



Investor Report and Compliance Certificate

For the SWS Financing Group

For the period ended 30 September 2021

Confidential

Important Notice

This report is being distributed in fulfilment of a finance document, the Common Terms Agreement. It is directed to, and intended for, existing investors in the company. No other persons should act or rely on it. The company makes no representation as to the accuracy of forecast information. This report should not be relied on as a guide to future performance and should not be relied on in deciding whether to undertake future investment in the company. It should be noted that the information in this report has not been reviewed by the company's auditors.

Investor Report

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General overview and business update

This Investor Report is updated for the period ended 30 September 2021. The Investor Report is a requirement of the Common Terms Agreement (CTA), which governs the company's obligations to its lenders and investors.

Projected financial ratios are published for the current PR19 / AMP7 period from April 2020 to March 2025, and include additional interest cover ratios to maintain the effectiveness of financial ratios following regulatory building block changes from the previous PR14 (AMP6) price determination.

Significant events during the six months period to 30 September 2021

Southern Water was sentenced and fined £90 million on 9 July 2021 regarding an Environment Agency (EA) prosecution relating to wastewater permit compliance between 2010 and 2015 (inclusive). The fine must be paid by July 2022 and new equity proceeds, received September 2021, will be used to pay this fine. Southern Water was also ordered to pay £2.5m legal costs of the EA.

In September of this year an agreement was reached between our shareholders and a fund managed by Macquarie Asset Management (MAM), to invest £1 billion into the group, of which £530 million was invested into Southern Water. The importance of this investment to our continuing transformation cannot be underestimated. It gives us the funding we need to accelerate improvements in both our operational and financial performance. It also reinforces our ability to tackle the challenges of climate change and population growth.

General levels of service

Customer

Our performance against Ofwat's Customer Measure of Experience (C-MeX) for the year to 31 March 2021 saw us finish 16th out of 17 companies, incurring a penalty of £4.772 million. While many of the changes delivered by our customer service improvement programme, have not yet been realised in our overall scores, we are confident that the steps taken so far will have a positive impact as we progress through this five-year period.

	31-Mar 2020	31-Mar 2021
<i>Position</i>	16	16
<i>D-Mex position</i>	14	16

Operational performance

Our water compliance risk index (CRI) is estimated to finish the calendar year with further improvement required on 4.57. This is an improvement on our 2020 score of 7.7. Improvement is still required to achieve our target score of zero compliance failures. We continue to deliver against our established compliance improvement plan, agreed with the DWI and we are investing in site improvement as well as continuing to improve our people and process capability.

Leakage: our year end forecast of a three year rolling average is 94.6 MI/d. This is above our target of 93.9 MI/d, but is an improvement on our 2020/21 outcome of 96.9 and our initial forecast for 2021–22.

Pollution incidents: We have exceeded our end of calendar year target of 94 incidents, and are forecasting to finish the year between 332 to 354 incidents. Although this an improvement compared to last year when we recorded 400 incidents it is not acceptable and we have accelerated an enhanced year 2 PIRP to invest a further £4.5 million on WPS resilience improvements in addition to the ongoing focus on sustainable fixes, planned preventative maintenance programme build and wet well/ sewer cleaning programme optimisation.

The Beachbuoy Bathing Water portal is part of our industry leading work on reducing pollutions. The portal has recently been upgraded and continues to effectively provide near real time updates about our bathing waters. We want to be transparent about incidents and keep our communities updated and informed. Our annual pollution figures are published on our website and Beachbuoy and the Beauty of the Beach campaign aim to give better information to customers.

We are investing an additional £230 million, from the proceeds of the new equity injection in September 2021, to upgrade Southern Water's infrastructure, which is critical to improving the quality and resilience of services.

On 18 November 2021 the Environment Agency and Ofwat announced that they have launched a joint investigation into the operation of wastewater treatment works across our industry. The investigation will look into all water and sewerage companies, and more than 2,000 treatment works around the country. We will be as open and transparent as possible and the Board is committed to working with Ofwat and the Environment Agency throughout the course of the investigation.

Please see the Interim Financial Information and Report for the six months ended 30 September 2021 for more information

Financial performance for the six months to 30 September 2021

Accounts are prepared under IFRS (FRS101).

