MOODY'S INVESTORS SERVICE

CREDIT OPINION
6 October 2017

Update

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RATINGS

Thames Water (Kemble) Finance PLC

Domicile	United Kingdom
Long Term Rating	B1
Type	Senior Secured - Dom Curr
Outlook	Stable

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Thames Water (Kemble) Finance PLC

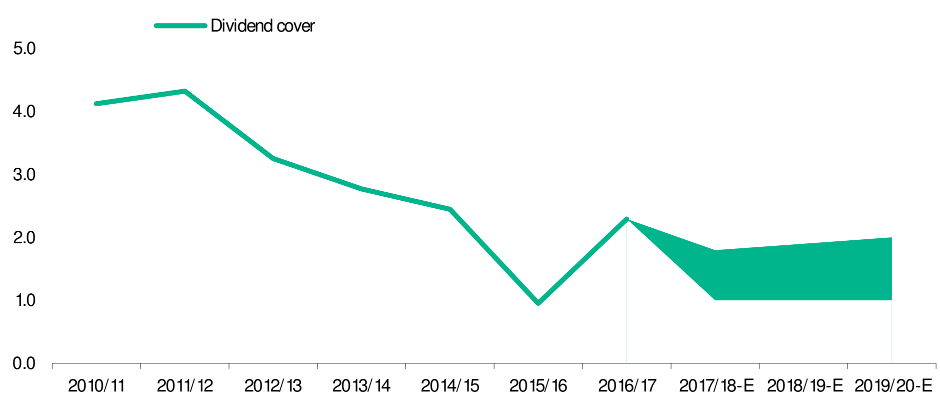
Update following Thames Water's FY2016/17 reporting

Summary

The credit quality of Thames Water (Kemble) Finance PLC (Kemble), the finance subsidiary of Kemble Water Finance Limited, is supported by (1) the low business risk profile of the group's main operating subsidiary, Thames Water Utilities Limited (Thames Water, CFR: Baa1 stable), as the monopoly provider of water and wastewater services in its area; and (2) the stable and transparent regulatory framework for the water sector in England and Wales. It is constrained by the high level of gearing at Thames Water and other debt in the group including the Kemble notes, which are rated B1. Finally, Kemble's credit quality reflects the terms of the ring-fenced, highly-leveraged, financing structure previously executed by Thames Water (the Thames Water Programme) as well as the terms of the Kemble Programme, which include a cash-trapping provision. We consider the expected loss for the Kemble notes to be very high given their subordinated position towards cash flows as well as security granted to lenders of Thames Water.

While dividend cover has been reducing in the current regulatory period, we expect liquidity at the holding company to provide back-stop cover for debt service over a period of at least 12-18 months.

Exhibit 1
Kemble's dividend cover declined with lower returns in current regulatory period 2015-20



Note: 2010/11-2013/14 based on UK GAAP financials, from 2014/15 on IFRS accounts
Source: Thames Water and Kemble Water Finance Limited annual reports, Moody's forecast

Moody's expects that dividend distributions from Thames Water will largely be limited to amounts needed to cover the debt service of the Kemble notes and other external debt as well as administrative costs, i.e. the cash dividend cover will likely average 1.0-2.0x over the current regulatory period to March 2020 (AMP6). This reflects management's strategy to increase financial flexibility within the operating company to address challenges of lower allowed returns and high investment requirements. While Thames Water's final determination includes scope for outperforming total expenditure allowances, which could see cash dividend coverage increasing beyond 2.0x in the later years of AMP6, the operating company has also faced performance set-backs and will focus on additional investments to rectify these. The additional cash maintained within the Kemble group (around £93 million at March 2017), together with a £65 million revolving credit facility also provides adequate back-stop liquidity at current rating levels.

Moody's currently rates the £400 million 7.75% senior secured notes due April 2019 and the £175 million 5.875% senior secured notes due July 2022 at B1 stable.

Credit Strengths

» Key operating subsidiary Thames Water generates stable cash flows from the provision of monopoly water and wastewater services under a well-established, transparent and predictable regulatory regime.

Credit Challenges

» Very high financial leverage, up to around 90% of Thames Water's regulatory capital value (RCV).

» Cut in allowed returns from 2020 could negatively affect operating company's ability to upstream dividends, on which Kemble relies for its debt service.

» Cash flows are subject to distribution lock-up covenants at the operating company level, which increases the probability of default for Kemble.

» Deeply subordinated nature of Kemble's creditors' claims against operating cash flows reduces recovery prospects.

Rating Outlook

The stable outlook on Kemble's ratings reflects Moody's expectation that distributions from Thames Water together with liquidity available at the holding company level will be adequate to support debt service over the remainder of AMP6.

