

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**ANNUAL REPORT**

**AND**

**FINANCIAL STATEMENTS FOR THE YEAR ENDED**

**31 MARCH 2022**

# SOUTHERN WATER SERVICES (FINANCE) LIMITED

## COMPANY INFORMATION

The company is a private company limited by shares.

### **Directors**

Lawrence Gosden  
Joanne Statton

### **Company secretary**

Joanne Statton

### **Registered office**

Ugland House  
P O Box 309  
George Town  
Grand Cayman, Cayman

### **Bankers**

HSBC Bank Plc  
PO Box 125  
2<sup>nd</sup> Floor, 62-76 Park Street  
London  
SE1 9DZ

### **Auditor**

Deloitte LLP  
Statutory Auditor  
2 New Street Square  
London  
EC4A 3HQ  
United Kingdom

### **Registered number**

CR 112331

# ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED

31 MARCH 2022

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## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### STRATEGIC REPORT FOR THE YEAR ENDED 31 MARCH 2022

Southern Water Services (Finance) Limited (SWSF) (Registered No. CR 112331) was incorporated in the Cayman Islands and has no requirements to prepare statutory financial statements. However under the Disclosure and Transparency Rules (DTR) 4.1, and the Common Terms Agreement, which governs the company's banking arrangements, financial statements are required to be produced. The company continues to provide financing to Southern Water Services Limited, and, prior to 16 November 2018, entered into swap transactions to manage the cash flow exposures of these borrowings.

The company did not trade during the year, and there is no intention for it to trade in the future. As such, it does not maintain any key performance indicators. The company has been an integral part of the financing structure of the Southern Water Services Limited group, and the finance income and costs reflect the performance of this activity. The process to transfer the assets and liabilities of the company to a UK company within the group is underway with the aim of completing this by the end of the year ending March 2023. Net derivative liability instruments that had a fair value of £1,238.3m as at 31 March 2018 were novated to Southern Water Services Limited in the year to 31 March 2019. The remaining derivative liability instrument having a net fair value at 31 March 2019 of £51.6m was novated to Southern Water Services in July 2019. All other assets and liabilities remain within the company as at 31 March 2022.

Given the limited activity of the company, additional information including a review of the company's business and information of the principal risk and uncertainties facing the company is presented in the directors' report, but no further information is included in this strategic report.

Approved by the Board and signed on its behalf by:



Joanne Statton  
**Director**  
29 July 2022

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2022

The directors of Southern Water Services (Finance) Limited (SWSF) (Registered No. CR 112331) present their annual report and the audited financial statements for the year ended 31 March 2022.

#### PRINCIPAL ACTIVITIES

The company provides financing to Southern Water Services Limited (SWS), and, prior to 16 November 2018, entered into swap transactions to manage the cash flow exposures of these borrowings. The process to transfer the assets and liabilities of the company to a UK company within the group and ultimately wind up the company is underway. As at the date of signing these financial statements, all derivative instruments previously owned by the company have been novated to Southern Water Services Limited. All other assets and liabilities remain within the company as at 31 March 2022. On 26 October 2021, the process of obtaining lender consents to substitute SW (Finance) I PLC and SW (Finance) II Limited as Issuer/Borrower of the Class A Bonds and Artesian loans currently held by Southern Water Services (Finance) Limited commenced and on 26 November 2021, the STID Proposal\* in connection with the consent process was approved and the substitution process is now underway, with completion anticipated to take place before the end of the 2022 calendar year.

\* STID Proposal means a proposal or request made by the Security Group Agent in accordance with the Security Trust and Intercreditor Deed (STID) proposing or requesting the Borrower Security Trustee to concur in making any modification, giving any consent or granting any waiver under or in respect of any Common Document.

#### REVIEW OF THE BUSINESS

The loss after tax for the year amounted to £0.4m (2021: profit £0.1m). The directors do not recommend the payment of a final dividend (2021: £nil).

The company has net assets of £37.3m (2021: £37.7m) comprising largely of amounts owed by group undertakings of £3,387.3 (2021: £3,389.1m), amounts owed externally of £3,384.0m (2021: £3,367.2m) and cash balances of £35.0m (2021: £16.9m).

The company is a subsidiary of SWS who recorded losses of £761.5m (2021: losses of £295.8m restated) after tax for the year ended 31 March 2022 and has net assets of £589.0m (2021: £964.4m restated). The directors consider the net asset position and SWSs cash flow forecast at 31 March 2022 sufficient to support the company and its activities for the foreseeable future.

#### PRINCIPAL RISKS AND UNCERTAINTIES

Due to the nature of the company being a financing company, the principal risks and uncertainties are aligned to the financial risks, such as interest rate risk, liquidity risk and RPI risk. These have been explained further in the financial risk management objectives and policies below.

#### FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Southern Water Group manages its treasury operations on a group basis. Financial risk management is performed by Southern Water Services Limited's Treasury department. This includes assessment and mitigation of price risk, credit risk, liquidity risk and interest rate cash flow risk. The group's treasury management policies and operations are discussed in Southern Water Services' Annual Report and Financial Statements (which does not form part of this report). The principal financial risks to which the company is exposed are interest rate, liquidity and RPI risks. The Board has approved policies for the management of these risks. The company does not use derivative financial instruments for speculative purposes.