6 months ended 30 September	2021	2020	Change
	£m	£m	%
Revenue	425.7	398.9	6.7
Operating costs	-198.4	-195.5	-1.5
EBITDA	227.3	203.4	11.8
EA fine	-91.5	-	
Depreciation & amortisation	-150.4	-140.1	
Profit on disposals	0.9	0.3	
Net finance costs	-39.9	-33.4	
Fair value movement	-365.2	-200.7	
Profit before tax	-418.8	-170.5	
Tax	-4.4	35.8	
Profit after tax	-423.2	-134.7	

Revenue for the period increased to £425.7 million (period to 30 September 2020: £398.9 million). This increase principally arises from higher non-household income following the opening up of the economy this year, and higher levels of consumption billed relating to the last financial year than previously estimated.

Operating costs increased by 1.5% to £198.4 million (period to 30 September 2020: £195.5 million). This increase comprised additional asset maintenance costs, costs associated with some heavy storms across the period, and a provision for the liability associated with our contributions to the Innovation Fund; less a reduction in the bad debt provision charge.

As reported in our Annual Report for 2020–21, we have been subject to an investigation by the Environment Agency regarding permit breaches at a number of wastewater treatment works during the period from 2010-15. In February 2021, the agency presented 51 charges before the court and the company entered guilty pleas to these charges. On 6 July 2021, the court imposed a fine of £90 million and awarded EA costs of £2.5 million. These, offset by the release of a provision of £1.0 million held on the Balance Sheet in relation to this matter are shown separately on the income statement.

Financing

No new finance was raised during the six months period to 30 September 2021

A fund managed by Macquarie Asset Management acquired a majority stake in our ultimate parent company, Greensands Holdings Limited, on 08 September 2021. This acquisition resulted in an equity injection into the Greensands Group of over £1 billion. These funds were in part used to settle some external debt obligations in companies in the Greensands Group, resulting in £529.9 million being invested in Southern Water Services through new equity and the settlement of an inter-company debtor and associated accrued interest.

We are in a very strong position of liquidity. As at 30 September 2021 there was £697 million of cash reserves plus £330 million undrawn RCF in addition to £138 million of standstill facilities and standstill cash reserves.

We secured consent on 26 November 2021 for a STID proposal to replace our Cayman incorporated 'Issuer' (Southern Water Services (Finance) Ltd) with new UK incorporated 'Issuers'. This concludes the consent and clearance processes.

Credit rating	
Standard & Poor's	Class A debt: BBB+
Fitch	Class A debt: BBB+
Moody's	Class A debt: Baa3

The Class B credit ratings were removed following the repayment of Class B debt in March 2019. A deed has been entered into by the Southern Water Services Financing group to not issue any Class B debt for so long as debt at Greensands Financing is outstanding.

The credit rating for Standard & Poor's and Moody's have a Stable Outlook. The credit ratings for Fitch has a negative outlook.

A further credit rating downgrade by one or more Rating Agencies could result in a Trigger Event under our Common Terms Agreement (A Trigger Event would occur if any two of the credit ratings fall to BBB or Baa2) which in turn would restrict the payment of dividend (a STID approval was secured in February 2021 to waive the requirement for creditor consents to the raising of new debt for the current regulatory period to March 2025). A cash lock-up under our Licence of Appointment would occur where the credit rating outlook assigned the lowest investment grade credit rating has been changed from stable or positive to negative.

Dividend and Financing Policy

Our dividend policy is formulated to ensure a fair balance of reward between customers and investors. To deliver on our vision for the successful delivery of our Business Plan for 2020–25, all stakeholders must share in success: customers benefitting through enhanced service and lower bills, and shareholders earning a fair return on the near £2 billion of equity invested.

When proposing payment of a dividend the Directors of Southern Water Services Limited, acting independently in accordance with their directors' duties and in accordance with the Company's Licence, will apply the following principles:

1. Determination of a base level of dividend, based on an equity return consistent with our most recent Final Determination and our actual level of gearing. This recognises our management of economic risks and capital employed.
2. In assessing any adjustment to the base level of dividend, we will take into account our financial and non-financial performance. This would reflect our overall financial performance as compared to the final Business Plan for 2020–25 as agreed by Ofwat and would explicitly consider a qualitative assessment of customer service levels and how customers share in our successes.
3. We will consider our financial resilience ahead of any dividend decision, and whether any financial outperformance should be re-invested to benefit our customers. This consideration will also include taking into account the interests of our employees, other stakeholders, and our pension schemes.

