

## **EXECUTION VERSION**

### **FINAL TERMS**

**PROHIBITION OF SALES TO EUROPEAN ECONOMIC AREA 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 MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Regulation. Consequently, no key information document required by Regulation (EU) No 1286/2014 (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 EU PRIIPs Regulation.

**PROHIBITION OF SALES TO UNITED KINGDOM 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 (“**EUWA**”); or (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (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; or (iii) not a qualified investor as defined in the UK Prospectus Regulation. Consequently, no key information document required by the EU 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.

**UK MiFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET** – Solely for the purposes of each manufacturers’ 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 and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA (“**UK MiFIR**”); and (ii) all channels for distribution of the Bonds to eligible counterparties and professional clients are appropriate. Any distributor should take into consideration the manufacturers’ 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 manufacturers’ target market assessment) and determining appropriate distribution channels.

**Final Terms dated 6 November 2025**

**ANGLIAN WATER SERVICES FINANCING PLC**

**Legal Entity Identifier (LEI): 213800DL377MH46PDY63**

**Issue of £300,000,000 6.250 per cent. Guaranteed Class A Bonds due 10 November 2041**

**unconditionally and irrevocably**

guaranteed by, *inter alios*, ANGLIAN WATER SERVICES LIMITED

under the €20,000,000,000

Global Secured Medium Term Note Programme

PART A — CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the conditions set forth in the Prospectus dated 9 October 2025 (the “**Prospectus**”) which constitutes a base prospectus for the purposes of Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”) as it forms part of domestic law by virtue of the EUWA (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 such Prospectus in order to obtain all the relevant information. The Prospectus has been published on the Issuer’s website at [www.anglianwater.co.uk](http://www.anglianwater.co.uk).

The Bonds 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**”) or with any securities regulatory authority of any State or other jurisdiction of the United States. Subject to certain exceptions, the Bonds may not be offered or sold 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**”).

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|-----|------|--|---|
| 1.  | (i)  | Issuer:  | Anglian Water Services Financing Plc  |
|     | (ii) | Obligors:  | Anglian Water Services Financing Plc, Anglian Water Services Limited, Anglian Water Services Holdings Limited and Anglian Water Services UK Parent Co Limited           |
| 2.  | (i)  | Series Number:   | 80  |
|     | (ii) | Tranche Number:  | 1   |
| 3.  |      | Specified Currency or Currencies:                      | Sterling (£)  |
| 4.  |      | Aggregate Nominal Amount of Bonds admitted to trading: | Series: £300,000,000<br>Tranche: £300,000,000   |
| 5.  |      | Issue Price of Tranche:                                | 99.421 per cent. of the Aggregate Nominal Amount.   |
| 6.  |      | Specified Denominations:                               | £100,000 and integral multiples of £1,000 in excess thereof up to and including £199,000. No Bonds in definitive form will be issued with a denomination above £199,000 |
| 7.  | (i)  | Issue Date:  | 10 November 2025  |
|     | (ii) | Interest Commencement Date:                            | Issue Date  |
| 8.  | (i)  | Maturity Date:   | 10 November 2041  |
|     | (ii) | Instalment Dates                                       | Not Applicable  |
| 9.  |      | Interest Basis:  | 6.250 per cent. Fixed Rate  |
| 10. |      | Redemption/Payment Basis:                              | Redemption at par   |
| 11. |      | Change of Interest Basis or Redemption/Payment Basis:  | Not Applicable  |

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|-----|---|--|
| 12. | Call Options:                                       | Issuer Call<br>Issuer Maturity Call<br>(further particulars specified below) |
| 13. | Date Board approval for issuance of Bonds obtained: | 24 June 2025 and 6 November 2025   |

**PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

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|-----|---|---|
| 14. | <b>Fixed Rate Bond Provisions</b>                       | Applicable  |
|     | (i) Rate(s) of Interest:                                | 6.250 per cent. per annum payable annually in arrear on each Interest Payment Date              |
|     | (ii) Interest Payment Date(s):                          | 10 November in each year up to and including the Maturity Date, commencing on 10 November 2026. |
|     | (iii) Fixed Coupon Amount(s):                           | £62.50 per Calculation Amount   |
|     | (iv) Broken Amount(s):                                  | Not Applicable  |
|     | (v) Day Count Fraction:                                 | Actual/Actual (ICMA)  |
|     | (vi) Determination Date:                                | 10 November in each year  |
|     | (vii) Calculation Amount:                               | £1,000  |
| 15. | <b>Floating Rate Bond Provisions</b>                    | Not Applicable  |
| 16. | <b>Zero Coupon Bond Provisions</b>                      | Not Applicable  |
| 17. | <b>Index Linked Interest/Redemption Bond Provisions</b> | Not Applicable  |
| 18. | <b>Dual Currency Bond Provisions</b>                    | Not Applicable  |
| 19. | <b>Step Up Option</b>                                   | Not Applicable  |