Factors that Could Lead to an Upgrade

Given (1) the overall consolidated Kemble group's funding structure; (2) Moody's expectation that both Thames Water and Kemble will likely maintain a highly-leveraged financial profile; (3) the reduced financial flexibility due to lower allowed returns in the current as well as next regulatory period; and (4) continuing exposure to certain interface works with the TTT project, there is limited potential for any rating upgrade. Upward rating pressure would require a material and permanent improvement in debt protection measures.

Factors that Could Lead to a Downgrade

There would be negative ratings pressure if there were a material deterioration in the group's financial metrics, or this appeared probable, and dividend lock-ups at the Thames Water level were more likely to be breached (under the terms of the Thames Water Programme, there is a distribution lock-up at the operating company if (1) Class A RCV gearing or Senior (Class A and Class B) RCV gearing exceeds 75% or 85% respectively; or (2) Class A Adjusted Interest Cover Ratio or Senior Adjusted Interest Cover Ratio falls below 1.30x or 1.10x, respectively). Such deterioration could be the result of serious underperformance in operating or capital expenditure at Thames Water, or adverse macro-economic developments, including a further cut in allowed returns from 2020 or deflation. Negative funding conditions, which could increase refinancing risk, or adverse changes in the regulatory framework or structure of the water sector in England and Wales may also cause downward rating pressure at Kemble.

Key Indicators

Exhibit 2

Highly leveraged capital structure with limited financial flexibility

Financial metrics based on consolidated accounts of Kemble Water Finance Limited

	3/31/2017	3/31/2016	3/31/2015
Adjusted Interest Coverage Ratio	1.7x	1.7x	1.8x
Net Debt / Regulated Asset Base	89.2%	88.0%	88.6%
FFO / Net Debt	7.3%	8.1%	8.9%
RCF / Net Debt	3.2%	4.2%	5.1%

Note: All ratios are based on 'Adjusted' financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations. For definitions of Moody's most common ratio terms please see the accompanying User's Guide.

Source: Moody's Financial Metrics TM

Corporate Profile

Thames Water (Kemble) Finance PLC is the financing subsidiary of Kemble Water Finance Limited, the company owning Thames Water Limited. The principal operating subsidiary in the group is Thames Water Utilities Limited (Thames Water), a regulated water and sewerage company operating in London and the Thames Valley area.

Thames Water is the largest of the ten water and sewerage companies in England and Wales by both RCV and number of customers served. It provides drinking water to around 9 million customers and sewerage services to around 15 million customers in London and the Thames Valley.

Kemble is ultimately owned by a consortium of national and international infrastructure and pension funds, with the largest single shareholders being Borealis Infrastructure Corp., part of Canada's OMERS pension fund (17.5%), and the BT pension scheme, managed by Hermes (13.1%).

Detailed Credit Considerations

Credit quality of operating subsidiary, Thames Water, key credit driver

Moody's assessment of Kemble's credit quality is a function of (1) the low business risk profile of its key operating subsidiary, Thames Water; (2) the very high leverage of up to 90% of Thames Water's RCV at Kemble group level; and (3) the priority position in relation to operating cash flows as well as recovery proceeds in a default scenario pertaining to creditors at Thames Water, resulting in the deeply subordinated position for the Kemble noteholders.

We currently consider the consolidated credit quality of the Kemble group to be consistent with a rating at the bottom of the Baa range, supported by the low business risk profile of the group's main subsidiary Thames Water as the monopoly provider of essential water and sewerage services, and constrained by the overall very high level of gearing on a consolidated basis, including the Kemble debt. In addition, the very high gearing at the operating company level and the creditor protections incorporated within the operating company's financing structure increase the risk that dividend distributions to Kemble, on which it relies for its debt service on the Kemble notes, may be volatile.

We note that with the significant reduction in the allowed return to 3.74% (vanilla, real) over the current five-year regulatory period (2015-20) at the appointee level, compared with 5.1% previously, Thames Water's financial flexibility has reduced, although with Net Debt to RCV around 80% and Adjusted Interest Cover Ratio at or above 1.3x, we expect ratios to remain broadly in line with our minimum guidance.

Beyond 2020, we see a high likelihood of a further cut in allowed returns for the UK water sector. While Thames Water benefits from comparably low cost of debt, it has a relatively long-dated maturity profile, which could increase risk exposure in future should a lower interest rate environment persist beyond the next regulatory period.

Companies will benefit from the low interest rate environment over time as they raise new debt. However, companies, such as Thames Water, with debt tenors beyond that assumed by the regulator may be exposed as allowed returns will converge to market rates, unless historical funding costs have been below average. The latter has been the case for Thames Water, so the immediate risk is reduced.

Nevertheless, a significant cut in future allowed returns will pressure interest cover ratios and companies may need to reduce gearing if they are to maintain credit quality. This, in turn, will reduce cash flows available for distribution, increasing the risk for the holding company of receiving cash flows insufficient to service the Kemble notes.

