

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, distributed or otherwise made available to and should not be offered, sold, distributed 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 disclosure document required by the FCA Product Disclosure Sourcebook (“**DISC**”) for offering, selling or distributing the Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering, selling or distributing the Bonds or otherwise making them available to any retail investor in the UK may be unlawful under DISC and the Consumer Composite Investments (Designated Activities) Regulations 2024.

MiFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of the 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 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 target market assessment) and determining appropriate distribution channels.

UK MiFIR PRODUCT GOVERNANCE / PROFESSIONAL INVESTORS AND ECPS ONLY TARGET MARKET – Solely for the purposes of each 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 19 June 2026

ANGLIAN WATER SERVICES FINANCING PLC

Legal Entity Identifier (LEI): 213800DL377MH46PDY63

Issue of €700,000,000 4.250 per cent. Guaranteed Class A Green Bonds due 23 June 2036

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 and the supplemental Prospectuses dated 2 March 2026, 6 March 2026 and 10 June 2026 respectively (the “**Prospectus**”) which together constitute 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 as so supplemented in order to obtain all the relevant information. The Prospectus and the supplemental Prospectuses have been published on the Issuer’s website at 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**”).

- | | | | |
|----|------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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: | 82 |
| | (ii) | Tranche Number: | 1 |
| 3. | | Specified Currency or Currencies: | Euro (€) |
| 4. | | Aggregate Nominal Amount of Bonds admitted to trading: | Series: €700,000,000
Tranche: €700,000,000 |
| 5. | | Issue Price of Tranche: | 99.108 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: | 23 June 2026 |
| | (ii) | Interest Commencement Date: | Issue Date |
| 8. | (i) | Maturity Date: | 23 June 2036 |

- | | | |
|-----|-------------------------------------------------------|------------------------------------------------------------------------------|
| | (ii) Instalment Dates | Not Applicable |
| 9. | Interest Basis: | 4.250 per cent. Fixed Rate |
| 10. | Redemption/Payment Basis: | Redemption at par |
| 11. | Change of Interest Basis or Redemption/Payment Basis: | Not Applicable |
| 12. | Call Options: | Issuer Call
Issuer Maturity Call
(further particulars specified below) |
| 13. | Date Board approval for issuance of Bonds obtained: | 3 December 2025 and 17 June 2026 |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

- | | | |
|-----|---------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 14. | Fixed Rate Bond Provisions | Applicable |
| | (i) Rate(s) of Interest: | 4.250 per cent. per annum payable annually in arrear on each Interest Payment Date |
| | (ii) Interest Payment Date(s): | 23 June in each year up to and including the Maturity Date, commencing on 23 June 2027. |
| | (iii) Fixed Coupon Amount(s): | €42.50 per Calculation Amount |
| | (iv) Broken Amount(s): | Not Applicable |
| | (v) Day Count Fraction: | Actual/Actual (ICMA) |
| | (vi) Determination Date: | 23 June in each year |
| | (vii) Calculation Amount: | €1,000 |
| 15. | Floating Rate Bond Provisions | Not Applicable |
| 16. | Zero Coupon Bond Provisions | Not Applicable |
| 17. | Index Linked Interest/Redemption Bond Provisions | Not Applicable |
| 18. | Dual Currency Bond Provisions | Not Applicable |
| 19. | Step Up Option | Not Applicable |

PROVISIONS RELATING TO REDEMPTION

- | | | |
|-----|-------------------------------------------|----------------------------------------------------|
| 20. | Notice Periods for Condition 9(b): | Not Applicable |
| 21. | Notice Periods for Condition 9(c): | Minimum Period 30 days Maximum Period 60 days |
| 22. | Issuer Maturity Call: | Applicable |
| | (i) Issuer Maturity Call Notice Period: | Minimum Period: 30 days
Maximum Period: 60 days |

23. **Issuer Call:** Applicable
- (i) Optional Redemption Date(s): Any date from (but excluding) the Issue Date up to (but excluding) the day that falls 90 days prior to the Maturity Date
- (ii) Optional Redemption Amount of each Bond: Euro Optional Redemption Price
- (iii) Redemption Margin: 0.25 per cent.
- (iv) Reference Gilt: Not Applicable
- (v) Reference Stock: DBR 2.900% due 15 February 2036 (ISIN: DE000BU2Z064)
- (vi) Reference Dealer: As selected by the Issuer at the relevant time
- (vii) Reference Treasury Dealer: Not Applicable
- (viii) Reference Dealer Rate: As per condition 9(d) (Issuer Call)
- (ix) Determination Date: The third Business Day preceding the Optional Redemption Date
- (x) Determination Time: 11:00 a.m. (Central European Time)
- (xi) If redeemable in part: Not Applicable
- (xii) Notice period: Minimum Period 30 days
Maximum Period 60 days
24. **Clean-up Call:** 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: London
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:

DocuSigned by:

By: _____
032B4055801C45D...
Duly authorised

Signed on behalf of Anglian Water Services Limited:

DocuSigned by:

By: _____
032B4055801C45D...
Duly authorised

Signed on behalf of Anglian Water Services Holdings Limited:

DocuSigned by:

By: _____
032B4055801C45D...
Duly authorised

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

DocuSigned by:

By: _____
032B4055801C45D...
Duly authorised

Part B — Other Information

1. Listing

- | | | |
|-------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (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 23 June 2026 |
| (iii) | Estimate of total expenses related to admission to trading: | £6,700 |
| (iv) | All regulated markets or equivalent markets on which securities of the same class are already admitted to trading: | London Stock Exchange |

2. Ratings

- | | |
|----------|--------------------------------------------------------------------------------|
| Ratings: | The Bonds to be issued are expected to be rated:
Moody’s: Baa1
Fitch: A- |
|----------|--------------------------------------------------------------------------------|

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

Save for any fees payable to Barclays Bank PLC, ING Bank N.V., J.P. Morgan Securities plc and NatWest Markets Plc, so far as the Issuer is aware, no person involved in the offer of the Bonds has an interest material to the offer.

Barclays Bank PLC, ING Bank N.V., J.P. Morgan Securities plc and NatWest Markets 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

- | | | |
|-----|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (i) | Reasons for the offer: | <p>Net proceeds from these Series 82 Bonds (the “Green Bonds”) will be allocated to the financing and/or refinancing of, and/or investment in, the Eligible Green Portfolio (as defined below) falling within the Green Eligible Categories (as defined below).</p> <p>“Eligible Green Portfolio” means a portfolio of one or more Eligible Green Investments.</p> <p>“Eligible Green Investments” means investments which fall within the Green Eligible Categories.</p> <p>“Green Eligible Categories” means the categories prepared by the Issuer and/or AWS as set out in the Anglian Water Services Limited/Anglian Water Services Financing Plc Sustainable Finance Framework (which is</p> |
|-----|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

available at <https://www.anglianwatergroup.co.uk/sustainability>).

A third party consultant will review the Green Eligible Categories published as at the date of these Final Terms, and in respect of the 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 (a “**Green External Review**”). The Green External Review will be made available at <https://www.anglianwatergroup.co.uk/sustainability>.

Pending allocation of the net proceeds of the issue of the Green Bonds for investment in the Green Eligible Categories, AWS will hold such net proceeds in the Capex Reserve Account, at its discretion, in the form of cash or cash equivalent investments (as permitted under the Common Terms Agreement) pending any transfer to the Payment Account in accordance with the terms of the Common Terms Agreement. The Issuer and/or AWS will use commercially reasonable efforts to achieve a level of allocation for the Eligible Sustainability Portfolio that matches or exceeds the balance of net proceeds from its outstanding Sustainability Bonds within 24 months from the time of issuance of each tranche of Sustainability Bonds. Eligible Sustainability Projects will be added to or removed from the Issuer’s Eligible Sustainability Portfolio to the extent required. Unallocated net proceeds from Sustainable Finance Instruments will be held in Anglian Water’s liquidity portfolio, in cash or other short term liquid instruments, at its own discretion.

The Issuer and/or AWS will establish systems to monitor and account for the net proceeds for investment in the Eligible Green Portfolio meeting the Green Eligibility Categories.

For the purposes of re-financing AWS has determined a maximum look-back period of 36 months prior to the issuance of any financial instrument under the Sustainable Finance Framework.

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 balance of unallocated cash and/or cash equivalent investments. Such report will be issued within one year from the date of the issuance of the Green Bonds under the Programme, and annually thereafter, until the net proceeds of such issuance of Green Bonds have been allocated in full, and as necessary thereafter in the event of material developments. In addition, the Issuer is expected to provide regular information through its website

<https://www.anglianwatergroup.co.uk/sustainability> on the environmental and/or social outcomes of the Eligible Green Portfolio.

(See Chapter 9 (Use of Proceeds) in the Prospectus)

(ii)	Estimated net proceeds:	€691,306,000
6.	YIELD	
	Indication of yield:	4.362 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:	XS3413969059
	Common Code:	341396905
	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/4.25 MTN 20360623 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:	Applicable
10.	Social Bonds:	Not Applicable

11. **Sustainable Bonds:**

Not Applicable