

FINAL TERMS

IMPORTANT – PROHIBITION OF SALES TO EEA 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**”); (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; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129. 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 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**”); (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; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 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 / Target Market – Solely for the purposes of 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 manufacturers’ 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 manufacturers’ 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 / Target Market – Solely for the purposes of 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 Bonds 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 manufacturers’ target market assessment; however, a distributor subject to the FCA 232 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. 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 the UK MIFIR Product Governance Rules.

Final Terms dated 28 January 2022

THAMES WATER UTILITIES FINANCE PLC

LEI 213800ESMPQ4RQ7G8351

Issue of €575,000,000 1.250 per cent. Class A Green Unwrapped Bonds due 31 January 2032

under the £10,000,000,000 Guaranteed Bond 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 26 October 2021 and the supplemental prospectus dated 12 January 2022 which together constitute a prospectus for the purposes of 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 prospectus are available on the website of the Issuer at: <https://www.thameswater.co.uk/about-us/investors/debt-information>.

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| 1 | (i) Issuer: | Thames Water Utilities Finance plc |
| | (ii) Guarantors: | Thames Water Utilities Holdings Limited and Thames Water Utilities Limited |
| 2 | (i) Series Number: | 33 |
| | (ii) Sub-Class Number: | Not Applicable |
| 3 | Relevant Currency or Currencies: | Euro ("€") |
| 4 | Aggregate Nominal Amount: | |
| | (i) Series: | €575,000,000 |
| | (ii) Sub-Class: | Not Applicable |
| | (iii) Tranche: | €575,000,000 |
| 5 | (i) Issue Price: | 99.015 per cent. of the Aggregate Nominal Amount |
| | (ii) Net proceeds: | €567,898,750 |
| 6 | (i) 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 |
| | (ii) Calculation Amount | €1,000 |

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| 7 | (i) Issue Date: | 31 January 2022 |
| | (ii) Interest Commencement Date (if different from the Issue Date): | Not Applicable |
| 8 | Maturity Date: | 31 January 2032, adjusted for payment purposes only in accordance with the Following Business Day Convention |
| 9 | Instalment Date: | Not Applicable |
| 10 | Interest Basis: | 1.250 per cent. per annum. Fixed Rate |
| 11 | Change of Interest Basis | Not Applicable |
| 12 | Redemption/Payment Basis: | Redemption at par |
| 13 | Call Options: | Applicable Call Option Issuer Maturity Call |
| 14 | (i) Status: | Class A Unwrapped Bonds |
| | (ii) Date of Board approval for issuance of Bonds and Guarantee obtained: | 8 December 2021 in respect of the Issuer, 1 December 2021 in respect of Thames Water Utilities Holdings Limited and 29 November 2021 in respect of Thames Water Utilities Limited |

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

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| 15 | Fixed Rate Bond Provisions: | Applicable |
| | (i) Interest Rate: | 1.250 per cent. per annum payable annually in arrear |
| | (ii) Interest Payment Date(s): | 31 January in each year from and including 31 January 2023, up to and including the Maturity Date adjusted for payment purposes in accordance with the Following Business Day Convention |
| | (iii) Fixed Coupon Amounts: | €12.50 per Calculation Amount |
| | (iv) Broken Amounts: | Not Applicable |
| | (v) Day Count Fraction: | Actual/Actual (ICMA) |
| | (vi) Determination Date: | Not Applicable |
| | (vii) Reference Gilt: | Not Applicable |
| 16 | Floating Rate Bond Provisions: | Not Applicable |
| 17 | Zero Coupon Bond Provisions: | Not Applicable |
| 18 | Indexed Bond Provisions: | Not Applicable |
| 19 | Dual Currency Bond Provisions: | Not Applicable |

PROVISIONS RELATING TO REDEMPTION

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| 20 | Issuer Maturity Call | Applicable in accordance with Condition 8(j). |
| | (i) Issuer Maturity Call Period | The period commencing on (and including) the day that is 3 months prior to the Maturity Date to (and excluding) the Maturity Date. |
| 21 | Call Option: | Applicable in whole or in part in accordance with Condition 8(b) with the applicable Reference Gilt being DBR 0% Aug 2031 plus 25 basis points. |
| | (i) Optional Redemption Date(s): | Any Interest Payment Date prior to the first day of the Issuer Maturity Call Period |
| | (ii) Optional Redemption Amount(s): | Calculated in accordance with Condition 8(b) |
| | (iii) If redeemable in part: | |
| | (a) Minimum Redemption Amount: | Not Applicable |
| | (b) Maximum Redemption Amount: | Not Applicable |
| | (iv) Notice period: | As per Condition 8(b) |
| 22 | Final Redemption Amount: | €1,000 per Calculation Amount |