Our dividend policy is intended to support the financial resilience and investment grade credit ratings of the business and ensure continued access to diversified sources of finance. As part of step three we carry out an assessment of:

- a) headroom under debt covenants
 - b) the impact on the company's credit rating
 - c) the liquidity position and ability to fulfil licence conditions
 - d) key areas of business risk.
4. We will be transparent in the payment of dividends and will clearly justify the payment in relation to the factors outlined above.
 5. We will publish our Dividend Policy annually (as part of the Annual Report), and highlight any changes.

The Board has resolved that the company will not pay any dividends until it is clear that to do so would not be detrimental to the company's financial position.

Board membership (of Southern Water Services Ltd)

Keith Lough (Chairman)

Ian McAulay (Chief Executive Officer)

Sebastiaan Boelen (Chief Financial Officer)

Paul Sheffield (Senior Independent Non-executive Director)

Rosemary Boot (Independent Non-executive Director)

Malcolm Cooper (Independent Non-executive Director)

Dame Gillian Guy DBE (Independent Non-executive Director)

Kevin McCullough (Independent Non-executive Director)

Mike Putnam (Independent Non-executive Director)

Martin Bradley (Non-executive director) Appointed 8 September 2021

Mark Mathieson (Non-executive director) Appointed 8 September 2021

William Price (Non-executive director) Appointed 8 September 2021

Richard Manning (Company Secretary)

Ultimate parent company

The ultimate parent company is Greensands Holdings Ltd.

Financial ratios

As required by the CTA, financial ratios are reported up to the end of the current five year regulatory period. The forecasts used to generate the financial ratios are derived from the SWS Business Financial Model and are in the format specified by the CTA.

New interest cover ratios have been included (page 17) as a result of regulatory and accounting changes from the PR14 / AMP6 period. A total expenditure assessment was also introduced ('Totex'), with a recovery of 'fast money' through revenues, and 'slow money' added to the RCV.