We also note that the low-yield environment may have eroded equity buffers. Taking into account the fair value of existing borrowings and derivatives, Thames Water had gearing (including Moody's standard adjustments) around 110% as at March 2016, and closer to 120% for March 2017 (adding Kemble's debt, fair value leverage would have been closer to 120-130%). A visible erosion of the equity value could weaken incentives for shareholders to provide further funding.

Please refer to the Credit Opinion for Thames Water for further details of the rating and rationale.

Terms and conditions of the Kemble Notes ring-fence Kemble from additional shareholder claims

There is a distribution lock-up at Kemble if consolidated total net debt to RCV exceeds 92.5%. This mechanism potentially traps cash at the holding company, for the benefit of lenders, if the financial condition of the group is deteriorating. Moody's notes, however, that this arrangement may be of limited value as the occurrence of a dividend lock-up, or a trigger event, at Thames Water would result in there being no dividend payments to be trapped at Kemble.

Actual leverage at Kemble level has historically been below the distribution lock-up level at around 88% consolidated net debt to Thames Water's RCV. This is primarily due to the financial policies implemented by the group and a restriction in absolute debt amounts allowed to be raised at Kemble, which is currently limited to £900 million (net of cash held in accounts, but excluding debt subordinated to the Kemble notes). Regardless of the current cap, the rating on the Kemble Finance Notes reflects our expectation that consolidated gearing would remain at or below 90% of net debt to Thames Water RCV, providing some headroom against financial covenants. Moody's understands that it is management's intention to maintain at least a £65 million facility at Kemble to provide liquidity to meet interest payments in the event that there are no dividend payments by Thames Water but there is no contractual requirement to maintain any form of debt service reserve. Drawings under this facility will result in a dividend lock-up.

Noteholders and bank lenders to Kemble benefit from security granted by the Issuer and Guarantor, including over the shares held by Kemble in Kemble Water Investments Limited, indirect owner of Thames Water. Moody's notes, however, that lenders under the Thames Water Programme also benefit from security over the shares in Thames Water held by its immediate parent. If security granted under the Thames Water Programme were to be enforced then the security at Kemble may have little or no value and, for this reason, the expected loss for lenders to Kemble is very high.

Whilst we consider the above creditor protections of the Kemble Finance Programme as sufficient to effectively ring-fence the Kemble group, we do not believe they warrant any ratings uplift.

Liquidity Analysis

Thames Water demonstrates a solid liquidity profile. Liquidity at Kemble is driven by the dividends upstreamed by Thames Water to the holding company, which we expect to cover at least the interest payments at Kemble Finance and other administrative holding company costs over the next 12-18 months. As discussed above, we expect the dividend cover to remain subdued over AMP6 leaving less financial flexibility for the holding company. Whilst there is no requirement to maintain liquidity to meet debt service at Kemble Finance, the group has a track record of a prudent cash management policy by maintaining cash reserves and/or liquidity facilities, and we expect these sources to cover at least 12-18 months of Kemble's debt service requirements.

We also note Kemble's issuance, in July 2015, of £175 million 5.875% senior secured notes, with the proceeds applied to refinance existing bank facilities, which illustrates the company's good access to funding in the current market environment. We understand the use of proceeds also included the closeout of £200m long dated fixed interest rate swaps with breaks, reducing the group's exposure to future adverse mark-to-market movements.

Structural Considerations

In general terms, creditors of holding companies are structurally subordinated to creditors at the operating company level, as they are further removed from the operational cash flows that are generated at the operating company level and which will first and foremost serve the operating company debt. Holding companies have to rely exclusively on the operating company's ability to pay dividend distributions from excess cash available after operating company debt service.

Such simple structural subordination can be amplified where the operating company's ability to pay distributions is further restricted.

In the case of Thames Water, the operating company has a highly-covenanted financing structure, which restricts management's ability to alter the business and financial risk profile of the operating company to the detriment of its creditors.

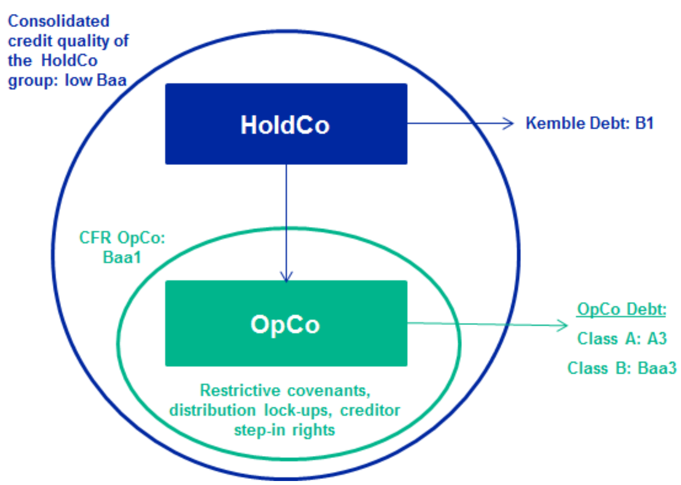
As part of these restrictions, the operating company is subject to financial covenants, including cash lock-up triggers. Whilst preventing distributions, such trigger events also allow creditors at the operating company level additional oversight by appointing an independent advisor to provide a remedial plan or discuss remedial measures with the regulator.