GENERAL PROVISIONS APPLICABLE TO THE BONDS

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| 23 | Form of Bonds: | Bearer |
| | (i) If issued in Bearer form: | Temporary Global Bond exchangeable for a Permanent Global Bond which is exchangeable for Definitive Bonds in the limited circumstances specified in the Permanent Global Bond/for tax reasons. |
| 24 | Additional Business Day Centre(s): | Not Applicable |
| 25 | Talons for future Coupons or Receipts to be attached to Definitive Bonds (and dates on which such Talons mature): | No. |
| 26 | Details relating to Instalment Bonds: | Not Applicable |
| 27 | Redenomination, renominalisation and reconventioning provisions: | Not Applicable |
| 28 | TEFRA rules: | TEFRA D |

DISTRIBUTION**Method of distribution****Syndicated**

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| 29 | (i) If syndicated, names of Managers: | BNP Paribas Morgan Stanley & Co International Plc NatWest Markets Plc Skandinaviska Enskilda Banken AB (Publ) Bank of China Limited, London Branch ICBC Standard Bank Plc National Australia Bank Limited (ABN 12 004 044 937) RBC Europe Limited Banco Santander, S.A. Scotiabank Europe plc SMBC Nikko Capital Markets Limited |
| | (ii) Stabilising Manager (if any): | Not Applicable |
| 30 | If non-syndicated, name of Dealer: | Not Applicable |
| 31 | U.S. Selling Restrictions: | Reg. S Compliance Category; TEFRA D |

Signed on behalf of the Issuer:

By: AJ Stevens
Duly authorised

Signed on behalf of Thames Water Utilities Limited:

By: AJ Stevens
Duly authorised

Signed on behalf of Thames Water Utilities Holdings Limited:

By: AJ Stevens
Duly authorised

PART B OTHER INFORMATION

1 Listing

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| (i) Listing: | Listed on the Official List of Financial Conduct Authority |
| (ii) Admission to trading: | Application has been made for the Bonds to be admitted to trading on the Main Market of the London Stock Exchange with effect from 31 January 2022. |
| (iii) Estimate of total expenses related to admission to trading: | £5,080 |

2 Ratings

- Ratings:
- The Bonds to be issued have been rated:
- S&P Global Ratings Europe Limited: BBB+ (CreditWatch Negative)
- Moody's Investors Service Limited: Baa1 (stable)
- As defined by S&P, a BBB+ rating means that the obligations of the Obligors exhibit adequate protection parameters. However, adverse economic conditions or changing circumstances are more likely to weaken the Obligors' capacity to meet their financial commitments on the obligation. The addition of the plus (+) sign indicates a ranking in the higher end of the 'BBB' rating category. CreditWatch Negative indicates a rating may be lowered.
- As defined by Moody's, a Baa1 rating means that the obligations of the Obligors are considered medium grade and are subject to moderate credit risk and as such may possess certain speculative characteristics. The modifier 1 indicates a ranking in the higher end of the 'Baa' generic category. A stable outlook indicates a low likelihood of a rating change over the medium term.

3 Interests of Natural and Legal Persons involved in the Issue/Offer

Save as discussed in Chapter 12, "Subscription and Sale" of the base prospectus, so far as the Issuer is aware, no person involved in the offer of the Bonds has an interest material to the offer.

4 Reasons for the offer, estimated net proceeds and total expenses

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| (i) Reasons for the offer: | Green Bonds <i>(See "Use of Proceeds" in the Prospectus)</i> |
| (ii) Estimated net proceeds: | €567,898,750 |
| (iii) Estimated total expenses: | €1,437,500 |

5 Fixed Rate Bonds only – Yield

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| Indication of yield: | 1.356 per cent. per annum |
| | The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield. |

6 **Operational information**

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| ISIN: | XS2438026366 |
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| Common Code: | 243802636 |
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| Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s): | Not Applicable |
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| Delivery: | Delivery against payment |
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| Names and addresses of initial Paying Agent(s): | Deutsche Bank AG, London Branch Winchester House 1 Great Winchester Street London EC2N 2DB United Kingdom |
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| Names and addresses of additional Paying Agent(s) (if any): | Not Applicable |
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| 7 Green Bonds | Applicable |
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| 8 Social Bonds | Not Applicable |
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| 9 Sustainability Bonds | Not Applicable |
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