



Tideway

RECONNECTING LONDON WITH THE RIVER THAMES

ANNUAL
PERFORMANCE
REPORT
2025/26



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Introduction

Tideway has constructed and activated the Thames Tideway Tunnel under the River Thames – creating a cleaner, healthier environment, and enhancing how Londoners experience and enjoy it, now and for the foreseeable future.

We are an independent regulated water company, licensed by Ofwat to design, build, commission, finance and maintain the Thames Tideway Tunnel (TTT) and to receive a revenue stream from Thames Water's customers to fund this work.

To maintain the respect and confidence of our stakeholders, we meet all relevant requirements put in place by Ofwat to help the regulator monitor the sector's performance and financial resilience. Tideway is different from the rest of the sector being a wholesale-only wastewater company, with bespoke regulatory arrangements and different financing – specifically, our shareholders injected around £1.3bn including £764.5m of shareholder loans at the start of the project. Given these differences, many of the standard reporting requirements are not relevant to us. We have worked closely with Ofwat to agree the scope for our regulatory reporting.

This has been a significant year for the TTT project – and a moment of transition for the company. With the system operating at full capacity for over a year, the tunnel has intercepted over 20 million tonnes of storm sewage that would otherwise have entered the River Thames. Our focus is now on safe and reliable project completion, bringing the full environmental benefits of the scheme and transitioning the organisation to a steady state asset owner and utility. There is work ahead of us, and we remain in the critical phase of commissioning – testing the system under a range of storm conditions and identifying and addressing issues as they arise. We remain grateful for the support and constructive challenge from our stakeholders during this process.

Given the successful operation of the system to date, we are in active discussions with Ofwat, the Environment Agency, Defra and Thames Water over the right course of action to ensure we can recognise the achievements of the project, uncertainty of weather for testing and the need to move forward to continue to optimise the system for the benefit of the river. Ofwat has confirmed that, under the current regulatory arrangements Tideway should not be subject to penalties under the Licence, or a potential Licence breach, as result of weather-related delays. The conclusion of these discussions may lead to changes in our regulatory framework to support the company's objectives of protecting the river.

The following table lists the information that Tideway is required to report, which includes our Annual Report¹ and where the information can be found. The scope of information mirrors that in our 2024/25 Annual Performance Report.

Disclosure	Source of requirement	Location	Notes
Regulatory accounting statements	Regulatory Accounting Guideline (RAG) 3.16 (section 2) and Tideway's Licence, Condition F.	This document. Table 4B published separately on Tideway's website.	Companies must provide certain information on their performance, as specified by Ofwat. Tideway has agreed with Ofwat that it will publish a subset of the standard tables plus three tables unique to us.
Financing cost adjustment (FCA): required disclosures	Tideway's Licence, Part A of Appendix 1, condition 6.11.	This document: see footnote below table 1E.	
Transfer pricing information	RAG 3.16, section 7.	This document.	
Risk and compliance statement	Ofwat Information Notice 26/02.	This document.	This is the main means by which companies annually certify compliance with their licences and relevant legislation.
Board statement on accuracy and completeness of data and information	RAG 3.16 (5.57-5.60).	This document.	
Statement on executive pay and performance	Section 35A of the Water Industry Act 1991 and RAG 3.16 (4.2-4.14).	Annual Report, Remuneration Committee report.	
Statement as to disclosure of information to auditors	RAG 3.16 (4.15-4.16).	This document.	
Statement on dividend policy for the appointed business (value and basis of dividend/ distribution)	RAG 3.16 (4.17-4.23).	Annual Report, Financing section of the strategic report, 'Distributions'	Prior to Handover, Tideway will not generate distributable profits and as such it will not be able to pay dividends to its shareholders. As a result, during construction Tideway's shareholders receive a cash return on their investment through a combination of payments of interest on the loan and partial repayments of those loans. At 31 March 2026, shareholder loans were £985.8m (2025: £972.6m). During the year £65.0m (2025: £26.2m) shareholder loan interest was paid and £13.2m (2025: £49.9m) of shareholder loan interest was capitalised.

¹ Tideway's annual report can be found here: <https://www.tideway.london/corporate-info/financial-publications/>.

Note on capitalisation policy	RAG 3.16 (4.26).	Annual Report, Financial statements: contained within note 1 under 'Property, plant and equipment'.	<p>Tideway capitalises costs that meet the capitalisation criteria for assets under construction and reports revenue as deferred income during the construction phase up to Handover. At Handover, being the time when Thames Water takes over and obtains control of the tunnel, the estimated remaining capital costs to complete the project up to System Acceptance will be capitalised into asset under construction.</p> <p>The only entries in the Income Statement are fair value movements on derivative financial instruments and an adjustment relating to interest as a result of differences between RAG and statutory treatments (see notes to Table 1A, in this document).</p>
Note on bad debt policy	RAG 3.16 (4.27-4.30).	Annual Report, Financial statements: contained within note 1 (accounting policies) under 'Revenue'. 'Notes' column of this table gives context.	Tideway collects its revenue via Thames Water and does not bill customers directly, so its bad debt policies are different from those of other water and sewerage companies. Tideway continues to assess trade receivables (revenue from Thames Water Utilities Ltd) under the forward looking 'expected loss model' at each reporting date in accordance with IFRS 9 requirements. Note 1 to the statutory accounts ('Impairment' section) refers to the overall approach.
Statement on sufficiency of non-financial resources	Tideway's Licence, condition K4.4A and RAG 3.16 (4.34).	This document.	Tideway is required to confirm that (as far as reasonably practicable) it has sufficient non-financial rights and resources to enable a special administrator to carry out its licensed activities.
Statement on sufficiency of resources and facilities ('Condition K certificate')	Tideway's Licence, condition K10, RAG 3.16 (4.31-4.33) and additional Ofwat guidance in Information Notice 20/01, 'Requirements and expectations for ring-fencing certificates'.	This document.	Tideway is required to confirm that it has sufficient rights and resources (financial and non-financial) to enable it to carry out its licensed activities for at least the next year, and to make a statement of the main factors that the Board has taken into account in endorsing the certificate. For 2025/26, as in previous years, we have taken account of Ofwat guidance in Information Notice 20/01. The 'ring fencing certificates' in this document are equivalent to Tideway's Condition K Certificate.
An effective, accessible and clear explanation of how Tideway is meeting the objectives on Board leadership, transparency and governance (BLTG) set out in its licence	Tideway's Licence, condition K2.2-K2.3.	Annual Report, Corporate Governance section.	The Annual Report provides information on the BLTG principles in relation to all Tideway group companies.

Tax strategy	RAG 3.16 (4.35-4.36).	Annual Report, Financial Performance Review.	Please refer to 'Tax' section of the Financial Performance Review and 'Tax Strategy' section, which sets out our overall strategy.
Tax losses	RAG 3.16 (4.37-4.40).	Annual Report, Financial Performance Review	Tideway does not expect to receive or surrender any tax losses in the current reporting period. Please refer to note 5 of the financial statements within the Annual Report and the 'Tax' section of the Financial Performance Review.
Statement on differences between statutory and RAG definitions	RAG 3.16 (4.41-4.42).	This document: see notes to tables 1A, 1C and 1D.	All differences relate to capitalised interest values (in period or cumulative).
Long-Term Viability Statement	RAG 3.16 (4.43-4.46) and additional Ofwat guidance in Information Notice 19/07.	Annual Report, Strategic Report.	
Interest analysis	RAG 3.16 (5.16-5.17).	This document.	
Reporting on greenhouse gas emissions	Requirements relating to table 11A and SWOT analysis set out in RAG 4.14 (section 11).	This document: table 11A; SWOT analysis of embedded emissions.	We provide the required information on embedded greenhouse gas emissions in table 11A of this document and in the SWOT analysis of embedded emissions section. Tideway does not have operational greenhouse gas emissions during the construction period. We have agreed with Ofwat that we will treat Tideway's emissions as embedded until the Handover project milestone, expected to occur in 2026, and operational thereafter.
Audit reports	Report on regulatory accounts required by RAG 3.16, 3.4-3.6. Report on Condition K certificate not formally required by Tideway's Licence but obtained in line with good practice and with Ofwat expectations set out in information notices 20/01 and 21/01.	This document.	Audit report on regulatory accounts is included in this document. Tideway has procured a report from its auditor, stating whether it was aware of any inconsistencies between the Condition K Certificate and the financial statements or any information obtained in the course of their work. This report, with no issues noted, has been provided separately to Ofwat.
Open Data	Ofwat Information Notice 26/02.	This document.	



Ofwat has confirmed that other standard reporting requirements set out in RAG 3.16 and Information Notice 26/02 do not apply to Tideway, as they are not relevant to Tideway's business.

Regulatory Accounting Statements

TIDEWAY'S FINANCIAL POSITION AND PERFORMANCE

Tideway has agreed with Ofwat that it will publish a set of tables, including some standard tables (1A-1E, 2D, 4B, 4H, 4I, 4V and 11A) and some that are unique to the Company (TTTA-TTTC). The standard tables are given the same numbering in this report as in the relevant RAG.²

The numbers within these regulatory accounting statements may look different from those reported by other water companies, due to the unique nature of Tideway. Features of the data reported include:

- Tideway capitalises costs that meet the capitalisation criteria for assets under construction and reports revenue as deferred income during the construction phase up to Handover. At Handover, being the time when Thames Water takes over and obtains control of the tunnel, the estimated remaining capital costs to complete the project up to System Acceptance will be capitalised into asset under construction. At Handover, the asset under construction, advance payment liability and deferred income will then be de-recognised and converted into a finance lease receivable. The only entries in the Income Statement are deferred tax credit and fair value movements on derivative financial instruments and an adjustment relating to interest, as a result of differences between RAG and statutory treatments (see notes to Table 1A). Allowed Revenue and revenue collected are reported in Table TTTA;
- In line with the RAGs, the shareholder loans are reported as debt within the net debt metric in tables 1E and 4H which means that the related gearing metric is higher than that reported to our Board and investors; and
- Tideway's regulatory capital value (RCV), which is calculated on a cash basis, was zero at Licence Award. On 31 March 2026, it was £6,035.9m (expressed in March 2026 prices)

² <https://www.ofwat.gov.uk/publication/rag-3-16-guideline-for-the-format-and-disclosures-for-the-annual-performance-report/>