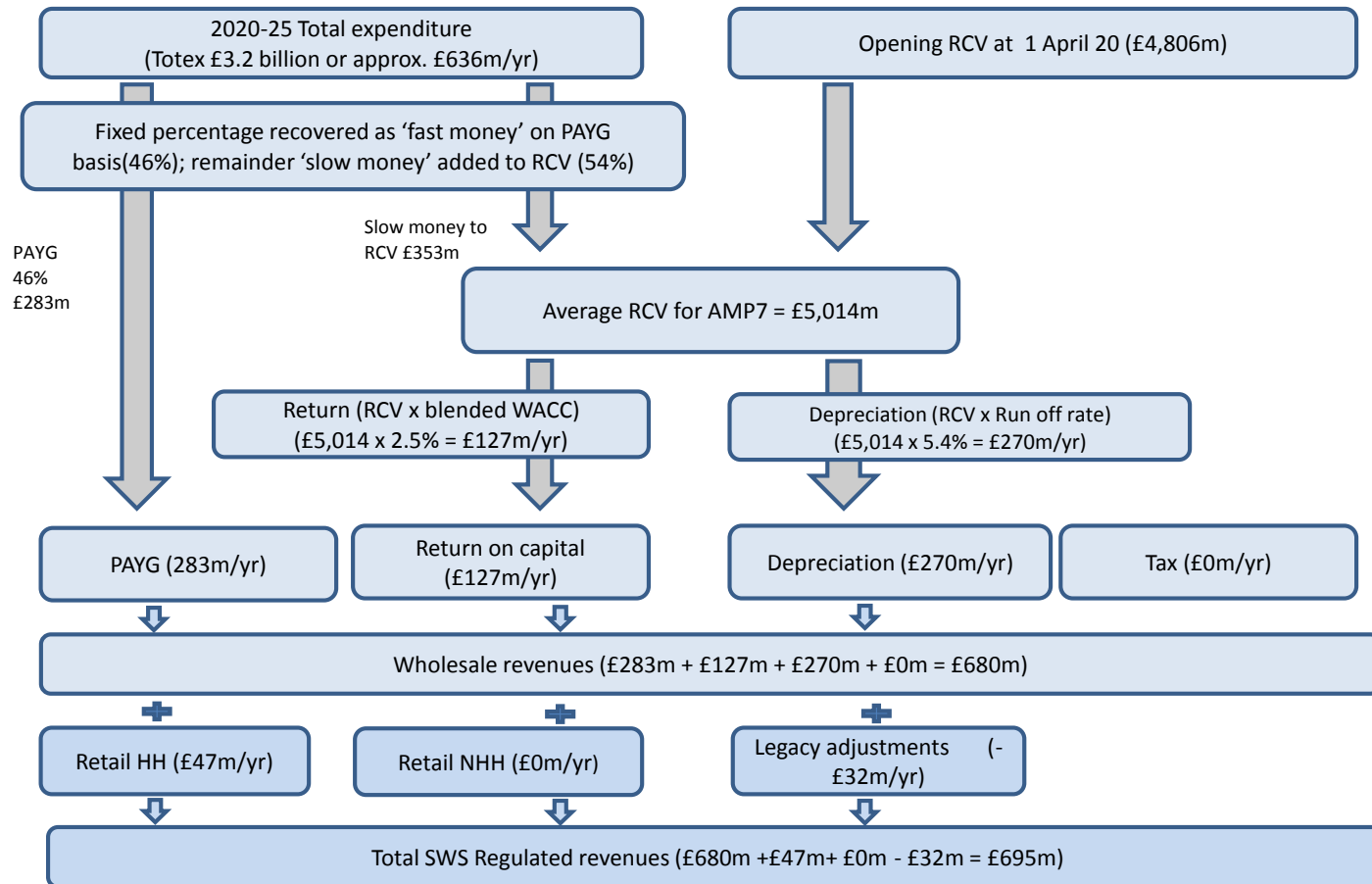
Pages 10 and 11 of this report provide an overview of the regulatory building blocks for PR19, the foundation for the structure of debt covenant ratios. Pages 18 and 19 provide a comparison of the PR19 totex with the forecast level of operating and capital expenditure, and a reconciliation to the net operating cash flow input to the interest cover ratios.

Short term forecast RPI used for this Investor Report are calculated as the average of inflation forecasts published by a number of UK banks. RPI at March 2021 was 1.5% (CPIH 1.0%), RPI used for March 2022 is 5.0% (CPIH 3.1%), and the long term forecast used for the remaining years is RPI of 2.9% (CPIH 2.1%)

For investor reporting, interest paid is reported on an accruals basis in line with the requirements of the CTA.

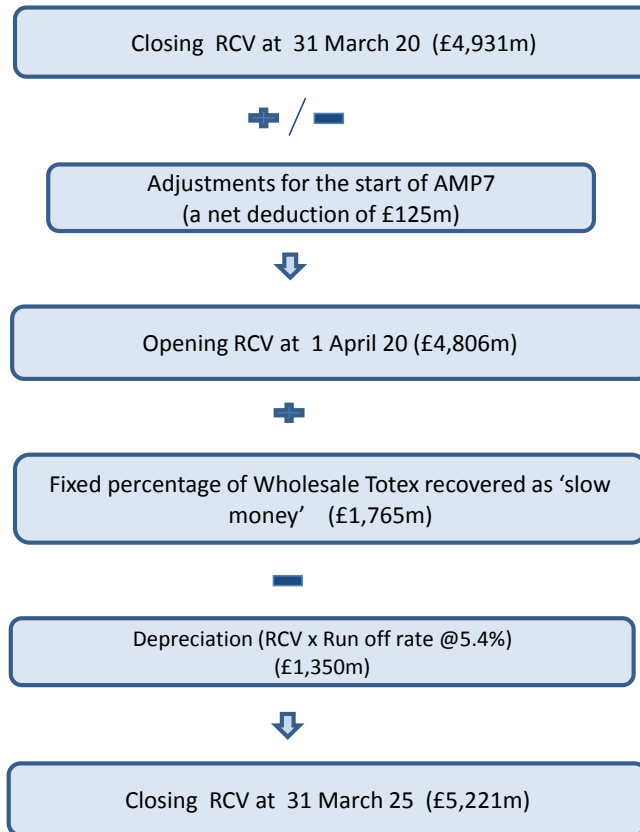
The value for the RCV for 2020-21, of £5,110.9m, is in line with that reported by Ofwat. Companies, including Southern Water, have queried the calculation of the RCV by Ofwat, and we believe it is potentially understated by £9.3 million. Forecast values of RCV are based upon the company calculation for uplifting the PR19 determined RCV values in 207-18 prices to forecast outturn prices.