The company also notes that the withdrawal of the United Kingdom from the European Union will increase uncertainty around these risk areas in the short-term.

##### Interest rate risk

The company's interest rate risk is primarily in relation to its fixed rate borrowings (fair value risk) and floating rate borrowings (cash flow risk). Interest rate derivatives are used to manage the overall interest rate profile within the company policy, which is to maintain a higher proportion of net debt at fixed rates of interest having regard to the prevailing interest rate outlook.

##### Liquidity risk

The company raises funds, as required, to ensure that it has sufficient cash and/or facilities to fund the business of SWS for the next twelve months. Amounts raised are passed on to SWS on identical terms. SWS guarantees the company's obligations under these arrangements.

## **SOUTHERN WATER SERVICES (FINANCE) LIMITED**

### **DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2022 (continued)**

#### **FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (continued)**

##### **RPI risk and sensitivity analysis**

The principal market risks are interest rates and movements in RPI. Interest rates are currently either fixed or fully effective swap instruments are in place to swap floating rates for fixed. RPI impacts indexation, however annual indexation credited to interest income is the same as that charged to interest expense, so there is no impact on the company's profit or loss.

##### **STREAMLINED ENERGY AND CARBON REPORT**

The company is exempt from producing the Streamlined Energy and Carbon Report (SECR) by virtue of the fact it is non-trading and does not directly consume energy. The SECR for the group is included in the consolidated financial statements of Greensands Holdings Limited, which are available to the public and can be obtained from the Southern Water website ([www.southernwater.co.uk](http://www.southernwater.co.uk)).

##### **GOING CONCERN**

The process to transfer the assets and liabilities of the company to a UK company within the group and ultimately wind up the company is underway. This transfer is still in progress and it remains no longer appropriate to adopt the going concern basis in preparing the annual financial statements. However, no adjustments were considered necessary to the amounts at which the assets and liabilities are included in these financial statements for either the current or prior year.

##### **FUTURE DEVELOPMENTS**

As mentioned above, as part of the wider group financing objectives, the directors intend to transfer the assets and liabilities of the company to a UK company within the group, and ultimately wind-up Southern Water Services (Finance) Limited, ceasing all activity within the Cayman Islands.

The directors expect the general level of activity to remain consistent with 2021 in the forthcoming year, however there may be wider economic factors, such as the rising cost of inflation and the continued impact of the UK's departure from the European Union and COVID-19, which could affect future company dealings. However, the company is safeguarded by being a company not engaged in any trade. The company's parent company Southern Water Services Limited has considered the impact of wider economic factors and disclosed this in its Annual Report which can be obtained from the Company Secretary of Southern Water Services Limited, at the registered address, Southern House, Yeoman Road, Worthing, BN13 3NX or on its website at <https://southernwater.annualreport2022.com>. Southern Water Services Limited is expected to continue in operational existence for the foreseeable future.

##### **EVENTS AFTER THE STATEMENT OF FINANCIAL POSITION DATE**

On 30 June 2022 Ian McAulay resigned as director and Lawrence Gosden was appointed with effect from 1 July 2022.

##### **DIRECTORS**

The directors who served during the year and up to the date of signing, unless otherwise stated, were:

Joanne Statton  
Lawrence Gosden (appointed 1 July 2022)  
Ian McAulay (resigned 30 June 2022)

The company secretary in the year and at the date of signing was Joanne Statton.

##### **DIRECTOR'S INDEMNITIES**

The company has made qualifying third party indemnity provisions for the benefit of its directors which were made during the year and remain in force at the date of this report.

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### DIRECTORS' REPORT FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### DIRECTORS' RESPONSIBILITIES STATEMENT

The directors are responsible for preparing the annual report and the financial statements in accordance with applicable law and regulations.

The Disclosure Transparency Rules (DTR) 4.1 requires the directors to prepare financial statements for each financial year. Under these rules the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards), including FRS 101 Reduced Disclosure Framework. The directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### RESPONSIBILITY STATEMENT

We confirm that to the best of our knowledge:

- the financial statements, prepared in accordance with the relevant financial reporting framework, give a true and fair view of the assets, liabilities, financial position and profit or loss of the company; and
- the directors' report includes a fair review of the development and performance of the business and the position of the company, together with a description of the principal risks and uncertainties that they face.

#### STATEMENT OF DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who is a director at the date of approval of this report confirms that:

- so far as the director is aware, there is no relevant audit information of which the company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

#### INDEPENDENT AUDITOR

Deloitte LLP have indicated their willingness to continue in office. Deloitte LLP have indicated their willingness to be reappointed for another term and appropriate arrangements will be put in place for them to be deemed reappointed as auditor in the absence of an Annual General Meeting.

Approved by the Board of Directors and signed on behalf of the Board.