REGULATORY ACCOUNTS

1A - INCOME STATEMENT

For the 12 months ended 31 March 2026

Line description		Units	Statutory	Adjustments			Total appointed activities
				Differences between statutory and RAG definitions	Non-appointed	Total adjustments	
1	Revenue	£m	0.000	0.000	0.000	0.000	0.000
2	Operating costs	£m	0.000	0.000	0.000	0.000	0.000
3	Other operating income	£m	0.000	0.000	0.000	0.000	0.000
4	Operating profit	£m	0.000	0.000	0.000	0.000	0.000
5	Other income	£m	0.000	0.000	0.000	0.000	0.000
6	Interest income	£m	0.000	15.298	0.000	15.298	15.298
7	Interest expense	£m	0.000	-233.358	0.000	-233.358	-233.358
8	Other interest expense	£m	0.000	0.000	0.000	0.000	0.000
9	Profit before tax and fair value movements	£m	0.000	-218.060	0.000	-218.060	-218.060
10	Fair value losses on financial instruments	£m	-13.934	0.000	0.000	0.000	-13.934
11	Loss before tax	£m	-13.934	-218.060	0.000	-218.060	-231.994
12	UK Corporation tax	£m	0.000	0.000	0.000	0.000	0.000
13	Deferred tax	£m	359.936	0.000	0.000	0.000	359.936
14	Profit for the year	£m	346.002	-218.060	0.000	-218.060	127.942
15	Dividends	£m	0.000	0.000	0.000	0.000	0.000

Tax analysis

16	Current year	£m	0.000	0.000	0.000	0.000	0.000
17	Adjustment in respect of prior years	£m	0.000	0.000	0.000	0.000	0.000
18	UK Corporation tax	£m	0.000	0.000	0.000	0.000	0.000

Analysis of non-appointed revenue

19	Imported sludge	£m			0.000		
20	Tankered waste	£m			0.000		
21	Other non-appointed revenue	£m			0.000		
22	Revenue	£m			0.000		

1A Notes to line items

Line Note

- 1** Revenue that the Company receives from Thames Water (see Table TTTA for analysis) is deferred onto the Statement of Financial Position as an advance payment liability. At Handover, the advance payment liability will be de-recognised and converted into a finance lease receivable. This is consistent with the accounting policies that are disclosed in note 1 to the statutory financial statements.
- 6&7** Differences between statutory and RAG definitions relate to interest capitalised under IAS 23 'Borrowing Costs' in the statutory financial statements. These are required to be shown in the Income Statement for regulatory reporting.
- 13** The deferred tax credit of £359.936m in current year relates to the recognition of deferred tax assets on temporary differences arising from carried forward interest expense and tax losses, offset by deferred tax liabilities arising from financial instruments.
- 14** The difference between the statutory accounts and the regulatory accounts loss for the year relates to the net interest expense of £-218.060m.

1B – STATEMENT OF COMPREHENSIVE INCOME

For the 12 months ended 31 March 2026

Line description		Units	Statutory	Adjustments			Total appointed activities
				Differences between statutory and RAG definitions	Non-appointed	Total adjustments	
1	Profit for the year	£m	346.002	-218.060	0.000	-218.060	127.942
2	Actuarial gains/(losses) on post-employment plans	£m	0.000	0.000	0.000	0.000	0.000
3	Other comprehensive income	£m	0.000	0.000	0.000	0.000	0.000
4	Total comprehensive loss for the year	£m	346.002	-218.060	0.000	-218.060	127.942

For details on the adjustment between statutory and RAG definitions see notes to Table 1A.

1C - STATEMENT OF FINANCIAL POSITION

For the 12 months ended 31 March 2026

Line description	Units	Statutory	Adjustments			Total adjustments	Total appointed activities
			Differences between statutory and RAG definitions	Non-appointed			
Non-current assets							
1	Fixed assets	£m	6,102.818	-1,529.442	0.000	-1,529.442	4,573.376
2	Intangible assets	£m	0.000	0.000	0.000	0.000	0.000
3	Investments - loans to group companies	£m	1.880	0.000	0.000	0.000	1.880
4	Investments – other	£m	0.000	0.000	0.000	0.000	0.000
5	Financial instruments	£m	0.000	0.000	0.000	0.000	0.000
6	Retirement benefit assets	£m	0.000	0.000	0.000	0.000	0.000
7	Total non-current assets	£m	6,104.698	-1,529.442	0.000	-1,529.442	4,575.256
Current assets							
8	Inventories	£m	0.000	0.000	0.000	0.000	0.000
9	Trade & other receivables	£m	31.876	0.000	0.000	0.000	31.876
10	Financial instruments	£m	0.000	0.000	0.000	0.000	0.000
11	Cash & cash equivalents	£m	370.715	0.000	0.000	0.000	370.715
12	Total current assets	£m	402.591	0.000	0.000	0.000	402.591
Current liabilities							
13	Trade & other payables	£m	-741.793	0.000	0.000	0.000	-741.793
14	Capex creditor	£m	-74.044	0.000	0.000	0.000	-74.044
15	Borrowings	£m	-27.739	0.000	0.000	0.000	-27.739
16	Financial instruments	£m	-5.171	0.000	0.000	0.000	-5.171
17	Current tax liabilities	£m	0.000	0.000	0.000	0.000	0.000
18	Provisions	£m	0.000	0.000	0.000	0.000	0.000
19	Total current liabilities	£m	-848.747	0.000	0.000	0.000	-848.747
20	Net Current assets/(liabilities)	£m	-446.156	0.000	0.000	0.000	-446.156

Line description	Units	Statutory	Adjustments			Total adjustments	Total appointed activities
			Differences between statutory and RAG definitions	Non-appointed			
Non-current liabilities							
21	Trade & other payables	£m	-12.750	0.000	0.000	0.000	-12.750
22	Borrowings	£m	-4,908.231	0.000	0.000	0.000	-4,908.231
23	Financial instruments	£m	-173.111	0.000	0.000	0.000	-173.111
24	Retirement benefit obligations	£m	0.000	0.000	0.000	0.000	0.000
25	Provisions	£m	0.000	0.000	0.000	0.000	0.000
26	Deferred income – grants & contributions	£m	0.000	0.000	0.000	0.000	0.000
27	Deferred income - adopted assets	£m	0.000	0.000	0.000	0.000	0.000
28	Preference share capital	£m	0.000	0.000	0.000	0.000	0.000
29	Deferred tax	£m	359.936	0.000	0.000	0.000	359.936
30	Total non-current liabilities	£m	-4,734.156	0.000	0.000	0.000	-4,734.156
31	Net assets	£m	924.386	-1,529.442	0.000	-1,529.442	-605.056
Equity							
32	Called up share capital	£m	509.673	0.000	0.000	0.000	509.673
33	Retained earnings & other reserves	£m	414.713	-1,529.442	0.000	-1,529.442	-1,114.729
34	Total Equity	£m	924.386	-1,529.442	0.000	-1,529.442	-605.056

1C Notes to line items

Line	Note
1	All costs included within fixed assets are on an accrual basis. This differs from the Annual Actual Project Spend in Table TTTB, which is on a cash basis. The £-1,529.442m differences between the Company's Statutory fixed assets figure and RAG definitions relates to the cumulative value of capitalised interest (excluding financing fees) since project commencement, which is excluded from the RAG definitions.
9	The £33.756m of Investments – loans to group companies and Trade & other receivables includes intra-group loans receivable of £1.880m due after 1 year and trade & other receivables of £31.876m comprising current and non-current trade debtors, prepayments and other receivables. Under IFRS, this is split into non-current assets of £3.1m and current assets of £30.7m in the Statement of Financial Position. Refer to note 7 to the financial statements.
13	Trade & other payables includes £-741.793m of cumulative cash amounts received from Thames Water in relation to the Company's revenue, which will be de-recognised and converted into a finance lease receivable when control of the Thames Tideway Tunnel is transferred to Thames Water at Handover.
15	Current borrowings include borrowings totalling £-27.691m and the lease liabilities of £-0.048m outstanding at 31 March 2026 on IFRS 16 Leases. The Company has presented lease liabilities as separate line items from borrowings in the Statement of Financial Position.
22	Non-current borrowings comprises of borrowings totalling £-4,908.231m.
29	Deferred tax includes deferred tax assets of £380.6m on temporary differences attributable to the carried forward disallowed interest expenses and tax losses, and deferred tax liabilities of £20.7m on temporary differences attributable to financial instruments that are previously unrecognised. This follows a reassessment of

recoverability of deferred tax assets based on updated forecast, including the expected commencement of finance lease accounting at project handover. The Company is expected to generate future taxable profits and net interest income to utilise these.

1D - Statement of cash flows

For the 12 months ended 31 March 2026

Line description	Units	Statutory	Adjustments			Total appointed activities	
			Differences between statutory and RAG definitions	Non-appointed	Total adjustments		
Operating activities							
1	Operating profit	£m	0.000	0.000	0.000	0.000	0.000
2	Other income	£m	0.000	0.000	0.000	0.000	0.000
3	Depreciation	£m	0.000	0.000	0.000	0.000	0.000
4	Amortisation – Grants & contributions	£m	0.000	0.000	0.000	0.000	0.000
5	Changes in working capital	£m	112.187	0.000	0.000	0.000	112.187
6	Pension contributions	£m	0.000	0.000	0.000	0.000	0.000
7	Movement in provisions	£m	0.000	0.000	0.000	0.000	0.000
8	Profit on sale of fixed assets	£m	0.000	0.000	0.000	0.000	0.000
9	Cash generated from operations	£m	112.187	0.000	0.000	0.000	112.187
10	Net interest paid	£m	0.000	-104.659	0.000	-104.659	-104.659
11	Tax paid	£m	0.000	0.000	0.000	0.000	0.000
12	Net cash generated from operating activities	£m	112.187	-104.659	0.000	-104.659	7.528
Investing activities							
13	Capital expenditure	£m	-219.224	104.659	0.000	104.659	-114.565
14	Grants & Contributions	£m	0.000	0.000	0.000	0.000	0.000
15	Disposal of fixed assets	£m	0.000	0.000	0.000	0.000	0.000
16	Other	£m	0.040	0.000	0.000	0.000	0.040
17	Net cash used in investing activities	£m	-219.184	104.659	0.000	104.659	-114.525
18	Net cash used before financing activities	£m	-106.997	0.000	0.000	0.000	-106.997

Line description	Units	Statutory	Adjustments			Total adjustments	Total appointed activities
			Differences between statutory and RAG definitions	Non-appointed			
Cashflows from financing activities							
19	Equity dividends paid	£m	0.000	0.000	0.000	0.000	0.000
20	Net loans received	£m	220.849	0.000	0.000	0.000	220.849
21	Cash inflow from equity financing	£m	0.000	0.000	0.000	0.000	0.000
22	Net cash generated from financing activities	£m	220.849	0.000	0.000	0.000	220.849
23	Increase in net cash	£m	113.852	0.000	0.000	0.000	113.852

1D Notes to line items

Line Note

- 10** The net interest paid includes £106.853m of interest paid, £9.459m of swap accretion settlement payment, partly offset by £11.653m of interest received. Net interest includes (i) interest paid on external borrowings and shareholder loans, (ii) interest and accretion settlement received/paid on net settled derivatives, and (iii) interest received on cash and short-term deposits during the year ended 31 March 2026.
- 13** The £-219.225m of capital expenditure represents cash outflows for the asset under construction.