An illustration of the Totex approach to cost recovery for AMP7 (the 'revenue building blocks'). 2017/18 prices



Note: Values stated are rounded average annual values used to illustrate the totex approach to cost recovery, rather than determined annual values

An illustration of the construction of the RCV for AMP7. 2017/18 prices



Consolidated cashflow

Ref.		31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m
	Revenue						
1	Appointed *	874.6	778.8	788.4	821.8	829.7	847.7
2	Non Appointed	10.5	9.9	9.5	9.6	9.7	9.8
	Operating Costs						
3	Appointed	400.4	395.1	404.9	372.8	357.0	354.0
4	Non Appointed	7.9	7.5	7.9	8.0	8.0	8.0
	Exceptional item **	0.0	0.0	92.5	0.0	0.0	0.0
5	Net Capital Expenditure (inc Disposals of Assets)	472.9	381.2	573.0	577.5	531.1	385.4
	Annual Finance Charge	115.2	68.3	64.6	69.5	71.2	73.1
6	Taxation	0.1	0.1	0.0	0.0	0.0	0.0
	Payments on Subordinated Debt and Distributions ***	59.1	0.0	0.0	42.9	28.6	23.6
	Net cash flow before financing	-170.5	-63.5	-345.0	-239.3	-156.5	13.4
	Proceeds from new equity for SWS	0.0	0.0	529.9	0.0	0.0	0.0
	Proceeds from new financing	138.5	1107.2	0.0	247.5	0.0	492.0
	Drawings from RCF	160.0	-330.0	0.0	0.0	40.0	-40.0
	Debt and swap accretion payments	-311.4	-554.5	-57.5	-284.9	-25.4	-18.8
	Movement on DSPA	-4.6	12.8	0.0	0.0	0.0	0.0
	Net cash reserves movement after financing	-188.0	172.0	127.4	-276.7	-141.9	446.6

* Appointed revenues for 2023, 2024, and 2025 include a forecast net ODI penalty of £90m relating to 2021, 2022, and 2023.

** Southern Water was sentenced and fined £90 million on 9 July 2021 regarding an Environment Agency (EA) prosecution relating to wastewater permit compliance between 2010 and 2015 (inclusive). Southern Water was also ordered to pay £2.5m legal costs of the EA.

*** A fund managed by Macquarie Asset Management acquired a majority stake in our ultimate parent company, Greensands Holdings Limited, on 8 September 2021. Equity in excess of £1 billion was invested into the group, of which £529.9 million was invested in Southern Water Services. The purpose of the new equity is to pay for the EA prosecution fine and to finance additional capital investment of £230 million in order to improve operational resilience. Forecast dividends have accordingly been included from 2023.

Annual Finance Charge

Ref.		31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m
	Class A debt interest	113.7	69.2	63.9	68.7	70.2	72.0
	Class B debt interest	0.0	0.0	0.0	0.0	0.0	0.0
	Interest income	0.9	1.9	0.3	0.2	0.0	0.0
	Class A Facilities commitment fees	2.4	1.0	1.0	1.0	1.0	1.1
7	Class A Debt Interest	115.2	68.3	64.6	69.5	71.2	73.1
8	Senior Debt Interest	115.2	68.3	64.6	69.5	71.2	73.1
	Annual Finance Charge	115.2	68.3	64.6	69.5	71.2	73.1
	Monthly Payment Amount *	10.0	5.9	5.4	5.8	5.9	6.1

* Monthly payment amount is stated gross and reduced by interest received in the Debt Service Payment Account

The reduction in Class A debt interest from 2020-21 includes the refinancing activities undertaken in 2018-19. The refinancing activity included a derivative re-couponsing to increase interest receivable from 2020-21 through to 2029-30 plus a further increase as a result of financing the extension of breaks of £175 million on inflation linked swaps to 2025. The result is a reduction in interest payable in 2020-21 to 2024-25 of c. £300 million and a reduction in interest payable from 2025-26 to 2029-30 of c.