Joanne Statton  
**Company Secretary**  
29 July 2022

Registered office  
Ugland House  
P O Box 309  
George Town  
Grand Cayman, Cayman

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**INCOME STATEMENT FOR THE YEAR ENDED 31 MARCH 2022**

	Notes	2022 £m	2021 £m
<b>Continuing operations</b>			
Administrative expenses		(0.3)	(0.3)
<b>Loss before interest and taxation</b>		(0.3)	(0.3)
Finance income	4	193.9	176.8
Finance costs	5	(194.0)	(176.4)
<b>Net finance (expense)/income</b>		(0.1)	0.4
<b>(Loss)/profit before taxation</b>	3	(0.4)	0.1
Tax	6	-	-
<b>(Loss)/profit for the financial year</b>	14	(0.4)	0.1

The above results relate entirely to continuing operations.

The Notes on pages 8 to 16 form part of these financial statements.

There have been no recognised gains or losses for the current or the prior financial year other than as stated in the income statement and, accordingly, no separate statement of comprehensive income is presented.

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2022**

	Notes	2022 £m	2021 £m
<b>Non-current assets</b>			
Other non-current assets	7	<u>3,689.0</u>	<u>3,913.1</u>
		<b>3,689.0</b>	<b>3,913.1</b>
<b>Current assets</b>			
Other receivables	8	327.7	66.8
Cash and cash equivalents	9	<u>35.0</u>	<u>16.9</u>
		<b>362.7</b>	<b>83.7</b>
<b>Total assets</b>		<u><b>4,051.7</b></u>	<u><b>3,996.8</b></u>
<b>Current liabilities</b>			
Other payables	10	(32.3)	(32.0)
Borrowings: amounts falling due within one year	11	<u>(295.6)</u>	<u>(17.0)</u>
		<b>(327.9)</b>	<b>(49.0)</b>
<b>Net current assets</b>		<u><b>34.8</b></u>	<u><b>34.7</b></u>
<b>Total assets less current liabilities</b>		<u><b>3,723.8</b></u>	<u><b>3,962.1</b></u>
<b>Non-current liabilities</b>			
Borrowings: amounts falling due after one year	12	<u>(3,686.5)</u>	<u>(3,910.1)</u>
		<b>(3,686.5)</b>	<b>(3,910.1)</b>
<b>Total liabilities</b>		<u><b>(4,014.4)</b></u>	<u><b>(3,959.1)</b></u>
<b>Net assets</b>		<u><b>37.3</b></u>	<u><b>37.7</b></u>
<b>Equity</b>			
Called-up share capital	13	-	-
Retained earnings	14	<u>37.3</u>	<u>37.7</u>
<b>Total equity</b>		<u><b>37.3</b></u>	<u><b>37.7</b></u>

The financial statements of Southern Water Services (Finance) Limited (Registered No. CR 112331) were approved by the Board of directors and authorised for issue on 29 July 2022. They are signed on its behalf by:



Joanne Statton  
Director

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 MARCH 2022**

	Called up share capital £m (Note 13)	Retained earnings £m (Note 14)	Total £m
<b>Balance at 1 April 2020</b>	-	<b>37.6</b>	<b>37.6</b>
Profit for the financial year	-	0.1	0.1
<b>Total comprehensive income for the year</b>	-	<b>0.1</b>	<b>0.1</b>
<b>Balance at 31 March 2021</b>	-	<b>37.7</b>	<b>37.7</b>
Loss for the financial year	-	(0.4)	(0.4)
<b>Total comprehensive expense for the year</b>	-	<b>(0.4)</b>	<b>(0.4)</b>
<b>Balance at 31 March 2022</b>	-	<b>37.3</b>	<b>37.3</b>

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022

#### 1 Accounting policies

The principal accounting policies, which have been applied consistently throughout the current and preceding year, are set out below.

##### Basis of preparation

Southern Water Services (Finance) Limited is a private company limited by shares, incorporated in the Cayman Islands. The address of the registered office is given on page 4. The nature of the company's operations and its principal activities are set out in the business review on page 2.

The company meets the definition of a qualifying entity under Financial Reporting Standard 100 (FRS 100) issued by the Financial Reporting Council (FRC). Accordingly, the company prepared its financial statements in accordance with FRS 101 'Reduced Disclosure Framework' as issued by the FRC incorporating the Amendments to FRS 101 issued by the FRC in July 2015 and the amendments to Company law made by The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015.

The financial statements have not been prepared on a going concern basis, due to management's intention to transfer the assets and liabilities to a UK registered company within the group, however no adjustments to the assets and liabilities were considered necessary and these therefore continue to be valued under the historical cost convention, except for the revaluation of financial instruments. Financial instruments are measured at their fair value at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the consideration given in exchange for the goods and services.

Fair value is the price that would be received from the sale of an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the company takes into account the characteristics of the asset or liability as if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement purposes in these financial statements is determined on such a basis, except measurements that have some similarities to fair value but are not fair value, such as value in use in IAS 36 'Impairment of Assets'.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

The financial statements contain information about Southern Water Services (Finance) Limited (SWSF) as an individual company and do not contain consolidated financial information as the parent of subsidiary companies. The company is included in the consolidated financial statements of the ultimate holding company, Greensands Holdings Limited. The group financial statements of Greensands Holdings Limited are available to the public and can be obtained from the address shown in Note 15.