1E - Net debt analysis³ At 31 March 2026

Line description	Units	Fixed rate	Floating rate	Index linked		Total	
				RPI	CPI/CPIH		
Interest rate risk profile							
1	Borrowings (excluding preference shares)	£m	2,340.847	0.000	2,411.402	432.848	5,185.097
2	Preference share capital	£m	0.000				0.000
3	Total borrowings	£m	2,340.847	0.000	2,411.402	432.848	5,185.097
4	Cash	£m					-65.715
5	Short term deposits	£m					-305.000
6	Net Debt	£m					4,814.382
Gearing							
7	Gearing	%					79.763%
8	Adjusted Gearing	%					67.918%
Interest							
9	Full year equivalent nominal interest cost	£m	130.336	0.000	100.678	17.880	248.894
10	Full year equivalent cash interest payment	£m	130.336	0.000	0.142	3.481	133.959
Indicative interest rates							
11	Indicative weighted average nominal interest rate	%	5.568%	0.000%	4.175%	4.131%	4.800%
12	Indicative weighted average cash interest rate	%	5.568%	0.000%	0.006%	0.804%	2.584%
Time to maturity							
13	Weighted average years to maturity	nr	7.161	0.000	15.654	15.010	11.766

³ Until 2021, changes to net debt affected Tideway's revenue via the financing cost adjustment, a mechanism in Tideway's Licence that shared the impacts of movements in the market cost of debt (above certain thresholds) between Tideway and Thames Water's customers. Modifications to the relevant licence conditions that took effect in March 2022 mean that changes to net debt after March 2021 do not affect Tideway's revenue. The basis of the calculation of the Financing Cost Adjustment and its component parts is provided in Tideway's annual Revenue Statement (see <https://www.tideway.london/media/7589/the-revenue-statement-2026-27.pdf>).

1E Notes to line items

Line Note

- 3** The borrowings of £5,185.097m represents £985.799m shareholder loans, £2,506.488m intra-group loans (principal and accretion), £1,692.762m third party borrowings and £0.048m lease liabilities. The total figure is £249.127m greater than the borrowings in table 1C (sum of lines 1C.15 and 1C.22) due to the following: (i) £237.614m of swap accretions that RAG 4.14 requires to be included in borrowings in table 1E, but which are included in the derivative financial liability instead of borrowings in table 1C; and (ii) the net off of unamortised debt issue costs amounting to £15.375m with borrowings in table 1E but not in table 1C. This is partly offset by the treatment of the bond discount/premium amounting to £3.862m; RAG 4.14 requires this to be excluded from the figure in table 1E.
- 6** The net debt figure differs from the Company's internal net debt amount of £4,137.5m presented in the strategic report. The Company's internal net debt measure adjusts for the £985.799m shareholder loans, £-3.862m bond discount/premium, and £-305.0m short term deposits at 31 March 2026.
- 7** As the Company was not part of the 2024 Periodic Review process, it does not have an RCV determined at the Final Determinations. Therefore, the gearing is based on the RCV at 31 March 2026 (as per table TTTB). Tideway's shareholder loans are included within the debt figure used to calculate gearing.
- 8** Adjusted gearing, in relation to the Company's financial covenants, as per the terms of its financing documents, is the ratio of senior net indebtedness to adjusted RCV. Refer to ratios calculated in the Financial Performance Review of the Annual Report and Accounts.

2D - HISTORIC COST ANALYSIS OF TANGIBLE FIXED ASSETS

At 31 March 2026

Line description		Units	Residential Retail	Business Retail	Water resources	Water Network+	Wastewater Network+	Bioresources	Additional Control	Total
Cost										
1	At 1 April 2025	£m	0.000	0.000	0.000	0.000	4,462.491	0.000	0.000	4,462.491
2	Disposals	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3	Additions	£m	0.000	0.000	0.000	0.000	112.050	0.000	0.000	112.050
4	Adjustments	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
5	Assets adopted at nil cost	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
6	At 31 March 2026	£m	0.000	0.000	0.000	0.000	4,574.541	0.000	0.000	4,574.541
Depreciation										
7	At 1 April 2025	£m	0.000	0.000	0.000	0.000	-0.687	0.000	0.000	-0.687
8	Disposals	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9	Adjustments	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10	Charge for year	£m	0.000	0.000	0.000	0.000	-0.478	0.000	0.000	-0.478
11	At 31 March 2026	£m	0.000	0.000	0.000	0.000	-1.165	0.000	0.000	-1.165
12	Net book amount at 31 March 2026	£m	0.000	0.000	0.000	0.000	4,573.376	0.000	0.000	4,573.376
13	Net book amount at 1 April 2025	£m	0.000	0.000	0.000	0.000	4,461.804	0.000	0.000	4,461.804
Amortisation charge for year										
14	Third party services	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Third party services at 31 March										
15	Cost at 31 March – third party services tangibles	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
16	Amortisation at 31 March - third party services tangibles	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
17	Net book amount at 31 March – third party services tangibles	£m	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000



2D Notes to line items

Line Note

- All** For the purposes of completing table 2D, Tideway has classified all of its activities as falling within the wastewater network+ segment. This approach reflects that Tideway is constructing a single asset, the Thames Tideway Tunnel, which will be used solely for sewage collection activities. The Company has no direct relationship with customers and carries out no activities that could be classified as retail. The approach to this table therefore aligns both to the general principles set out in Regulatory Accounting Guideline 2.08/2.09, including those of transparency and causality, and with the definitions of wholesale activities set out in Regulatory Accounting Guideline 4.14.
- 1** The opening balance at 1 April 2026 reflects both the tunnel asset and ROU assets (Company's property leases) under IFRS 16.
- 2&8** There was no disposal during the year ended 31 March 2026.
- 3** Additions in the year comprised additions to asset under construction.
- 10&14** The ROU assets are being depreciated over the remaining lease terms on the Company's existing property leases under IFRS 16.
The depreciation presented here is accounting depreciation only, and regulatory depreciation remains zero.

2L LAND SALES

Tideway has not completed this table, as the company does not own any land – Thames Water owns all relevant land for the project. We have not therefore received any proceeds from disposals in 2025/26.

4B ANALYSIS OF DEBT

Due to the size of this table, we have published it in a separate file alongside this report. The file can be found at: <https://www.tideway.london/corporate-info/financial-publications/>.

4H - FINANCIAL METRICS

For the 12 months ended 31 March 2026

Line description		Units	Current year	AMP to date
Financial indicators				
1	Net debt	£m	4,814.382	
2	Regulatory equity	£m	1,221.475	
3	Regulatory gearing	%	79.76%	
4	Post tax return on regulatory equity	%	-19.00%	
5	RORE (return on regulatory equity)	%	0.00%	n/a
6	Dividend yield	%	0.00%	
7	Retail profit margin – Household	%	0.00%	
8	Retail profit margin - Non household	%	0.00%	
9	Credit rating – Fitch	Text	BBB+ (Stable)	
10	Credit rating - Moody's	Text	Baa1 (Stable)	
11	Credit rating - Standard and Poor's	Text	n/a	
12	Return on RCV	%	0.00%	
13	Dividend cover	dec	0.00	
14	Funds from operations (FFO)	£m	-104.659	
15	Interest cover (cash)	dec	0.02	
16	Adjusted interest cover (ACICR)	dec	0.02	
17	FFO/Net debt	dec	-0.02	
18	Effective tax rate	%	0.00%	
19	Retained cash flow (RCF)	£m	-104.659	
20	RCF/Net debt	dec	-0.02	

Line description		Units	Current year	AMP to date
Borrowings				
21	Proportion of borrowings which are fixed rate	%	45.15%	
22	Proportion of borrowings which are floating rate	%	0.00%	
23	Proportion of borrowings which are index linked	%	54.85%	
24	Proportion of borrowings due within 1 year or less	%	0.00%	
25	Proportion of borrowings due in more than 1 year but no more than 2 years	%	4.82%	
26	Proportion of borrowings due in more than 2 years but no more than 5 years	%	4.20%	
27	Proportion of borrowings due in more than 5 years but no more than 20 years	%	56.98%	
28	Proportion of borrowings due in more than 20 years	%	34.00%	

4H Notes to line items

Line Note

- 1&3** As shown in table 1E, Tideway's borrowings, which includes shareholder loans, intra-group loans, 3rd party loans and lease liabilities, exceed its cash and cash equivalents and hence it has a net debt position. Applying the line definitions specified by Ofwat results in positive figures for the net debt on line 1 (which is directly taken from table 1E) and consequently regulated gearing in line 3.
- 2,3&4** As the Company was not part of the 2024 Periodic Review process (PR24), it does not have an RCV determined at Final Determinations. Therefore, the regulated equity, regulated gearing and post-tax return on regulated equity are calculated based on the RCV at 31 March 2026 (in table TTTB).
- 5** The calculation of RORE is not applicable as the Company was not part of PR24 and does not have a base RORE set at Final Determinations.
- 6&13** As explained in the Financial Performance Review, there were no dividends paid or proposed during the period. Therefore, all the dividend-based financial metrics are reported as not applicable.
- 7-8** The retail profit margins are not applicable as Tideway has no retail business.
- 9-10** The Company has been assigned a corporate credit rating of Baa1 by Moody's, with a stable outlook and BBB+ by Fitch, with a stable outlook.
- 14-17 &19-20** The ratios presented in this table are calculated in line with the RAG methodology. As Tideway has £nil operating profit (Table 1A, line 4) due to its accounting policies, this creates some distortion in the ratios linked to funds from operations (FFO) as required by the RAG methodology. These ratios are not considered to reflect business performance.
- 15&16** Interest cover (line 15) is calculated by dividing FFO before interest paid (cash) by the amount of interest paid (cash). Tideway's interest paid (cash) is £106.853m, which includes interest paid on borrowings of £41.853m and interest paid on shareholder loans of £65.000m. Net interest paid per table 1D, line 10 of £-104.659m is made up of the gross interest expenses of £-106.853m, swap settlement paid is £-9.459m and interest received £11.653m. Swap settlement paid of £-9.459m is excluded from the calculation of interest paid (cash) and thus the interest cover ratio. This £-104.659m is equal to Tideway's FFO. Line 15 is therefore equal to $(£-104.659 + £106.853m) / £106.853m = 0.02$. Tideway has no RCV run off so adjusted cash interest cover ratio (line 16) is the same as interest cover (line 15).
- 18** The effective tax rate of 0.00% is a result of the Company having no taxable profits in the year.