Whilst Thames Water's covenant and security package provides additional protection for creditors at the operating company level, it is detrimental to the credit quality at the holding company. The holding company relies exclusively on distributions from the operating company to service its debt, and the distribution lock-up covenants at the operating company increase the risk of limited or no dividends being paid to the holding company.

When assessing the credit risk for the holding company creditors, we first evaluate the credit quality of the overall consolidated group. The approach is similar to assigning a corporate family rating at the highly-leveraged operating company, with the exception that here we also take into account the holding company debt, assuming the entire group's debt is raised in one single class and at one single entity.

However, the consolidated credit quality of the holding company group does not take into account (1) the higher probability of default that creditors at the holding company level are facing; and (2) the higher severity of loss in an actual default scenario because of holding company creditors' structural and contractual subordination to operating company creditors.

Exhibit 3
Kemble - simplified group structure and ratings



Source: Moody's

To adequately reflect the deeply subordinated nature of the holding company debt obligations, we apply a wider notching than would normally be the case in a typical corporate OpCo-HoldCo structure, where the probability of default between the operating and holding companies is not materially different.

Rating Methodology and Scorecard Factors

Moody's assessment of Kemble reflects the application of our rating methodology for Regulated Water Utilities, published in December 2015.

We consider the consolidated credit quality of the Kemble group to be consistent with a rating at the bottom of the Baa range, broadly in line with the indicated rating under our rating methodology. Under the methodology, we assign the same scoring for Kemble and Thames Water in respect of the qualitative factors, while scoring for coverage and leverage reflects the consolidated metrics at the holding company level. Given the challenging price review, we expect financial metrics for the consolidated Kemble group to deteriorate slightly over the next 12-18 months horizon. Whilst the consolidated financial profile may not - absent additional economic pressures - weaken significantly, Kemble's dividend cover will fall over the next regulatory period.

Exhibit 4

Rating Factors Grid - Kemble Water Finance Limited

Regulated Water Utilities Industry Grid [1][2]	Current FY 3/31/2017		Moody's 12-18 Month Forward View As of September 2017 [3]	
Factor 1 : Business Profile(50%)	**Measure**	**Score**	**Measure**	**Score**
a) Stability and Predictability of Regulatory Environment	Aaa	Aaa	Aaa	Aaa
b) Asset Ownership Model	Aa	Aa	Aa	Aa
c) Cost and Investment Recovery (Sufficiency & Timeliness)	A	A	A	A
d) Revenue Risk	A	A	A	A
e) Scale and Complexity of Capital Programme & Asset Condition Risk	Baa	Baa	Baa	Baa
Factor 2 : Financial Policy (10%)				
a) Financial Policy	Ba	Ba	Ba	Ba
Factor 3 : Leverage and Coverage (40%)				
a) Adjusted Interest Coverage Ratio (3 Year Avg)	1.7x	Baa	1.2x - 1.5x	Ba
b) Net Debt / Regulated Asset Base (3 Year Avg)	88.6%	B	85% - 90%	B
c) FFO / Net Debt (3 Year Avg)	8.1%	Ba	5% - 8%	Ba
d) RCF / Net Debt (3 Year Avg)	4.1%	Ba	3% - 6%	Ba
Rating:				
Indicated Rating from Grid Factors 1-3		Baa3		Baa3
Rating Lift				
a) Indicated Rating from Grid		Baa3		Baa3
b) Actual Rating Assigned				B1

Note: (1) All ratios are based on 'Adjusted' financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations. (2) At at 03/31/2017. (3) This represents Moody's forward view; not the view of the issuer; and unless noted in the text, does not incorporate any significant acquisitions or divestitures.
Source: Moody's Financial Metrics TM

The assigned B1 rating to the Kemble notes is notched down from Kemble's consolidated credit quality and reflects the deeply subordinated nature of creditor claims at Kemble level given the group's financial and contractual arrangements.

Ratings

Exhibit 5

Category	Moody's Rating
THAMES WATER (KEMBLE) FINANCE PLC	
Outlook	Stable
Bkd Senior Secured -Dom Curr	B1

Source: Moody's Investors Service

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