As permitted by FRS 101, the company has taken advantage of the disclosure exemptions available under that standard in relation to presentation of a statement of cash flows, financial instruments, fair value measurement, standards not yet effective capital management, related party transactions and impairment of assets. Where required, equivalent disclosures are given in the group financial statements of Greensands Holdings Limited, the group financial statements are available to the public and can be obtained from the address shown in Note 15.

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### 1 Accounting policies (continued)

##### Adoption of new and revised Standards

There have been no new or revised accounting standards adopted in the current year that had a significant or material impact on the financial statements.

##### Going concern

The company provides financing to Southern Water Services Limited (SWS). It is reliant on receiving cash flows from SWS in order to meet its obligations.

The process to transfer the assets and liabilities of the company to a UK company within the group and ultimately wind-up Southern Water Services (Finance) Limited, ceasing all activity within the Cayman Islands, is underway. As at the date of signing these financial statements, all derivative instruments previously held by the company have been novated to Southern Water Services Limited. All other assets and liabilities remain within the company as at 31 March 2022 and the company is expected to be wound up by the end of the year to 31 March 2023. As a result, it remains inappropriate to adopt the going concern basis in preparing the annual financial statements, however no adjustments were considered necessary to the amounts at which the assets and liabilities are included in these financial statements for either the current or prior year.

##### Interest income, interest payable and similar income and charges

Interest income, interest payable and similar income and charges are recognised on an accruals basis. The policy for interest income and expense is detailed in the financial instruments policy.

##### Taxation

The taxation charge in the profit and loss account is based on the company being considered a securitisation company under the UK 'Taxation of Securitisation Companies Regulations 2006' (SI 2006/3296). Therefore, the company does not calculate its UK corporation tax based on its accounting profit or loss. Instead the company applies current tax rates to its retained profits as specified in the documentation governing the securitisation transaction into which the company has entered.

Deferred taxation is net tax expected to be payable on temporary differences between the treatment of certain items for taxation and accounting purposes. Deferred taxation is provided on all temporary-differences that have originated but not reversed by the end of the reporting period. It is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset is realised based on tax laws and rates that have been enacted or substantively enacted at the balance sheet date.

Deferred tax liabilities are generally recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is regarded as probable that taxable profits will be available against which deductible temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the company intends to settle its current tax assets and liabilities on a net basis.

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

1 Accounting policies (continued)

Financial Instruments

Financial assets and financial liabilities are recognised in the company's statement of financial position when the company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss (FVTPL)) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at FVTPL are recognised immediately in profit or loss.

Financial assets

(i) **Loans and receivables**

Trade receivables, loans, and other receivables that have fixed or determinable payments that are not quoted in an active market are classified as 'loans and receivables'. Loans and receivables are measured at amortised cost using the effective interest method, less any impairment. Interest income is recognised by applying the effective interest rate, except for short-term receivables when the recognition of interest would be immaterial.

(ii) **Impairment of financial assets**

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred after the initial recognition of the financial asset, the estimated future cash flows of the investment have been affected.

For financial assets carried at amortised cost, the amount of the impairment is the differences between the asset's carrying amount and the present value of estimated future cash flows, discounted at the financial asset's original effective interest rate. The carrying amount of the financial asset is reduced by the impairment loss directly for all financial assets.

(iii) **Derecognition of financial assets**

The company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another entity. On derecognition of a financial asset the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss.

Financial liabilities

Fixed rate interest-bearing borrowings are initially measured at fair value, net of transaction costs and are subsequently measured at amortised cost using the effective interest method, with the interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

The carrying value of index-linked debt instruments is adjusted for the annual movement in the retail price index. The change in value arising from indexation is charged or credited to the profit and loss account in the year in which it arises.

Premiums and proceeds from gilt lock agreements received on issue of debt instruments are credited to the profit and loss account over the term of the debt at a constant rate on the carrying amount.

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### 1 Accounting policies (continued)

##### Derecognition of financial liabilities

The company derecognises financial liabilities when, and only when, the company's obligations are discharged, cancelled or they expire.

#### 2 Critical accounting judgements and key sources of estimation uncertainty

In the application of the company's accounting policies, which are described in note 1 above, the directors are required to make judgements, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

##### Key sources of estimation uncertainty

###### Impairment

Loans and other receivables are assessed for impairment in accordance with IFRS 9. Financial assets, other than those at FVTPL, are assessed for indicators of impairment at each balance sheet date. Financial assets are impaired where there is objective evidence that, as a result of one or more events that occurred or are expected to occur after the initial recognition of the financial asset, the estimated future cash flows of the financial assets have been affected. Following their review the directors concluded that no impairment to the carrying value of financial assets at 31 March 2022.

##### Critical judgements in applying the company's accounting policies

The company has no critical judgements, apart from those involving estimations, that are applied in the preparation of the financial statements.