4I - FINANCIAL DERIVATIVES

For the 12 months ended 31 March 2026

		Financial derivatives – Total							Interest rate	
		Nominal value by maturity (net) at 31 March				Total value at 31 March			Payable	Receivable
Line description		0 to 1 years	1 to 2 years	2 to 5 years	Over 5 years	Nominal value (net)	Mark to Market	Total accretion at 31 March		
Units		£m	£m	£m	£m	£m	£m	£m	%	%
Interest rate swap (sterling)										
1	Floating to fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
2	Floating from fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
3	Floating to index linked	0.000	0.000	591.538	0.000	591.538	155.909	217.693	-0.837%	4.506%
4	Floating from index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
5	Fixed to index-linked	0.000	0.000	70.000	0.000	70.000	22.372	19.921	-0.454%	2.860%
6	Fixed from index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
7	Index-linked to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
8	Total	0.000	0.000	661.538	0.000	661.538	178.281	237.614		
Foreign Exchange										
9	Cross currency swap USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
10	Cross currency swap EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
11	Cross currency swap YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
12	Cross currency swap Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
13	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Currency interest rate										
14	Currency interest rate swaps USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
15	Currency interest rate swaps EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
16	Currency interest rate swaps YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
17	Currency interest rate swaps Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
18	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Forward currency contracts										
19	Forward currency contracts USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
20	Forward currency contracts EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
21	Forward currency contracts YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
22	Forward currency contracts CAD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
23	Forward currency contracts AUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
24	Forward currency contracts HKD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
25	Forward currency contracts Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
26	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Other financial derivatives										
27	Other financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Total										
28	Total financial derivatives	0.000	0.000	661.538	0.000	661.538	178.281	237.614		

		Financial derivatives – (A) Super-senior swaps with breaks or accretion paydowns								
		Nominal value by maturity (net) at 31 March				Total value at 31 March			Interest rate	
Line description		0 to 1 years	1 to 2 years	2 to 5 years	Over 5 years	Nominal value (net)	Mark to Market	Total accretion at 31 March	Payable	Receivable
Units		£m	£m	£m	£m	£m	£m	£m	%	%
Interest rate swap (sterling)										
29	Floating to fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
30	Floating from fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
31	Floating to index linked	0.000	0.000	591.538	0.000	591.538	155.909	217.693	-0.837%	4.506%
32	Floating from index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
33	Fixed to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
34	Fixed from index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
35	Index-linked to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
36	Total	0.000	0.000	591.538	0.000	591.538	155.909	217.693		
Foreign Exchange										
37	Cross currency swap USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
38	Cross currency swap EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
39	Cross currency swap YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
40	Cross currency swap Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
41	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Currency interest rate										
42	Currency interest rate swaps USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
43	Currency interest rate swaps EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
44	Currency interest rate swaps YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
45	Currency interest rate swaps Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
46	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Forward currency contracts										
47	Forward currency contracts USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
48	Forward currency contracts EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
49	Forward currency contracts YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
50	Forward currency contracts CAD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
51	Forward currency contracts AUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
52	Forward currency contracts HKD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
53	Forward currency contracts Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
54	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Other financial derivatives										
55	Other financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Total										
56	Total financial derivatives	0.000	0.000	591.538	0.000	591.538	155.909	217.693		

Line description		Financial derivatives – (B) Pari-passu swaps with breaks or accretion paydowns							Interest rate	
		Nominal value by maturity (net) at 31 March				Total value at 31 March			Payable	Receivable
		0 to 1 years	1 to 2 years	2 to 5 years	Over 5 years	Nominal value (net)	Mark to Market	Total accretion at 31 March		
Units	£m	£m	£m	£m	£m	£m	£m	%	%	
Interest rate swap (sterling)										
57	Floating to fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
58	Floating from fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
59	Floating to index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
60	Floating from index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
61	Fixed to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
62	Fixed from index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
63	Index-linked to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
64	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Foreign Exchange										
65	Cross currency swap USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
66	Cross currency swap EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
67	Cross currency swap YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
68	Cross currency swap Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
69	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Currency interest rate										
70	Currency interest rate swaps USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
71	Currency interest rate swaps EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
72	Currency interest rate swaps YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
73	Currency interest rate swaps Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
74	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Forward currency contracts										
75	Forward currency contracts USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
76	Forward currency contracts EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
77	Forward currency contracts YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
78	Forward currency contracts CAD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
79	Forward currency contracts AUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
80	Forward currency contracts HKD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
81	Forward currency contracts Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
82	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Other financial derivatives										
83	Other financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Total										
84	Total financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		

		Financial derivatives – (C) Super-senior swaps without breaks or accretion paydowns								
		Nominal value by maturity (net) at 31 March				Total value at 31 March			Interest rate	
Line description		0 to 1 years	1 to 2 years	2 to 5 years	Over 5 years	Nominal value (net)	Mark to Market	Total accretion at 31 March	Payable	Receivable
Units		£m	£m	£m	£m	£m	£m	£m	%	%
Interest rate swap (sterling)										
85	Floating to fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
86	Floating from fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
87	Floating to index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
88	Floating from index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
89	Fixed to index-linked	0.000	0.000	0.000	70.000	70.000	22.372	19.921	-0.454%	2.860%
90	Fixed from index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
91	Index-linked to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000%	0.000%
92	Total	0.000	0.000	0.000	70.000	70.000	22.372	19.921		
Foreign Exchange										
93	Cross currency swap USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
94	Cross currency swap EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
95	Cross currency swap YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
96	Cross currency swap Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
97	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Currency interest rate										
98	Currency interest rate swaps USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
99	Currency interest rate swaps EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
100	Currency interest rate swaps YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
101	Currency interest rate swaps Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
102	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Forward currency contracts										
103	Forward currency contracts USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
104	Forward currency contracts EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
105	Forward currency contracts YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
106	Forward currency contracts CAD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
107	Forward currency contracts AUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
108	Forward currency contracts HKD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
109	Forward currency contracts Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
110	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Other financial derivatives										
111	Other financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Total										
112	Total financial derivatives	0.000	0.000	0.000	70.000	70.000	22.372	19.921		

		Financial derivatives – (D) Other swaps								
		Nominal value by maturity (net) at 31 March				Total value at 31 March			Interest rate	
Line description		0 to 1 years	1 to 2 years	2 to 5 years	Over 5 years	Nominal value (net)	Mark to Market	Total accretion at 31 March	Payable	Receivable
Units		£m	£m	£m	£m	£m	£m	£m	%	%
Interest rate swap (sterling)										
113	Floating to fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
114	Floating from fixed rate	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
115	Floating to index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
116	Floating from index linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
117	Fixed to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
118	Fixed from index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
119	Index-linked to index-linked	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
120	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Foreign Exchange										
121	Cross currency swap USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
122	Cross currency swap EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
123	Cross currency swap YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
124	Cross currency swap Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
125	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Currency interest rate										
126	Currency interest rate swaps USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
127	Currency interest rate swaps EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
128	Currency interest rate swaps YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
129	Currency interest rate swaps Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
130	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Forward currency contracts										
131	Forward currency contracts USD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
132	Forward currency contracts EUR	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
133	Forward currency contracts YEN	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
134	Forward currency contracts CAD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
135	Forward currency contracts AUD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
136	Forward currency contracts HKD	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
137	Forward currency contracts Other	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
138	Total	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Other financial derivatives										
139	Other financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		
Total										
140	Total financial derivatives	0.000	0.000	0.000	0.000	0.000	0.000	0.000		

4I Notes to line items

Line Note

All Out-of-the money (liability) positions are presented as positive, in-the-money (asset) positions are presented as negative.

3&5 The calculation of weighted average 12-month interest rates for these swaps considers interest rates applicable to drawn down debt at 31 March 2026.

4V - MARK-TO-MARKET OF FINANCIAL DERIVATIVES ANALYSED BASED ON PAYMENT DATES

For the 12 months ended 31 March 2026

Line description		Derivatives - Analysed by earliest payment date				Derivatives - Analysed by expected maturity date			
		Net settled	Gross Settled outflows	Gross Settled inflows	Total	Net settled	Gross Settled outflows	Gross Settled inflows	Total
Units		£m	£m	£m	£m	£m	£m	£m	£m
1	Due within one year	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2	Between one and two years	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
3	Between two and three years	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
4	Between three and four years	85.176	0.000	0.000	85.176	85.176	0.000	0.000	85.176
5	Between four and five years	93.105	0.000	0.000	93.105	93.105	0.000	0.000	93.105
6	After five years	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
7	Total	178.281	0.000	0.000	178.281	178.281	0.000	0.000	178.281

4V Notes to line items

Line Note

All All of Tideway's swaps are net settled.

6 There are no break clauses in Tideway's swap portfolio; the maturity date of the index-linked swap is both the earliest payment date and the expected maturity date so the two halves of table 4V are the same. The swap valuation is based on a profile in which the accretion is paid down at the scheduled intervals and the maturity of Tideway's swap portfolio falls in the years 2030-2032.