**PROVISIONS RELATING TO REDEMPTION**

- |     |   |   |
|-----|---|---|
| 20. | <b>Notice Periods for Condition 9(b):</b>     | Not Applicable  |
| 21. | <b>Notice Periods for Condition 9(c):</b>     | Minimum Period 30 days Maximum Period 60 days                                     |
| 22. | <b>Issuer Maturity Call:</b>                  | Applicable  |
|     | (i) Issuer Maturity Call Notice Period:       | Minimum Period: 30 days<br>Maximum Period: 60 days                                |
| 23. | <b>Issuer Call:</b>                           | Applicable  |
|     | (i) Optional Redemption Date(s):              | Any date from (but excluding) the Issue Date up to (but excluding) 10 August 2041 |
|     | (ii) Optional Redemption Amount of each Bond: | Spens Price   |
|     | (iii) Redemption Margin:                      | 0.20 per cent.  |

(iv)	Reference Gilt:	UKT 1.250% due 22 October 2041 (ISIN GB00BJQWYH73)
(v)	Reference Stock:	Not Applicable
(vi)	Reference Dealer:	Not Applicable
(vii)	Reference Treasury Dealer:	Not Applicable
(viii)	Reference Dealer Rate:	Not Applicable
(ix)	Determination Date:	Not Applicable
(x)	Determination Time:	Not Applicable
(xi)	If redeemable in part:	Not Applicable
(xii)	Notice period:	Minimum Period 30 days Maximum Period 60 days
24.	<b>Clean-up Call:</b>	Not applicable
25.	(i) Final Redemption Amount of each Bond:	Par
	(ii) Details relating to Bonds repayable in instalments:	Not Applicable
26.	Early Redemption Amount of each Bond payable on redemption for taxation reasons or on event of default and/or the method of calculating the same:	As per Condition 9(e)

#### GENERAL PROVISIONS APPLICABLE TO THE BONDS

27.	(i) Form of Bonds:	Bearer Bonds  Temporary Bearer Global Bond exchangeable for a Permanent Bearer Global Bond on or after Exchange Date which is exchangeable for Definitive Bonds only upon an Exchange Event
	(ii) New Global Note:	Yes
28.	Additional Financial Centre(s) or other special provisions relating to Payment Dates:	Not Applicable
29.	Talons for future Coupons to be attached to Definitive Bearer Bonds (and dates on which such Talons mature):	No

Signed on behalf of the Issuer:

By: F.W. Campbell  
*Duly authorised*

Signed on behalf of Anglian Water Services Limited:

By: F.W. Campbell  
*Duly authorised*

Signed on behalf of Anglian Water Services Holdings Limited:

By: F.W. Campbell  
*Duly authorised*

Signed on behalf of Anglian Water Services UK Parent Co Limited:

By: F.W. Campbell  
*Duly authorised*

## Part B — Other Information

### 1. Listing

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|-------|--|--|
| (i)   | Listing:   | London   |
| (ii)  | Admission to trading:  | Application has been made by the Issuer (or on its behalf) for the Bonds to be admitted to trading on the London Stock Exchange's main Market and listing on the Official List of the FCA with effect from 10 November 2025. |
| (iii) | Estimate of total expenses related to admission to trading:  | £6,200   |
| (iv)  | All regulated markets or equivalent markets on which securities of the same class are already admitted to trading: | London Stock Exchange  |

### 2. Ratings

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|----------|--|
| Ratings: | The Bonds to be issued are expected to be rated: |
|          | S&P: BBB   |
|          | Moody's: Baa1                                    |
|          | Fitch: A-  |

### 3. Interests of natural and legal persons involved in the offer

Save for any fees payable to Bank of China Limited, London Branch, J.P. Morgan Securities plc, Lloyds Bank Corporate Markets plc and MUFG Securities EMEA plc, so far as the Issuer is aware, no person involved in the offer of the Bonds has an interest material to the offer.

Bank of China Limited, London Branch, J.P. Morgan Securities plc, Lloyds Bank Corporate Markets plc and MUFG Securities EMEA plc, and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with and perform other services for, the Issuer and the other Obligors and their affiliates in the ordinary course of business.

### 4. Third Party Information

Not Applicable

### 5. Reasons for the offer, estimated net proceeds and total expenses

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|------|-------------------------|--|
| (i)  | Reasons for the offer:  | General corporate purposes<br><i>(See Chapter 9 (Use of Proceeds) in the Prospectus)</i> |
| (ii) | Estimated net proceeds: | £297,213,000   |

### 6. YIELD

- |                      |   |
|----------------------|---|
| Indication of yield: | 6.308 per cent. on an annual basis  |
|                      | As set out above, the yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. |

7. **Operational information**

ISIN:	XS3225308116
Common Code:	322530811
CFI:	DTFXFB as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
FISN:	ANG.WTR.SERV.FI/6.25 MTN 20411110 as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
Any clearing system(s) other than Euroclear Bank SA/NV, Clearstream Banking S.A., CDS and DTC and the relevant identification number(s):	Not Applicable
Delivery:	Delivery against payment
Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
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.

8. **General**

U.S. Selling Restrictions: Reg. S Compliance Category 2; TEFRA D

9. **Green Bonds:** Not Applicable

10. **Social Bonds:** Not Applicable

11. **Sustainable Bonds:** Not Applicable