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### 3 Profit before taxation

The company had no employees, other than the directors, during the year ended 31 March 2022 (2021: nil).

In 2021 and 2022, the company audit fees were borne by Greensands Holdings Limited and not recharged to the company. The total audit fee for the group (excluding Southern Water Services) is £90,000 (2021: £80,000).

The services of the directors are deemed to be wholly attributable to their services to SWS. Accordingly no details in respect of the emoluments paid to the directors are included here as they are fully disclosed in the financial statements of SWS.

#### 4 Finance income

	2022 £m	2021 £m
Interest on loans to group undertakings	152.4	159.5
Amortisation of gilt lock proceeds (see note (i) below)	0.1	0.1
Indexation	41.4	17.2
	193.9	176.8

#### 5 Finance costs

	2022 £m	2021 £m
Loan interest and facility fee charges	152.5	159.1
Indexation	41.4	17.2
Amortisation of gilt lock proceeds (see note (i) below)	0.1	0.1
	194.0	176.4

- (i) The company entered into an agreement prior to the issue of a £300m bond in 2007, whereby the proceeds of the loan were fixed, resulting in a 'gilt lock'. The loan was issued at a discount with compensating proceeds under the gilt lock of £6.3m. This receipt has been deferred to the balance sheet and will be released to the income statement on an effective interest rate basis (see note 11 and 12). These proceeds have been on-lent to SWS.

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)**

**6 Tax**

	<b>2022</b>	<b>2021</b>
	<b>£m</b>	<b>£m</b>
<b>Tax</b>		
UK corporation tax	-	-
	-	-
Tax (credit)/charge on (loss)/profit	-	-

No deferred tax arose during the year to 31 March 2022 (2021: nil).

The tax assessed for the year is different to the standard rate of corporation tax in the UK due to the following factors:

	<b>Year ended</b>	<b>Year ended</b>
	<b>31 March</b>	<b>31 March</b>
	<b>2022</b>	<b>2021</b>
	<b>£m</b>	<b>£m</b>
<b>(Loss)/profit before taxation</b>	<b>(0.4)</b>	<b>0.1</b>
UK corporation tax rate at standard rate of tax of 19% on profit for the year (2021: 19%)	<b>(0.1)</b>	-
Adjustments in accordance with securitisation tax rules (see note (i) below)	<b>0.1</b>	-
<b>Tax charge for year</b>	<b>-</b>	<b>-</b>

- (i) For UK corporation tax purposes, the company has been considered as a securitisation company under the 'Taxation of Securitisation Companies Regulations 2006' (SI 2006/3296). Therefore, the company is not required to pay corporation tax on its accounting profit or loss. Instead the company is required to pay tax on its retained profits as specified in the documentation governing the securitisation transaction into which the company has entered.

Factors that may affect future tax charges:

The Finance Bill 2021 was substantively enacted in May 2021 and the increase in main rate of UK corporation tax will change from 19% to 25%, effective 1 April 2023. Deferred tax assets and liabilities that reverse after 1st April 2023 will therefore be calculated at 25%.

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### 7 Other non-current assets

Under the loan agreement between SWS and SWSF, SWSF on-lends to SWS an amount equal to each bond or other debt raised externally at the same interest rate plus 0.01%. These loans have the same repayment terms as the external loans disclosed in note 12.

	2022 £m	2021 £m
Loans and receivables from parent undertaking	<u>3,689.0</u>	<u>3,913.1</u>

Loans and receivables are measured at amortised cost using the effective interest rate method.

#### 8 Other receivables

	2022 £m	2021 £m
Loan to parent undertaking (see note (i) below)	290.8	30.3
Group relief surrendered	0.9	0.9
Prepayments	3.0	3.0
Accrued interest receivable	27.1	27.1
Other borrowings	5.9	5.5
	<u>327.7</u>	<u>66.8</u>

#### Notes

- (i) Amounts due from the parent undertaking includes a balance of £30.3m (2021: £30.3m). This amount is unsecured, interest free, and is repayable in whole or part upon demand at any time, provided that:
- (a) on the date of such demand, no class A, B or mezzanine debt is outstanding (see note 12); or
  - (b) it is done with the consent of the security trustee.

#### 9 Cash and cash equivalents

Cash of £35.0m (2021: £16.9m) is held in a designated bank account in order to meet certain interest requirements on loan finance and includes £16.5 million of restricted cash to satisfy availability of funds as required by the terms of the securitisation.

#### 10 Other payables

	2022 £m	2021 £m
Receipts in advance from parent undertaking	3.0	3.0
Accruals and deferred income	27.1	27.1
Amounts owed to parent company	2.2	1.9
	<u>32.3</u>	<u>32.0</u>

Amounts owed to parent company are unsecured, interest free and repayable on demand.