Cash accounts and reserves

Ref.		31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m
	SWS O&M Reserve account						
	Opening balance	0.0	0.0	27.5	27.5	27.5	27.5
	Cash transferred	0.0	27.5	0.0	0.0	0.0	0.0
	Closing balance	0.0	27.5	27.5	27.5	27.5	27.5
	Capex Reserve account						
	Opening balance	49.1	0.9	232.8	360.2	143.5	1.6
	Cash transferred	-48.2	231.9	127.4	-216.7	-141.9	446.6
	Closing balance	0.9	232.8	360.2	143.5	1.6	448.2
	Debt Service Payment account						
	Opening balance	15.5	10.9	23.7	23.7	23.7	23.7
	Cash transferred	-4.6	12.8	0.0	0.0	0.0	0.0
	Closing balance	10.9	23.7	23.7	23.7	23.7	23.7
	SWS Operating accounts						
	Opening balance	307.8	172.6	72.4	72.4	12.4	12.4
	Cash transferred	-135.2	-100.2	0.0	-60.0	0.0	0.0
	Closing balance	172.6	72.4	72.4	12.4	12.4	12.4
	Total Cash Balances						
	Opening balance	372.4	184.4	356.4	483.8	207.1	65.2
	Cash transferred	-188.0	172.0	127.4	-276.7	-141.9	446.6
9	Closing balance	184.4	356.4	483.8	207.1	65.2	511.8

Bonds, Authorised Loan Facilities and Leases

Ref.	31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m
* Senior £350m A1 6.192% Fixed Rate Bonds due 2029	350.0	350.0	350.0	350.0	350.0	350.0
* £150m A2a 3.706% Index-linked Bonds due 2034	243.7	247.7	257.2	267.2	274.9	282.9
* £35m A2b 3.706% Limited Index Bonds due 2034	56.8	57.8	60.0	62.3	64.1	66.0
£350m A4 6.64% Fixed Rate Bonds due 2026	350.0	350.0	350.0	350.0	350.0	350.0
£150m A5 3.816% Index-linked Bonds due 2023	243.7	247.7	257.2	0.0	0.0	0.0
* £350m A7 5.0% Fixed Rate Bonds due 2021	350.0	0.0	0.0	0.0	0.0	0.0
* £150m A8 5.0% Fixed Rate Bonds due 2041	150.0	150.0	150.0	150.0	150.0	150.0
* £200m A9 4.5% Fixed Rate Bonds due 2052	200.0	200.0	200.0	200.0	200.0	200.0
* £300m A10 5.125% Fixed Rate Bonds due 2056	300.0	300.0	300.0	300.0	300.0	300.0
£375m A12 2.375% Fixed Rate Bonds due 2028	0.0	375.0	375.0	375.0	375.0	375.0
£450m A13 3.0% Fixed Rate Bonds due 2037	0.0	450.0	450.0	450.0	450.0	450.0
£300m A14 1.625% Fixed Rate Bonds due 2027	0.0	300.0	300.0	300.0	300.0	300.0
RPI accretion on Index-Linked swaps	202.6	30.7	78.2	141.4	192.1	251.7
* £165m Artesian 4.076% Index-linked Bonds due 2033	268.2	272.6	282.9	293.9	302.4	311.2
* £156m Artesian 3.635% Index-linked Bonds due 2032	248.2	252.2	261.8	272.0	279.9	288.0
£100m EIB Index Linked loan due 2025	92.0	79.8	63.0	47.8	31.0	13.1
£250m USPP Fixed Rate Loan due 2031 / 2036	250.0	250.0	250.0	250.0	250.0	250.0
** New cash required	0.0	0.0	0.0	250.0	250.0	750.0
Drawings under the Revolving Credit Facility	330.0	0.0	0.0	0.0	40.0	0.0
Drawings under the DSR Liquidity Facility	0.0	0.0	0.0	0.0	0.0	0.0
Finance Leases	0.0	0.0	0.0	0.0	0.0	0.0
Class A Indebtedness	3,635.2	3,913.5	3,985.3	4,059.6	4,159.4	4,687.9
Senior Indebtedness	3,635.2	3,913.5	3,985.3	4,059.6	4,159.4	4,687.9
10 Class A Net Indebtedness	3,450.8	3,557.1	3,501.5	3,852.5	4,094.2	4,176.1
11 Senior Net Indebtedness	3,450.8	3,557.1	3,501.5	3,852.5	4,094.2	4,176.1
Nominal value of fixed rate debt swapped to Index-linked	1,318.0	1,318.0	1,318.0	1,318.0	1,318.0	1,318.0

