

Affinity Water Finance PLC
(the "Company")

£10 million of 1.024% Sterling Denominated Retail Price Index-Linked Bonds due 2033
£60 million of 2.699% Sterling Denominated Fixed Rate Bonds due 2033
£250 million of 4.5% Sterling Denominated Fixed Rate Bonds due 2036
£350 million of 6.25% Sterling Denominated Fixed Rate Bonds due 2040
£85 million of 3.278% Sterling Denominated Fixed Rate Bonds due 2042
£60 million of 0.23% Sterling Denominated Consumer Price Index-Linked Bonds due 2042
£190 million of 1.548% Sterling Denominated Retail Price Index-Linked Bonds due 2045
issued by the Company and guaranteed by Affinity Water Limited ("Affinity Water")

12 March 2025

Publication of Final Terms

The following final terms are available for viewing:

Final Terms dated 10 March 2025 (the "Final Terms") for Affinity Water Finance PLC's Sub-Class A7 £350,000,000 6.250 per cent. Class A Guaranteed Green Bonds due September 2040 under the £2,500,000,000 Multicurrency Programme for the Issuance of Guaranteed Bonds financing Affinity Water Limited, with Affinity Water Finance PLC as the issuer and Affinity Water Holdings Limited, Affinity Water Limited and Affinity Water Finance (2004) plc as the guarantors.

To view the full documents, please paste the following URL into the address bar of your browser.

http://www.rns-pdf.londonstockexchange.com/rns/4177A_1-2025-3-12.pdf

A copy of the Final Terms and the Prospectus to which they relate have been submitted to the National Storage Mechanism and will shortly be available for inspection at:

<https://data.fca.org.uk/#/nsm/nationalstoragemechanism>

For further information, please visit our website or contact:
investor.relations@affinitywater.co.uk

Please direct any media queries to the publicaffairs@affinitywater.co.uk

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DISCLAIMER – INTENDED ADDRESSEES

Please note that the information contained in the Final Terms (when read together with the information in the Prospectus) may be addressed to and/or targeted at persons who are residents of particular countries (specified in the Prospectus) only and is not intended for use and should not be relied upon by any person outside these countries and/or to whom the offer contained in the Final Terms and the Prospectus is not addressed. Prior to relying on the information contained in the Final Terms and the Prospectus you must ascertain from

the Prospectus whether or not you are part of the intended addressees of the information contained therein.

In particular, the Final Terms and the Prospectus do not constitute an offer of securities for sale in the United States. This is not for distribution in the United States. The securities described herein have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or under any relevant securities laws of any state of the United States of America and are subject to U.S. tax law requirements. Subject to certain exceptions, the securities may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons or to persons within the United States of America, as such terms are defined in Regulation S under the Securities Act. There will be no public offering of the securities in the United States.

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