#### 11 Borrowings: amounts falling due within one year

	2022 £m	2021 £m
Deferred gilt lock proceeds (note 12 (i))	0.1	0.1
Loans and other borrowings	295.5	16.9
	<u>295.6</u>	<u>17.0</u>

**SOUTHERN WATER SERVICES (FINANCE) LIMITED**

**NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)**

**12 Total loans and other borrowings**

	2022	2021
	£m	£m
<b>Loans and other borrowings</b>		
Class A £350m 6.192% fixed rate 2029	368.8	371.0
Class A £150m 3.706% index linked 2034	296.0	285.9
Class A £35m 3.706% index linked 2034	69.0	66.8
Class A £350m 6.640% fixed rate 2026	362.7	365.5
Class A £150m 3.816% index linked 2023	260.5	253.6
Class A £150m 5.000% fixed rate 2041	146.2	146.1
Class A £200m 4.500% fixed rate 2052	197.3	197.3
Class A £300m 5.125% fixed rate 2056	293.0	292.9
Class A £175m 2.780% fixed rate 2031	174.2	174.1
Class A £75m 2.960% fixed rate 2036	74.6	74.6
Class A £375m 2.375% fixed rate 2029	370.8	370.2
Class A £450m 3.000% fixed rate 2038	443.8	443.2
Class A £300m 1.625% fixed rate 2027	295.3	294.3
Artesian £165m 4.076% index linked 2033	328.6	318.0
Artesian £156.5m 3.635% index linked 2032	261.9	252.2
<b>Total Class A debt</b>	<b>3,942.7</b>	<b>3,905.7</b>
Deferred gilt lock proceeds (note (i) below)	4.4	4.5
Other loans from SWS	35.0	16.9
<b>Total loans and other borrowings</b>	<b>3,982.1</b>	<b>3,927.1</b>
<b>Borrowings: falling due within one year</b>	<b>295.6</b>	<b>17.0</b>
<b>Borrowings: falling due after one year</b>	<b>3,686.5</b>	<b>3,910.1</b>

These loans are guaranteed and secured pursuant to a guarantee and security agreement (the Security Agreement). The agreement is over the entire property, assets, rights and undertaking of each of SWS, SWSF, SWS Holdings Limited, and SWS Group Holdings Limited. In the case of SWS, this is to the extent permitted by the Water Industry Act 1991 and Licence.

Notes in respect of the specific instruments above:

- (i) Prior to the issue of the £300m Class A bond, the company entered into a gilt lock agreement, resulting in the receipt of £6.3m. The proceeds have been deferred and are being released to the profit and loss account on an effective interest rate basis.

On 26 October 2021, the process of obtaining lender consents to substitute SW (Finance) I PLC and SW (Finance) II Limited as Issuer/Borrower of the Class A Bonds and Artesian loans currently held by Southern Water Services (Finance) Limited commenced and on 26 November 2021, the STID Proposal\* in connection with the consent process was approved. The substitution process is now underway, with completion anticipated to take place before the end of the 2022 calendar year.

\* STID Proposal means a proposal or request made by the Security Group Agent in accordance with the Security Trust and Intercreditor Deed (STID) proposing or requesting the Borrower Security Trustee to concur in making any modification, giving any consent or granting any waiver under or in respect of any Common Document.

	2022	2021
	£m	£m
<b>Repayments fall due as follows:</b>		
Between one and two years	-	253.6
Between two and five years	658.0	365.8
After five years not by instalments	3,028.5	3,290.7
	<b>3,686.5</b>	<b>3,910.1</b>
On demand or within one year not by instalments	295.6	17.0
	<b>3,982.1</b>	<b>3,927.1</b>

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

### NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2022 (continued)

#### 13 Called-up share capital

	2022 £	2021 £
<b>Authorised:</b>		
<b>Equity shares</b>		
25,000 Ordinary Shares of £1 each	<u>25,000</u>	<u>25,000</u>
	<u><b>25,000</b></u>	<u>25,000</u>
<b>Allotted, issued and fully paid:</b>		
<b>Equity shares</b>		
1,000 Ordinary Shares of £1 each	<u>1,000</u>	<u>1,000</u>
Called up share capital	<u><b>1,000</b></u>	<u>1,000</u>

#### 14 Retained earnings

	£m
At 1 April 2020	37.6
Profit for the financial year	<u>0.1</u>
At 1 April 2021	37.7
Loss for the financial year	<u>(0.4)</u>
<b>At 31 March 2022</b>	<u><b>37.3</b></u>

#### 15 Ultimate holding company and related party transactions

The immediate parent undertaking is Southern Water Services Limited.

Greensands Holdings Limited (Registered Number: Jersey 98700) is the parent undertaking of the smallest and largest and only group to consolidate these financial statements. Greensands Holdings Limited was incorporated in Jersey and its registered office address is 44 Esplanade, St Helier, Jersey, United Kingdom, JE4 9WG. Copies of the consolidated financial statements may be obtained from the Company Secretary of Greensands Holdings Limited, at Southern House, Yeoman Road, Worthing, BN13 3NX.

Up until 8 September 2021, Greensands Holdings Limited was itself owned and controlled by a consortium of investors and had no ultimate parent and controlling party. On 8 September 2021, under an agreement reached with the Greensands Holdings Limited existing shareholders, Macquarie Asset Management (through a Macquarie group company, Mscif Wight Bidco Limited) acquired a 62.24% majority stake in Greensands Holdings Limited, investing over £1 billion of equity to recapitalise and implement a more sustainable financing strategy for the group. Mscif Wight Bidco Limited is the intermediate holding company and Macquarie Asset Management is the ultimate parent and controlling party.