* Wrapped by AG

** 'New cash required' is a notional class of debt included to forecast compliance ratios correctly. This is not an attempt to forecast the actual quantum, mix, cost and timing of future financing.

Interest Cover Ratios - Original format

	Trigger	Default	31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m		
A	Net Appointed Income (1+3+6)		474.1	383.6	383.5	449.0	472.7	493.7		
B	Net Total Income (1+2+3+4+6)		476.7	386.0	385.1	450.6	474.4	495.5		
C	Depreciation (CCD & IRC)		0.0	0.0	0.0	0.0	0.0	0.0		
D	Class A Debt interest (7)		115.2	68.3	64.6	69.5	71.2	73.1		
E	Senior Debt interest (8)		115.2	68.3	64.6	69.5	71.2	73.1		
F	Period end VAT debtor		10.2	11.0	13.9	8.1	7.9	7.9		
G	Capital Maintenance (MNI & IRE)		244.5	231.9	N/A	N/A	N/A	N/A		
Class A Adjusted ICR										
	Historic: (B-C+F)/D	Projected: (A-C+F)/D	1.3	N/A	4.2	5.8	6.2	6.6	6.8	6.9
Class A Average ICR			1.4	N/A	5.7	6.3	6.6	6.7	6.8	6.9
Senior Adjusted ICR										
	Historic: (B-C+F)/E	Projected: (A-C+F)/E	1.1	N/A	4.2	5.8	6.2	6.6	6.8	6.9
Senior Average Adjusted ICR			1.2	N/A	5.4	6.2	6.5	6.7	6.8	6.9
Class A ICR										
	Historic: B/D	Projected: A/D	N/A	1.6	4.2	5.8	6.2	6.6	6.8	6.9
Class A Post Maintenance ICR										
	Historic: (B-G+F)/D		N/A	1.0	2.1	2.4	N/A	N/A	N/A	N/A

CCD (Current Cost Depreciation) and IRC (Infrastructure Renewals Charge) have been removed as regulatory building blocks from the PR14 regulatory period. As a consequence, the values for this input into interest cover ratios is zero for these years.

Additional interest cover ratios have been introduced (following page) that maintain consistency of ratio performance with previous periods.

Further explanation of this change can be found on page 9 of this report.

Interest Cover Ratios - New (Post PR14) format

	Trigger	Default	31 Mar 2020 £m	31 Mar 2021 £m	31 Mar 2022 £m	31 Mar 2023 £m	31 Mar 2024 £m	31 Mar 2025 £m		
A	Net Appointed Income (1+3+6)		474.1	383.6	383.5	449.0	472.7	493.7		
B	Net Total Income (1+2+3+4+6)		476.7	386.0	385.1	450.6	474.4	495.5		
C	Depreciation of the RCV:									
	Depreciation (CCD & IRC)		0.0	0.0	0.0	0.0	0.0	0.0		
	RCV run down		282.7	269.2	283.1	299.8	313.4	321.6		
D	Class A Debt interest (7)		115.2	68.3	64.6	69.5	71.2	73.1		
E	Senior Debt interest (8)		115.2	68.3	64.6	69.5	71.2	73.1		
F	Period end VAT debtor		10.2	11.0	13.9	8.1	7.9	7.9		
G	Capital Maintenance (MNI & IRE)		244.5	231.9	N/A	N/A	N/A	N/A		
Class A Adjusted ICR										
	Historic: (B-C+F)/D	Projected: (A-C+F)/D	1.3	N/A	1.8	1.9	1.8	2.3	2.4	2.5
Class A Average ICR			1.4	N/A	1.9	2.1	2.2	2.4	2.4	2.5
Senior Adjusted ICR										
	Historic: (B-C+F)/E	Projected: (A-C+F)/E	1.1	N/A	1.8	1.9	1.8	2.3	2.4	2.5
Senior Average Adjusted ICR			1.2	N/A	1.8	2.0	2.1	2.4	2.4	2.5
Class A ICR										
	Historic: B/D	Projected: A/D	N/A	1.6	4.2	5.8	6.2	6.6	6.8	6.9
Class A Post Maintenance ICR										
	Historic: (B-G+F)/D		N/A	1.0	2.1	2.4	N/A	N/A	N/A	N/A

These new interest cover ratios include the regulatory value of RCV run down in place of CCD & IRC .

