assignments and Transfers*) thereof that is not restricted by its regulatory or statutory obligations from providing guarantees to any other entity.
"**Unrestricted Secured Liabilities**"	means all present and future obligations and liabilities (whether actual or contingent and whether owed jointly or severally or in any other capacity whatsoever) of each Unrestricted Chargor to any Secured Creditor under each Finance Document to which such Unrestricted Chargor is a party, except for any obligation which, if it were secured under the Security Agreement, would result in a contravention of Section 151 of the Companies Act 1985.
"**Unwrapped Bondholders**"	means the holders for the time being of the Unwrapped Bonds, and "**Unwrapped Bondholder**" shall be construed accordingly.
"**Unwrapped Debt**" or "**Unwrapped Bond**"	means any indebtedness or bond (respectively) that does not have the benefit of a guarantee from a Financial Guarantor.
"**UWWTD**"	means the Urban Waste Water Treatment Directive (91/271/EEC).
"**VAT**"	(a) in respect of any Finance Lease Document, has the meaning given thereto in such Finance Lease Document; and

(b) otherwise, means value added tax as imposed by the Value Added Tax Act 1994 and legislation supplemental thereto and other tax of a similar fiscal nature whether imposed in the United Kingdom (instead of, or in addition to, VAT) or elsewhere.

"**Voted Qualifying Class A Debt**"	means the aggregate Outstanding Principal Amount of Class A Debt voted by the Class A DIG Representatives in accordance with the applicable provisions of the STID as part of the Class A DIG.
"**Voted Qualifying Class B Debt**"	means the aggregate Outstanding Principal Amount of Class B Debt voted by the Class B DIG Representatives in accordance with the applicable provisions of the STID as part of the Class B DIG.
"**Water Act 2003**"	means the United Kingdom Water Act 2003.
"**Water Quality Regulations**"	means the Water Supply (Water Quality) Regulations 2016, as amended by subsequent legislation.
"**Water Region**"	means the geographical area for which a Regulated Company has been appointed as water undertaker under Section 6 of the WIA.
"**WIA**"	means the United Kingdom Water Industry Act 1991 (as amended by subsequent legislation, including the Competition and Service (Utilities) Act 1992 and the WIA 99).
"**WIA 99**"	means the United Kingdom Water Industry Act 1999.
"**WRA**"	means the United Kingdom Water Resources Act 1991, as amended by subsequent legislation including the United Kingdom Environment Act 1995.
"**Wrapped Bondholders**"	means the holders for the time being of the Wrapped Bonds, and "**Wrapped Bondholder**" shall be construed accordingly.
"**Wrapped Debt**" or "**Wrapped Bond**"	means any indebtedness or bond (respectively) that has the benefit of a guarantee from a Financial Guarantor.
"**WSRA**"	means the Water Services Regulation Authority.
"WSSLs"	means water and sewerage supply licensees.
"**Zero Coupon Bond**"	means a Bond specified as such in the relevant Final Terms and on which no interest is payable.

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