#### 16 Capital instruments

The company's objective when managing capital is to maintain a positive value of capital employed to safeguard the company's ability to continue as a going concern, so that it can continue to provide finance for its parent company, Southern Water Services Limited.

No specific value of capital, or capital ratio, is required to be maintained.

#### 17 Events after the statement of financial position date

On 30 June 2022 Ian McAulay resigned as director and Lawrence Gosden was appointed with effect from 1 July 2022.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SOUTHERN WATER SERVICES (FINANCE) LIMITED

Report on the audit of the financial statements

## 1. Opinion

In our opinion the financial statements of Southern Water Services (Finance) Limited (the 'company'):

- give a true and fair view of the state of the company's affairs as at 31 March 2022 and of its loss for the year then ended; and
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including, Financial Reporting Standard 101 "Reduced Disclosure Framework".

We have audited the financial statements which comprise:

- the income statement;
- the statement of financial position;
- the statement of change in equity; and
- the related notes 1 to 17.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 101 "Reduced Disclosure Framework" (United Kingdom Generally Accepted Accounting Practice).

## 2. Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the auditor's responsibilities for the audit of the financial statements section of our report.

We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard as applied to listed entities, and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## 3. Emphasis of matter – Financial statements prepared other than on a going concern basis

We draw attention to note 1 in the financial statements, which indicates that the financial statements have been prepared on a basis other than that of a going concern. Our opinion is not modified in respect of this matter.

## 4. Summary of our audit approach

<b>Key audit matters</b>	The key audit matter that was identified in the current year was recoverability of intercompany loans.
<b>Materiality</b>	The materiality that we used in the current year was £3.87 million which was determined on the basis of total assets for the entity.
<b>Scoping</b>	Audit work to respond to the risks of material misstatement was performed directly by the audit engagement team.
<b>Significant changes in our approach</b>	There are no significant changes in our approach in the current year.

## 5. Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those which had the greatest effect on: the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team.

These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### 5.1. Recoverability of inter-company loans

**Key audit matter description** As at 31 March 2022 the Company has an inter-company loan due from the parent company Southern Water Services Limited ('SWS') of £3,979.8 million (2021: £3,943.4 million). Also at 31 March 2022 the Company has external borrowing of £3,942.7 million (2021: £3,905.7.1 million), which comprises £3,352.2m Class A listed debt on the London stock exchange in the form of Eurobonds and £590.5CPI-Linked bonds. The purpose of these bonds was to raise finance for SWS.

The ability of the Company to repay the debt and relevant interest charges externally is dependent on the recoverability of the Company's loan to SWS. This recoverability is thus dependent on the performance of SWS, the operating company. Judgement is therefore required by the Directors as to whether the inter-company loan receivable directly supporting payment of the external borrowing is recoverable based on the financial position and future prospects of SWS. The earliest maturing loan earliest is for £350m maturing in 2026, and the last to mature will be in 2056.

We consider this to be a key audit matter as the inter-company loan receivable is of a significant value and involves management judgement. The recoverability of the loan receivable is also considered a potential fraud risk due to management bias in financial reporting.

Management has considered the cash flow forecast of SWS and the impact of macro-economic factors on the recoverability of the intercompany balance and concluded that the loan is recoverable.

Further details are included within the directors' report on pages 2 to 4, notes 1, 7 and 8 to the financial statements.

#### How the scope of our audit responded to the key audit matter

We have:

- Obtained an understanding of relevant controls around recoverability of inter-company loans.
- Assessed the ability of the Company to continue to repay the interest and principal on the external bonds by considering the recoverability of the Company's inter-company loan receivable from SWS. In doing so we have evaluated SWS' ability to continue as a going concern and checked that the loan repayments are included in the cash flow forecast.
- Reviewed prior years' financial statements of SWS and SWSF to identify restructuring/impairment of inter-company receivable balances.

Verified the interest payments received by SWSF during the year to bank statements to check that no default existed.

- Evaluated the appropriateness of disclosures made in notes [1, 7 and 8] to the financial statements.

#### Key observations

Based on the work performed, we concluded that the inter-company loans receivable due from SWS are appropriately recorded and no expected loss provision is required.

## 6. Our application of materiality

### 6.1. Materiality

We define materiality as the magnitude of misstatement in the financial statements that makes it probable that the economic decisions of a reasonably knowledgeable person would be changed or influenced. We use materiality both in planning the scope of our audit work and in evaluating the results of our work.

Based on our professional judgement, we determined materiality for the financial statements as a whole as follows:

<b>Materiality</b>	£3.87 million (2021: £3.82 million)
<b>Basis for determining materiality</b>	We determined materiality on the basis of total assets but also capped it at an amount appropriate for the purposes of the audit of the consolidated financial statements of Greensands Holding Limited, of which the company is a component. Our determined materiality equates to 0.1% of total assets (2021: 0.1% of total assets).
<b>Rationale for the benchmark applied</b>	The principal activity of the company is to provide financing to Southern Water Services Limited. On this basis we consider the benchmark which will be the focus of users of the financial statements to be total assets for determination of the statutory materiality.