Comparison of FD PAYG funding ('fast money') to actual operating costs

<u>PR14 & PR19 Final Determinations:</u>		AMP 6 Period to 2020	AMP 7 Period to 2025	
Totex funding	Real £m	<u>2,639.4</u>	<u>3,371.9</u>	Wholesale operating costs and capital expenditure for the regulatory period (excluding pension deficit contributions outside of the Totex assessment)
Totex funding	Outturn £m	<u>2,957.0</u>	<u>3,698.5</u>	
Fast money	Outturn £m	1,403.4	1,551.8	Wholesale Totex recovered via revenues plus Retail opex
Slow money	Outturn £m	1,553.7	2,146.7	Wholesale Totex added to the RCV
Retail costs	FD £m	<u>294.9</u>	<u>261.7</u>	Costs for the Retail price control per Final Determination
Total		<u>3,251.9</u>	<u>3,960.2</u>	
Total Appointed expenditure (treating Retail as Fast money)				
Fast money		52.2%	45.8%	
Slow money		47.8%	54.2%	
<u>Actual costs</u>		AMP 6 Period to 2020	AMP 7 Period to 2025	
Operating costs per accounts	Outturn £m	1,632.9	1,772.3	Wholesale and retail operating costs
Capital expenditure per accounts	Outturn £m	<u>1,733.4</u>	<u>2,428.8</u>	
Total Appointed expenditure	Outturn £m	<u>3,366.3</u>	<u>4,201.1</u>	
Operating costs / Fast money		48.5%	42.2%	
Capital expenditure / Slow money		51.5%	57.8%	
<u>Variance between determined fast/slow money to actual costs</u>				
Operating costs / Fast money		3.7%	3.6%	The AMP7 variance is affected by the additional £230m capital investment financed by the new equity injection in 2021. This accounts for 2.4% of the variance of AMP7 fast/slow money.
Capital expenditure / Slow money		-3.7%	-3.6%	

Reconciliation to Net Appointed Income

	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar	31 Mar
	2020	2021	2022	2023	2024	2025
	£m	£m	£m	£m	£m	£m
Operating costs per Accounts	403.1	391.3	377.8	358.1	343.5	341.0
Non-appointed expenditure	-7.9	-7.5	-7.9	-8.0	-8.0	-8.0
Movement in operating cost working capital	-13.0	-8.1	14.8	2.0	0.3	-0.8
Difference between pension charge and cash contributions	16.7	17.3	18.1	18.6	19.1	19.7
IFRS16 Lease costs	1.5	2.1	2.1	2.1	2.1	2.1
Appointed operating cost cash flow (ref 3. page 10)	400.4	395.1	404.9	372.8	357.0	354.0

Declaration

We confirm that each of the above Ratios has been calculated in respect of each of the relevant periods for which it is required under the Common Terms Agreement and has not breached the Trigger Event Ratio Levels and has not caused Paragraph 20 (Ratios) of Part 2 (Event of Default (SWS and the Issuer)) of Schedule 7 of the Common Terms Agreement to be breached.

We confirm that the Annual Finance Charge is £64.6 million for 2021-22 equating to a Monthly Payment Amount for this period of £5.4 million.

We also confirm that no Default or Potential Trigger Event is outstanding and that SWS's insurances are being maintained in accordance with the Common Terms Agreement.



Sebastiaan Boelen
Chief Financial Officer
For and on behalf of
Southern Water Services Ltd



Sebastiaan Boelen
For and on behalf of
Southern Water Services (Finance) Ltd



Richard Manning
For and on behalf of
Southern Water Services Ltd



Steven Collins
For and on behalf of
Southern Water Services (Finance) Ltd

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