11A - GREENHOUSE GAS EMISSIONS REPORTING

For the 12 months ended 31 March 2026

Line description		Operational emissions		
		Water	Wastewater	Total
Unit		tCO ₂ e	tCO ₂ e	tCO ₂ e
Scope one emissions				
1	Burning of fossil fuels (location-based)	n/a	n/a	n/a
2	Process and fugitive emissions	n/a	n/a	n/a
3	Vehicle transport	n/a	n/a	n/a
4	Emissions from land	n/a	n/a	n/a
5	Total scope one emissions (location-based)	n/a	n/a	n/a
6	Scope one emissions; GHG type CO ₂	n/a	n/a	n/a
7	Scope one emissions; GHG type CH ₄	n/a	n/a	n/a
8	Scope one emissions; GHG type N ₂ O	n/a	n/a	n/a
9	Scope one emissions: GHG other types	n/a	n/a	n/a
Scope two emissions				
10	Purchased electricity (location-based)	n/a	n/a	n/a
11	Purchased electricity (market-based)	n/a	n/a	n/a
12	Purchased heat	n/a	n/a	n/a
13	Electric vehicles	n/a	n/a	n/a
14	Removal of electricity to charge electric vehicles at site	n/a	n/a	n/a
15	Total scope two emissions (location-based)	n/a	n/a	n/a
16	Total scope two emissions (market-based)	n/a	n/a	n/a
17	Scope two emissions; GHG type CO ₂	n/a	n/a	n/a
18	Scope two emissions; GHG type CH ₄	n/a	n/a	n/a
19	Scope two emissions; GHG type N ₂ O	n/a	n/a	n/a
20	Scope two emissions: GHG other types	n/a	n/a	n/a
Scope three emissions				
21	Business travel	n/a	n/a	n/a
22	Outsourced activities	n/a	n/a	n/a
23	Purchased electricity; extraction, production, transmission and distribution (location-based)	n/a	n/a	n/a

24	Purchased heat; extraction, production, transmission and distribution	n/a	n/a	n/a
25	Purchased fuels; extraction, production, transmission and distribution	n/a	n/a	n/a
26	Chemicals	n/a	n/a	n/a
27	Disposal of waste	n/a	n/a	n/a
28	Total scope three emissions (location-based)	n/a	n/a	n/a

29	Scope three emissions; GHG type CO ₂	n/a	n/a	n/a
30	Scope three emissions; GHG type CH ₄	n/a	n/a	n/a
31	Scope three emissions; GHG type N ₂ O	n/a	n/a	n/a
32	Scope three emissions: GHG other types	n/a	n/a	n/a

Gross operational emissions (Scopes 1,2 and 3)

33	Gross operational emissions (location-based)	n/a	n/a	n/a
34	Gross operational emissions (market-based)	n/a	n/a	n/a

Emissions reductions

35	Exported renewables	n/a	n/a	n/a
36	Exported biomethane	n/a	n/a	n/a
37	Insets	n/a	n/a	n/a
38	Other emissions reductions	n/a	n/a	n/a
39	Total emissions reductions	n/a	n/a	n/a

Other

40	Green tariff electricity	n/a	n/a	n/a
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Net annual emissions

41	Net annual emissions (location-based)	n/a	n/a	n/a
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Line description	Water	Wastewater
Unit	kgCO2e/MI	kgCO2e/MI

GHG intensity ratios

42	Emissions per MI of treated water	n/a	
43	Emissions per MI of sewage treated		n/a

Line description	Embedded emissions		
	Water	Wastewater	Total
Unit	tCO2e	tCO2e	tCO2e

Capital projects

44	Capital projects (cradle-to-gate)	n/a	466,354.140	466,354.140
45	Capital projects (cradle-to-build)	n/a	554,253.142	554,253.142

Purchased goods and services

46	Purchased goods and services	n/a	466,354.140	466,354.140
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11A Notes to line items

Line Note

- 1-43** Tideway does not have operational greenhouse gas emissions during the construction and commissioning period.
- 44-46** All reported figures are Project Total to Date, not financial year figures.
- 44** Tideway's cradle to gate emissions include emissions associated with manufacture of our construction materials – aggregate, asphalt, concrete, timber, steel – by our Main Works Contractors to construct the tunnel i.e. System boundary A1 – A3.
- 45** Tideway's cradle to build emissions include cradle to gate plus site activities, including electricity consumption, use of liquid fuels, HVO, waste disposal and water consumption. It also includes emissions related to the import and export of materials and waste to and from site by road or river i.e. system boundary A1 – A5. They also include electricity consumption from the new permanent assets during the project's commissioning phase.
- 46** Purchased goods and services is as per cradle to gate and relates to the emissions associated with the purchase of construction materials – aggregate, asphalt, concrete, timber, steel – by Tideway's Main Works Contractors to construct the tunnel.
- 44-46** A SWOT analysis of Tideway's embedded emissions reporting can be found in this document. We have carefully reviewed Ofwat's traffic light system for embedded GHG emissions reporting and consider that Tideway's reporting would be categorised as 'Green'.

TABLE TTTA – REVENUE ANALYSIS

		£m							
Year	Allowed Revenue	Payment from Thames Water received in period						Total	
		2025/26		2024/25		Previous years			
		Apr-Sep	Oct-Mar	Apr-Sep	Oct-Mar	Apr-Sep	Oct-Mar		
1	2015/16	11.164							
2	2016/17	22.439	0.000	0.000	0.000	0.000	17.129	14.955	32.084
3	2017/18	28.559	0.000	0.000	0.000	0.000	12.007	16.065	28.072
4	2018/19	49.236	0.000	0.000	0.000	0.000	26.517	21.385	47.902
5	2019/20	63.431	0.000	0.000	0.000	0.000	31.786	28.970	60.756
6	2020/21	76.465	0.000	0.000	0.000	0.000	29.685	38.450	68.135
7	2021/22	87.029	0.000	0.000	0.216	0.000	47.560	35.250	83.026
8	2022/23	86.316	0.082	0.000	0.944	0.025	35.947	34.292	71.290
9	2023/24	117.947	0.184	0.138	14.516	-0.727	39.379	55.145	108.635
10	2024/25	133.569	18.062	-0.902	46.881	66.244	n/a	n/a	130.285
11	2025/26	134.169	44.316	67.290	n/a	n/a	n/a	n/a	111.606

TTTA Notes to line items
Line Notes

- 1-11** All items are in outturn prices. Tideway's allowed revenue is calculated in respect of each charging year (equal to the financial year in 2016/17 and beyond) using the methodology set out in its Licence. The allowed revenue is notified to Thames Water, which bills and collects this revenue from its wastewater customers and as it is collected passes it through to Tideway, which may be during or after the relevant charging year. This table records the cash amounts received from Thames Water during the periods shown. Total payments received from Thames Water during the period 2025/26 were £129.2m.
- 1-2** Tideway's allowed revenue was first billed by Thames Water for the 2016/17 charging year, as this could only be calculated following the award of Tideway's Licence in August 2015. Tideway did not receive any payments from Thames Water in 2015/16. As both 2015/16 and 2016/17 allowed revenue were billed together in 2016/17, these amounts were collected together and are not recorded separately in the table above.
- 1-11** The 'Total' column outlines the total payments received from Thames Water as at 31 March 2026 in respect of each charging year, to show that payments received do not exceed the respective Allowed Revenue. As explained in the notes to Table 1A, the Company will recognise all revenue as deferred income during the construction phase. This table is prepared on a cash basis and therefore only revenue payments received in the year are included. The negative payments received in respect of 2024/25 and 2025/26 charging years reflect corrections made by Thames Water.

TABLE TTTB – EXPENDITURE ANALYSIS

		£m, 2014/15 prices				£m, outturn prices		
		2025/26	2024/25	Previous Years	Total since Licence Award	2025/26	2024/25	Previous Years
1	Annual Base Case Forecast	26.805	34.930	2,998.771	3,060.506	42.445	53.068	3,358.427
2	Total expenditure	151.186	192.433	4,080.062	4,423.681	239.399	292.361	4,727.536
3	Excluded Project Spend	69.473	55.552	532.970	657.994	110.008	84.399	596.365
4	Annual Actual Project Spend	81.713	136.881	3,547.092	3,765.687	129.391	207.962	4,131.171
5	Variance from Base Case (£m)	54.908	101.952	548.321	705.181	86.946	154.894	772.744
6	Variance (%)				23.0%			
7	RCV	3,765.686	3,683.973	3,547.091		6,035.857	5,673.797	5,292.998

TTTB Notes to line items

Line	Note
1-5	The 'Previous Years' column consolidates 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23 and 2023/24 data. These are all consistent with definitions in Tideway's Licence.
1-8	This table is prepared on a cash basis and therefore only expenditure in the year is included.
1	Tideway's Annual Base Case Forecast, its annually profiled regulatory baseline, is included in its Licence. The figure reported for each financial year is subject to defined inflationary adjustments, as set out in Appendix 1 of Tideway's Licence. For this report, the adjustments for 2024/25 and 2025/26 have been applied using the inflation data as at 22 April 2026. For this reason, the figures reported above differ from the £38.35m and £29.65m set out in the Licence.
3	This line includes spending that does not become part of Tideway's RCV. It comprises Excluded Project Spend as defined in Tideway's Licence and non-regulated expenditure, which is spending that is neither Allowable Project Spend (see note to line 4) nor Excluded Project Spend. In 2025/26, Excluded Project Spend related primarily to financing costs. Non-regulated expenditure was around £0.1m and related primarily to work within Thames Water's scope of the project that was paid for by Tideway and recharged to Thames Water.
3-4	Excluded Project Spend and Annual Actual Project Spend in outturn prices agree to the excluded and allowable cash figures in the 'Costs and Net Cash Outflow Comparison' table presented in the Financial Performance Review within the Annual Report.
4	Annual Actual Project Spend, defined in Tideway's Licence, is the total of Allowable Project Spend incurred by Tideway and verified by the Independent Technical Assessor (ITA) during the reporting period. This amount becomes part of Tideway's RCV, which drives its revenues.
5-6	Tideway's spending on the project has a different profile from that assumed in the Annual Base Case Forecast, with more actual spending incurred in later years. The 'Total since Licence Award' column shows variance since the start of the project.
1-6	Expenditure is in both outturn and 2014/15 prices. The figures in outturn prices are deflated to 2014/15 prices using the financial year average RPI.
7	RCV is the figure at 31 March of the relevant year. Previous Years' RCV is RCV at 31 March 2024. The figures in 2014/15 prices are the cumulative Annual Actual Project Spend deflated using the financial year average RPI. The RCV for each year is inflated at the year-end price and therefore differs from the sum of outturn Annual Actual Project Spend (line 4).