### 6.2. Performance materiality

We set performance materiality at a level lower than materiality to reduce the probability that, in aggregate, uncorrected and undetected misstatements exceed the materiality for the financial statements as a whole.

Performance materiality was set at 60% of materiality for the 31 March 2022 audit (2021: 60%). In determining performance materiality, we considered factors including impact of macro-economic factors on business operations and account balances, our ability to rely on general IT controls, the internal manual control environment and management's willingness to make process improvements as well as to correct errors identified.

### 6.3. Error reporting threshold

We agreed with the directors that we would report to the directors all audit differences in excess of £0.2million (2021: £0.2 million), as well as differences below that threshold that, in our view, warranted reporting on qualitative grounds. We also report to the directors on disclosure matters that we identified when assessing the overall presentation of the financial statements.

## 7. An overview of the scope of our audit

### 7.1. Scoping

Our audit was scoped by obtaining an understanding of the entity and its environment, including internal control, and assessing the risks of material misstatement. Audit work to respond to the risks of material misstatement was performed directly by the audit engagement team.

## 8. Other information

The other information comprises the information included in the annual report other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated.

If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

## 9. Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the company's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the company or to cease operations, or have no realistic alternative but to do so.

## 10. Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

A further description of our responsibilities for the audit of the financial statements is located on the FRC's website at: [www.frc.org.uk/auditorsresponsibilities](http://www.frc.org.uk/auditorsresponsibilities). This description forms part of our auditor's report.

## 11. Extent to which the audit was considered capable of detecting irregularities, including fraud

Irregularities, including fraud, are instances of non-compliance with laws and regulations. We design procedures in line with our responsibilities, outlined above, to detect material misstatements in respect of irregularities, including fraud. The extent to which our procedures are capable of detecting irregularities, including fraud is detailed below.

### 11.1. Identifying and assessing potential risks related to irregularities

In identifying and assessing risks of material misstatement in respect of irregularities, including fraud and non-compliance with laws and regulations, we considered the following:

- the nature of the industry and sector, control environment and business performance including the design of the company's remuneration policies, key drivers for directors' remuneration, bonus levels and performance targets;
- results of our enquiries of management and SWS' audit committee about their own identification and assessment of the risks of irregularities;
- any matters we identified having obtained and reviewed the company's documentation of their policies and procedures relating to:
  - identifying, evaluating and complying with laws and regulations and whether they were aware of any instances of non-compliance;
  - detecting and responding to the risks of fraud and whether they have knowledge of any actual, suspected or alleged fraud;
  - the internal controls established to mitigate risks of fraud or non-compliance with laws and regulations;
- the matters discussed among the audit engagement team and relevant internal specialists, including tax, financial instruments, pensions and IT specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud.

As a result of these procedures, we considered the opportunities and incentives that may exist within the organisation for fraud and identified the greatest potential for fraud in the following areas: recoverability of inter-company loans. In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override.

We also obtained an understanding of the legal and regulatory framework that the company operates in, focusing on provisions of those laws and regulations that had a direct effect on the determination of material amounts and disclosures in the financial statements. The key laws and regulations we considered in this context included the relevant laws and regulations applicable to the company and the sector it operates in are tax legislation and The Companies, Partnerships and Groups (Accounts and Reports) Regulations 2015.

In addition, we considered provisions of other laws and regulations that do not have a direct effect on the financial statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty.

### 11.2. Audit response to risks identified

As a result of performing the above, we identified recoverability of inter-company loans as a key audit matter related to the potential risk of fraud. The key audit matters section of our report explains the matter in more detail and also describes specific procedures we performed in response to that key audit matter.

In addition to the above, our procedures to respond to risks identified included the following:

- reviewing the financial statement disclosures and testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- enquiring of management, SWS' audit committee, and the company's in house legal counsel concerning actual and potential litigation and claims;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- reading minutes of meetings of those charged with governance, the audit committee, reviewing internal audit reports; and
- in addressing the risk of fraud through management override of controls, testing the appropriateness of journal entries and other adjustments; assessing whether the judgements made in making accounting

## SOUTHERN WATER SERVICES (FINANCE) LIMITED

estimates are indicative of a potential bias; and evaluating the business rationale of any significant transactions that are unusual or outside the normal course of business.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists, and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

### 12. Use of our report

This report is made solely to the company's directors in accordance with our engagement letter dated 28 January 2022 and solely for the purpose of clause 6.2.1(i) of the Company's Shareholders' Agreement. Our audit work has been undertaken so that we might state to the company's directors those matters we are required to state to them in an independent auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company, for our audit work, for this report, or for the opinions we have formed.

Delyth Jones

Delyth Jones FCA (Senior statutory auditor)  
For and on behalf of Deloitte LLP  
Statutory Auditor  
Cardiff, United Kingdom  
29 July 2022