TABLE TTTC – ALLIANCE AGREEMENT PAYMENTS

		£m, 2014/15 prices				£m, outturn prices		
		2025/26	2024/25	Previous Years	Total since Licence Award	2025/26	2024/25	Previous Years
1	Alliance Agreement payments received	0.000	0.000	0.000	0.000	0.000	0.000	0.000
2	Alliance Agreement payments made	0.000	0.000	13.742	13.742	0.000	0.000	14.441

TTTC Notes to line items

Line Note

- 1&2** The 'Previous Years' column consolidates 2015/16, 2016/17, 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23 and 2023/24 data.
- 1** Expenditure funded by Alliance Agreement payments received will be Excluded Project Spend and therefore excluded from the RCV.
- 2** This figure includes all Alliance Agreement payments verified by the Independent Technical Assessor. This table is prepared on a cash basis and therefore only payments received and made in the year are included.

Interest analysis

RAG 3.16, section 5.16-5.17, requires analysis of the appointed interest expense reported in 1A.7 and the appointed other interest expense reported in 1A.8.

Interest Expense Reported in FY2025/26	2026 £m
1A.7 Interest Expense	-233.4
Breakdown of Interest Expense Components	
External borrowings – Interest expense	-66.3
Intra-group borrowings – Interest expense	-167.1
Lease liabilities under IFRS 16 – Interest expense	0.0
Total	-233.4

We have no appointed other interest expense, as reported in 1A.8.

Ownership, Funding and Capital Structure

Ofwat has introduced a requirement for companies to provide disclosure on ownership, funding and capital structure (RAG 3.16 s6). The aim is to consolidate key information in one place to enable a broader stakeholder audience (including the public), to understand the Company’s financial position, financing arrangements and ownership in a format, which is consistent with the intent of Section 35E of, the Water Industry Act 1991.

This disclosure sets out the relevant information for our company.

Corporate Group and the owners	
Question	Tideway Response
Description of the company and statement that the company operates under a licence and that its activities are regulated.	<ul style="list-style-type: none"> Bazalgette Tunnel Limited (the Company), trading under the name Tideway, is the company designated by Ofwat, the economic regulator for the water and sewerage sectors in England and Wales, as an infrastructure provider, which is wholly responsible for the TTT. The TTT is a 25km long storage and transfer tunnel to control over 30 of the most polluting CSOs that discharge into the tidal River Thames. The tunnel runs between Acton Storm Tanks, in west London, and Abbey Mills Pumping Station, where it connects to the Lee Tunnel. The flow is then transferred, via the Lee Tunnel, to Beckton Sewage Treatment Works for processing. The Company is a separate self-standing, independent utility whose business is to design, build, commission and maintain the TTT. The Company's business and activities are regulated by Ofwat through the Licence it has been granted. The Company makes the TTT available to Thames Water Utilities Limited (Thames Water) but does not itself provide wastewater services directly to customers. The Company’s revenues derive solely from regulated activities under its Licence. Under the Licence, the Company during the construction period (up to 1 April following the Post Construction Review, which will take place after System Acceptance) charges an amount that allows a return on capital and liquidity allowance. The Company's revenue is collected by Thames Water from its wastewater customers and from non-household sewerage retail licensees and passed monthly to the Company, under a pay-when-paid principle.
Description of the corporate group that the regulated company is part of, the owners including investors, their ownership share, length of ownership and changes to ownership during the year.	<ul style="list-style-type: none"> The Company sits within the Bazalgette group of companies and is an indirect subsidiary of the parent company, Bazalgette Equity Limited. The Bazalgette group of companies is owned by a consortium of investors as follows: <ul style="list-style-type: none"> Allianz Infrastructure Luxembourg I S.a.r.l. as to 34.26 per cent. Allianz European Infrastructure II Acquisition Holdings S.a.r.l as to 4.09 per cent. Dalmore Capital 14 GP Ltd acting in its capacity as general partner of Dalmore Infrastructure Investments LP, as to 33.76 per cent. Auger Bore Investments Limited as to 2.88 per cent. IPP (Bazalgette) Limited (a wholly owned subsidiary of International Public Partnerships, as to 17.90 per cent). Bazalgette (Investments) Limited as to 7.12 per cent. Other than Allianz European Infrastructure II Acquisition Holdings S.a.r.l and Auger Bore Investments Limited all shareholders have been invested in the Bazalgette group since August 2015. Allianz European Infrastructure II Acquisition Holdings S.a.r.l and Auger Bore Investments Limited became shareholders in September 2022. There have been no changes of ownership in the year.

Confirmation of which entities and parties have provided an Ultimate Controller Undertaking	<ul style="list-style-type: none"> ○ Allianz Infrastructure Luxembourg I S.a.r.l. ○ Dalmore Capital Limited ○ Dalmore Capital 14 GP Limited ○ Auger Bore Investments Limited ○ Amber Infrastructure Group Holdings Limited ○ International Public Partnerships Limited ○ BW New Holdco, Inc.
An abridged ownership structure chart	Please see the Corporate Governance Section of the Annual Report for our latest group structure and more details on key entities within it.
A short introduction to the role of the board and the executive team	<ul style="list-style-type: none"> • The Board's role is to govern the Company so it achieves its strategy and objectives, in particular: the successful delivery of the TTT, consistent with the values and purpose of the organisation. The Board is collectively responsible for the Company's long-term success and for delivering sustainable value to customers, shareholders and other stakeholders. It sets the Company's strategy and risk appetite and approves and monitors management's plans for achieving the Company's strategic objectives and targets, including risk mitigation. The Board has approved a schedule of delegated authority (SoDA) which authorises management to approve certain decisions up to specified limits, beyond which, Board approval must be obtained. This assists with implementation of decisions relating to funding and investment, contractual commitment and change, invoicing and payments, procurement, recruitment, treasury, the discharge of consents and claim settlement. The Board reviews the SoDA each year and by exception. Certain matters are reserved to shareholders for approval and these are set out in full in our Annual Report. Nevertheless, the Board considers all such issues and advises shareholders as appropriate. The Board is ultimately responsible for the Company's overall direction, supervision and management. • Please see the Corporate Governance Section of the Annual Report for details of the board members, role, committees and remuneration reporting.

Regulated Company's key funding sources, categories of expenditure and capital structure	
Question	Tideway Response
A brief explanation of the regulated company's key funding sources	<ul style="list-style-type: none"> • The Company funds its operations through three principal sources: equity funding; debt funding (comprising multilateral bank finance, institutional private debt, and both public and private capital markets issuances); and revenue from regulated activities (see 1a). • In addition, the Company has access to a Revolving Credit Facility (RCF) that may be used to fund capital expenditure in connection with the TTT, working capital, financing costs and other general funding needs.
A brief outline of the Company's key categories of expenditure	<ul style="list-style-type: none"> • The key category of expenditure is Allowable Project Spend, the expenditure incurred in connection with the design, construction and delivery of the TTT. The expenditure is certified by the Independent Technical Assessor and incorporated into the Company's RCV.
The role of Ofwat in setting the level of expenditure that the Company can recover through customer bills, as economic regulator	<ul style="list-style-type: none"> • The Company's business and activities are regulated through the Licence it has been granted by Ofwat. The Licence sets out the regulatory framework, duties, and revenue mechanisms for the design, construction, financing, testing, commissioning, operation and

	<p>maintenance⁴ of the Company's Regulated Assets. This includes the project's Allowable Project Spend up to the point where the Actual Cumulative Project Spend is equal to the Threshold Outturn and the project's Planned System Acceptance and Longstop dates.</p>
Totex allowances	<ul style="list-style-type: none"> The Company does not report any totex. All expenditure directly attributable to bringing the TTT into its intended use is capitalised as an asset under construction within the Statement of Financial Position.
Summary charts showing RCV, net debt, regulatory gearing, return on regulated equity by the regulated company and dividend yield.	<ul style="list-style-type: none"> See Charts and commentary below this table
New equity investment in the year, dividends paid by the regulated company in the year and commitments made for future equity and/or to maintain gearing at a certain level.	<ul style="list-style-type: none"> There has been no new equity investment in the year and no dividend payments. The Shareholders are not obliged, and have not made any commitment, to provide further equity or other funding to the Company. The Company currently operates at its target level of gearing. Under the Finance Documents, the Company, subject to certain restrictions, is permitted to increase its gearing. Restrictions on payments by the Company, including dividends or distributions, apply when the Senior RAR exceeds (i) 70 per cent., and a Loan Event of Default occurs when the Senior RAR exceeds (ii) 80 per cent.
A cross reference to the breakdown of the company's debt	See Annual Performance Report. Table 1E Net Debt Analysis
Any changes to, or events that have affected, the equity capital and reserves of the regulated company over the period – or expected (where this is public)	There are none.
All credit ratings (and outlook) monitored for licence purpose at year end	The Company's credit ratings are BBB+ by Fitch Ratings and Baa1 by Moody's, both with a stable outlook. There have been no changes to the Company's ratings and outlook in the period
Debt maturing over the next 12 months	<ul style="list-style-type: none"> Please see the Annual Report and Accounts: Notes to the Financial Statements, Liquidity Risk section commentary and tables.
A brief statement of the company's liquidity and going concern	<ul style="list-style-type: none"> Please see the Annual Report and Accounts: Resilient Finance section and notes to the Long-Term Viability and Going Concern Statement.
A brief statement and/or link to the role and protections of the regulatory ring fence	<ul style="list-style-type: none"> The regulatory ring fence serves to protect customers and the long-term financial resilience of the appointed business. Licence Condition K sets out the regulatory ring fence. Key features include requirements to: conduct its licenced activities as if they were the sole business; have in place undertakings from its Ultimate Controllers; have in place a dividend policy which does not impair financing of its statutory and regulatory obligations and ensure dividends act as an incentive; ensure adequate financial and non-financial resources are in place to meet obligations; maintain an investment grade credit rating; and prevent cross-subsidy with any Associated Company.

⁴ Explanatory note: the operation and maintenance of the tunnel in this context is in the initial operational period – i.e. during the commissioning period for the assets. (Project Licence Bazalgette Tunnel Limited Page 2)

Summary charts showing RCV, net debt, regulatory gearing, return on regulated equity by the regulated company and dividend yield.

Chart 1 RCV, £m

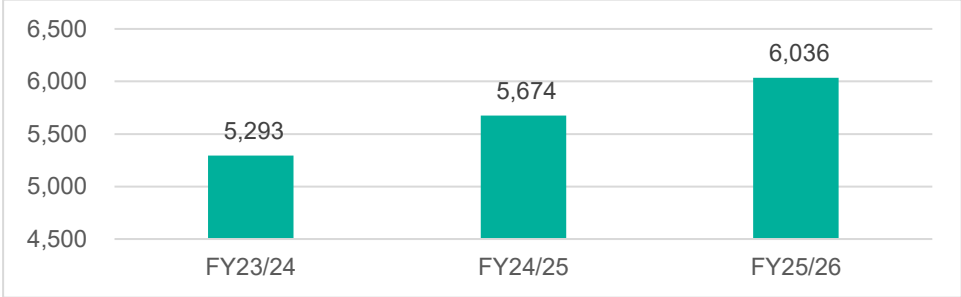
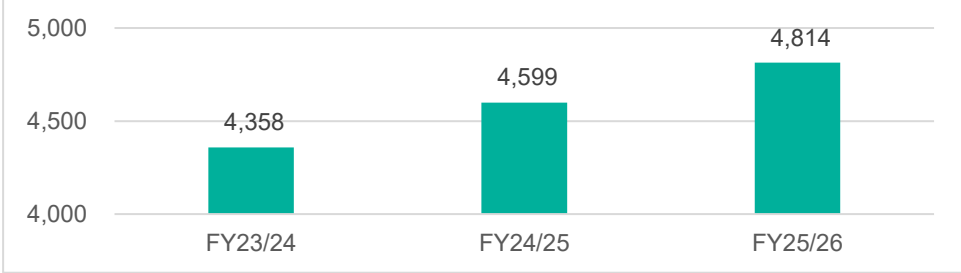
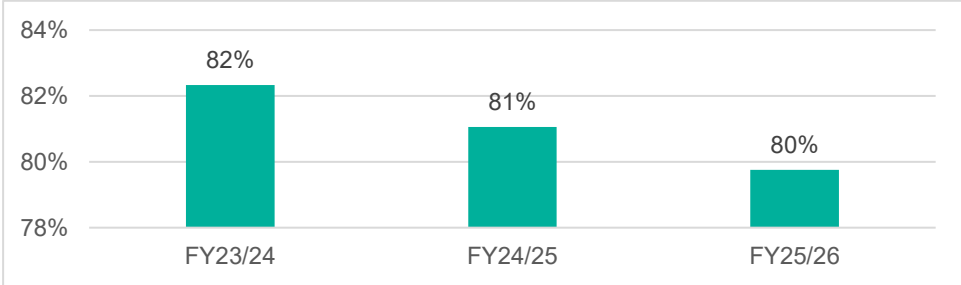


Chart 2 Net Debt, £m



Note: RCV and Net Debt have increased in line with the delivery of the Capex programme and inflation indexation.

Chart 3 Regulatory Gearing, %



Regulatory gearing has decreased slightly. This is because the RCV has grown at a faster rate than Net Debt. This reflects the RCV being 100% linked to inflation, whereas only a portion of the Company’s debt is inflation-linked.

During construction the return on regulated equity is zero and there are no dividend payments. Hence no graphs have been provided for these components.

Transfer Pricing Information

To demonstrate that it is operating at arm's length from other companies in the same group and that no cross-subsidies exist, Tideway is required by Regulatory Accounting Guideline 3.16 to disclose details of transactions with associated companies. The Tideway group structure is described in the Governance section of the Annual Report.

Service received by regulated business	Company	Turnover of associate	Terms of supply	Value
Shareholder loans	Bazalgette Holdings Ltd	-	<p>The shareholder loans were included in the financing plan that was part of the bid Tideway's owners made for the Company. Bids were evaluated as part of the procurement process for the infrastructure provider, against criteria that included the rate of return required by bidders and the financial resilience of the proposed financing structure.</p> <p>The shareholder loans have a maturity date of 2064, and an annual interest rate of 8% (for further details refer to note 10 to the financial statements within the Annual Report and Accounts).</p>	<p>£985.799m outstanding at 31 March 2026 (2025: £972.606m).</p> <p>Interest expense for the year ended 31 March 2026 of £78.193m (2025: £75.866m).</p>
Intra-group loans	Bazalgette Finance Plc	-	<p>Tideway has £2,506.488m of loans payable to its sister company Bazalgette Finance plc, which operates with the sole purpose of raising finance through a multi-currency bond platform for the purposes of the Company's licenced activities. The proceeds from bonds issued under this platform are lent to Tideway through a series of back to back loans, which have substantively the same economic terms and effectively pass to Tideway the financing arrangements of the external debt held by Bazalgette Finance plc. These intra-group loans have maturity dates ranging from 2027 to 2054 (please refer to note 10 to the financial statements within the Annual Report and Accounts for further details on the interest rates associated with these intra-group borrowings along with their respective maturity dates).</p>	<p>£2,506.488m outstanding at 31 March 2026 (2025: £2,201.624m).</p> <p>Interest expense for the year ended 31 March 2026 of £88.881m (2025: £75.751m).</p>

Service provided by regulated business	Company	Turnover of associate	Terms of supply	Value
Intra-group loans	Bazalgette Holdings Ltd	-	Tideway has a £0.064m loan receivable from its immediate parent Bazalgette Holdings Limited, lent for the purposes of Bazalgette Holdings Limited's capitalisation of Bazalgette Finance plc during 2016/17. The loan is on arm's length commercial terms, bearing an annual interest rate of SONIA +78bps and a maturity date of 2027.	£0.064m outstanding at 31 March 2026 (2025: £0.061m). Interest income for the year ended 31 March 2026 of £0.003m (2025: £0.004m).
Intra-group loans	Bazalgette Finance Plc	-	Tideway has a £1.816m loan receivable from its sister company Bazalgette Finance plc, lent for the purposes of funding Bazalgette Finance plc's debt service reserve account. The loan is on arm's length commercial terms, bearing an annual interest rate of SONIA +78bps, and a maturity date of 2030.	£1.816m outstanding at 31 March 2026 (2025: £1.766m). Interest income for the year ended 31 March 2026 of £0.088m (2025: £0.769m).

Tideway's shareholder loans are made by an associated company, Bazalgette Holdings Limited, in line with arrangements agreed with Government and Ofwat before Licence Award and are therefore a relevant transaction. The loan arrangement meets all regulatory requirements for transactions with associated companies. The information in the form required by Ofwat is shown above.

RAG 3.16 requires companies to report:

- corporation tax group relief received or surrendered by the regulated business; and
- the basis of the recharge made by the appointed business, where appointed business assets have been used to carry out non-appointed activities.

Tideway had no such transactions to report in 2025/26.

SWOT analysis of embedded emissions

As indicated in the notes to table 11A, all Tideway's emissions to date are reported as embedded. In line with Ofwat's expectations set out in section 11 of RAG 4.14, we present below an analysis of Strengths, Weaknesses, Opportunities and Threats (SWOT) in relation to our embedded emissions. The analysis below primarily reflects Tideway's activities during the construction phase. We expect statements in 2026/27 and subsequent years to reflect the project's progress from commissioning into operations and the different profile of activity and emissions that this will bring.

This analysis focuses on our Scope 3 embedded emissions. We have a confirmed carbon footprint of 553,625tCO₂e for the project's construction phase, predominantly from the materials we used to construct the tunnel; electricity consumption from the new permanent assets is also reported as Scope 3. We have some Scope 2 emissions from grid electricity used within our offices that is 100% certified renewable energy. We will not have Scope 1 emissions.

We have carefully reviewed Ofwat's traffic light system for embedded GHG emissions reporting and consider that Tideway's reporting would be categorised as 'Green'.

Strengths

- Clear carbon target set and embedded into contracts and reporting processes of our Main Works Contractors (MWCs).
- Data monitoring and reporting (quarterly during construction phase, annually during commissioning phase) process in place.
- Our MWCs use carbon emissions factors from Bath ICE V2.0, UK Government emissions factors and product-specific data from suppliers.
- Our final Scope 3 (embedded) carbon footprint for the construction phase has been confirmed as 553,625tCO₂e, a 28% reduction on our anticipated carbon footprint. This was subject to a 3rd party Critical Review, the statement for which was included in the Assurance section of our 2023/24 Sustainability Report.⁵ The process did not uncover any material issues and has given us certainty in the robustness of our data.
- For the project's commissioning phase, we are monitoring the energy consumption from the new permanent assets and reporting this as Scope 3 emissions up to Handover, expected during 2026. Principles for reporting emissions associated with the new assets beyond Handover have been agreed between Tideway, Thames Water and Ofwat.
- Our social impact assessment⁶ showed that reducing our carbon footprint from the original predicted footprint of 840,000tCO₂e down to 770,000tCO₂e⁷, delivered £4.87million of social value. This does not include the further 28% saving from our Scope 3 (embedded) carbon footprint; therefore we might expect the benefits to be greater.
- Tideway earned the highest green rating based on the Shades of Green methodology⁸ of S&P Global Ratings which is a measurement of the green credentials of our financing and the project's contribution to sustainability. We were rated 'Dark Green' under the methodology which assesses a company's debt instrument or framework and measures the extent of its contribution to a low-carbon and climate resilient future. We were also awarded an 'Excellent' governance score.
- Tideway has taken a proactive approach to managing our carbon footprint from the beginning of the project. During the construction phase, Tideway and our MWCs have run a number of engagement sessions with staff and a programme of three mandatory carbon training workshops for Tideway Executives. We have incentivised our contractors to continually strive to improve their carbon impact through, for example, our

⁵ <https://www.tideway.london/media/6876/tideway-sustainability-report-2023-24.pdf>

⁶ https://issuu.com/tidewaylondon/docs/tideway_social_impact_summary_report_final/1?ff

⁷ The anticipated total carbon footprint at the time of writing the social impact assessment

⁸ <https://www.tideway.london/news/press-releases/2023/september/tideway-s-green-credentials-boosted-by-new-rating/>

Innovation programme where we ran a specific carbon innovation programme and awarded funding for the use of telematics on site to track driver behaviour to reduce idling. We also supported the trial of low carbon concrete on site. Each year during construction, through our RightWay Award ceremony, we have had a Carbon Initiative Award where we call for submissions that demonstrate solutions to reducing carbon on site, either through design or construction.

- Our carbon performance was shared with the Board every 6 months during the construction program and will be reported annually in the Annual Report during the commissioning and operational phases as our carbon footprint is significantly smaller in these phases (approximately 2.5% of total GHG emissions). The Board will be made aware of any climate / carbon related risks and opportunities as they arise via the Risk, Health, Safety, Security and Environment (HSSE) Committee and Audit and Finance Committee of the Board. We have also undertaken workshops to reflect on how we have managed our GHG emissions and what we would do differently if we were starting to design and construct the Tideway tunnel today. The findings were published in a Carbon case study on our website.⁹
- Tideway's Chief Technical Officer sat on the Infrastructure Client Group Carbon Task Group, sharing our approach and contributing to thought leadership on decarbonising the infrastructure sector.
- The majority of our MWCs' parent companies have set a Net Zero commitment and developed Science Based Targets, which results in a trickle-down benefit for Tideway.
- We were one of the first UK major projects to incorporate the Taskforce for Climate-related Financial Disclosure (TCFD) framework into our Annual Reporting – the UK government has formally endorsed the framework and has mandated TCFD-aligned disclosure for large entities in the private sector. Using the framework helps us to demonstrate how we assess and manage our climate impact and risks and to show long-term value and transparency for stakeholders. We have also used the TCFD maturity matrix to assess our status of our TCFD-aligned corporate reporting.

Weaknesses

- The mature nature of Tideway means that we cannot set a Net Zero commitment or develop Science Based Targets (although we expect that the operation of the tunnel will approach Net Zero in line with the decarbonisation of the UK Grid).
- The adoption of specific standards, like PAS2080 Carbon Management in Infrastructure, has come too late for Tideway and would not add value at this stage in the programme.
- Tideway has a confirmed carbon footprint for the construction phase of 553,625tCO₂e, a reduction from our anticipated carbon footprint of 770,000tCO₂e. We have not sought to compensate for this impact by offsetting our carbon as we do not believe it to be the right approach for us. The large carbon footprint of the project's construction phase should also be seen in the context of the tunnel's long (at least 120 years) asset life.
- There are some remaining emissions as we finish final architecture and landscaping and other above ground completions which we consider to be minimal in relation to the overall carbon footprint (projected to be less than 1% of our verified carbon footprint) and they are not being disclosed or subject to a 3rd party Critical Review.

Opportunities

- As the project progresses from commissioning into operations in 2026/27 there is a significant opportunity to not only evolve the SWOT analysis from its original construction-phase focus to better reflect the commissioning and operational transition, but also to use this shift to critically refine our approach to managing our carbon footprint. While the most substantial emissions have already occurred during construction, we aim to take an ambitious, forward-looking approach—actively identifying and influencing remaining emissions and positioning this evolution as a leading example for the industry in both carbon management and effective phase transition.
- As a mature project we are in the position to provide lessons learnt to ongoing and future projects and influence the drive to more rapid decarbonisation of key building materials, like concrete. We have been actively sharing our learning with the industry, including highlighting how our largest carbon saving came at the project's design phase through tunnel route review and selection, and will proactively seek out opportunities to continue to do so.

⁹ <https://www.tideway.london/media/6855/carbon-case-study.pdf>

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- We continue to look for opportunities to optimise operational performance in the commissioning phase, which includes the potential to reduce emissions – for example, we are exploring the potential to reduce the duration of operation for the fans used as part of the tunnel’s air management system.
 - As part of the above, we will discuss the use of renewable energy suppliers to power operational assets in the future with Thames Water. It is planned that Thames Water will be reporting operational emissions after Handover.

Threats

- Opportunities to influence materials specification in favour of lower carbon alternatives that could lead to significant carbon reductions are minimal at this stage of the project.
 - Any defects or reworking of the final above-ground architecture and landscaping works could increase the materials required to complete works. This is mitigated through the focus on quality to minimise this risk, for example protecting installations to avoid damage that could result in the need to replace finishes.
-

Statement on Fines and Investigations

During the year 2025/26 Tideway has not been subject to any fines or penalties and is not under any ongoing investigation that may result in a fine.

Risk and Compliance Statement

This section relates to Tideway’s compliance with its statutory, licence and regulatory obligations. Tideway has identified four sources of obligations, capturing the major regulatory and legal obligations applicable to Tideway that are specific to the Thames Tideway Tunnel or to the water industry. These are:

- the Project Licence;
- a modified version of the Water Industry Act 1991, as amended;
- the “SIP Regulations”,¹⁰ and
- the Project Specification Notice.

The listed instruments are considered to define the major obligations on Tideway. Any obligations not covered are considered to be at low risk of non-compliance.

This statement complements other Tideway reporting practices, including quarterly reporting of project information to the Liaison Committee, which is attended by representatives from Ofwat, Government, the Environment Agency and Thames Water as well as the Independent Technical Assessor (ITA), and regular information sharing with the ITA. These practices help to ensure transparency and accountability regarding Tideway’s compliance with its statutory, licence and regulatory obligations.

¹⁰ The Water Industry (Specified Infrastructure Projects) (English Statutory Undertakers) Regulations 2013 (as amended by the Water Industry (Specified Infrastructure Projects) (English Statutory Undertakers) (Amendment) Regulations 2015) (the “SIP Regulations”).

Tideway's Board confirms that:¹¹

- The Board considers that Tideway has full understanding of the above listed statutory, licence and regulatory obligations, and had no material instances of non-compliance throughout the financial year ending 31 March 2026.
- Tideway has satisfied itself that it has sufficient processes and internal systems of control to fully meet its obligations. Tideway is committed to continuous improvement and as such we will continue to refine all relevant processes, to support ongoing compliance.

Under our Compliance and Assurance Policy, Strategy and delivery plan, Tideway applies the three lines model approach to risk management and has a range of processes for ensuring compliance. As the company moves into a new phase, we are actively reviewing our approach to compliance and assurance to ensure it remains fit for purpose.

Tideway allocates each licence obligation to an owner within Tideway with the most relevant expertise. These owners are responsible for ensuring compliance and putting in place appropriate assurance processes under the three lines model. The assurances given in this statement are underpinned by the Regulation team's risk-based reviews of compliance, in which the frequency and degree of scrutiny applied and the level of evidence requested in relation to each obligation reflects the likelihood and potential severity of breach, as assessed using a common set of standards. This approach is supplemented by quarterly management reviews. Tideway's internal audit function carried out a review of Licence compliance in relation to 2025/26 and concluded that the controls in place were effective.

Tideway monitors and supports compliance with its legal obligations on an ongoing basis, undertakes periodic audits, and identifies and prepares for legislative changes that may impact it. To support compliance, Tideway promotes awareness of key legislative requirements across the business. Training is provided on specific topics such as fraud awareness and the General Data Protection Regulation. Tideway also scrutinises procurements, to ensure compliance with the applicable procurement regime.

The results of the assurance processes underlying this Risk and Compliance Statement have been reported to Tideway's Audit and Finance Committee, which recommended to the Board that it make the statements in this section.

- The Company has appropriate systems and processes in place to allow it to identify, manage, mitigate and review its risks.

The steps taken to manage or mitigate material risks are covered in the Risk Management section of the Annual Report. At the Board Risk, Health, Safety, Security & Environment Committee meeting in March 2026, the Committee reviewed Tideway's approach to corporate risk management covering all business areas. Committee members discussed the principal and corporate risks facing the business, reflecting the current stage of the project and relevant external influences. The Committee also reviewed Tideway's risk appetite, to ensure it remains appropriate and reflects the current business environment. The Committee reviewed the risk section of the Annual Report, including the Principal Risks, at its June 2026 meeting.

¹¹ Statements in relation to customer expectations that Ofwat expects companies to include within their risk and compliance statements are not included here as they are not relevant to Tideway.

Condition K Reporting

SUFFICIENCY OF NON-FINANCIAL RESOURCES

Condition K4.4A of Tideway's Licence requires it to make an annual statement regarding the sufficiency of its non-financial resources, in case of special administration. The Board confirms that as at 31 March 2026, as far as reasonably practicable, Tideway had available to it sufficient rights and resources other than financial resources so that if, at any time, a special administration order were to be made in relation to it, the special administrator would be able to manage Tideway's affairs, business and property in accordance with the purposes of the special administration order.

SUFFICIENCY OF RESOURCES AND FACILITIES (CONDITION K CERTIFICATE)

Tideway has submitted a Condition K Certificate to Ofwat stating that in the Board's opinion:

- Tideway will have available to it sufficient financial resources and facilities to enable it to carry on the Licensed Activities for at least the 12-month period following the date of submission.
- Tideway will have available to it sufficient management resources and systems of planning and internal control to enable it to carry on the Licensed Activities for at least the 12-month period following the date of submission.
- All contracts entered into between Tideway and any associated company include the necessary provisions and requirements in respect of the standard of service to be supplied to Tideway, to ensure that it is able to carry on the Licensed Activities.

Tideway's Board endorsed the above statements at its June 2026 meeting. Before doing so, the Board:

- Reviewed and discussed a draft Condition K Certificate and supporting paper at a workshop in May 2026; and
- Reviewed a final version of the certificate and accompanying report by Tideway's auditors PwC at its June 2026 meeting, prior to submission to Ofwat.

The Board's review was supported by papers in which for each area listed in the table below the most relevant internal expert confirmed whether Tideway has sufficient resources for at least the next 12 months and described the processes, systems and evidence that led them to this view. The confirmations and supporting material were also reviewed by the CEO, CFO, CTO, Director of Finance, Director of Asset Management & Operations, and Head of Regulation for consistency with other internal and external reporting. The Board considers that this combination of internal and external assurance means that checks have been carried out by parties with the most appropriate skills and knowledge.

The Board considers that Tideway has sufficient resources in all areas. In reaching this conclusion it paid particular attention to the following:

- Adequacy of processes such as Tideway's Financing Plan, Annual Budget, Annual Business Plan, Financing Reviews and resource planners that provide the Board with an overall view on sufficiency of resources;
- Resources considered critical to mitigating the Principal Risks identified in the Risk Management section of the Annual Report, or potentially vulnerable to their impacts;
- Progress and outcomes of work to ensure Tideway is suitably resourced (e.g. Tideway and Programme Manager staff; external expertise; stakeholder support) to deliver the later stages of the Tideway project and its transition to an operating utility business; and
- Governance, assurance and risk management processes that test the robustness of Tideway processes and conclusions on sufficiency of resources.

Over the following 12 months further end of project milestones are expected to be met, as outlined in the Strategic Report section of the Annual Report. Tideway is in active discussions with Ofwat, Environment Agency, Defra and Thames Water to agree the appropriate course of action to address weather-related testing uncertainty, optimise performance, and ensure the project's achievements are recognised. Tideway has in place appropriate systems and tools to flexibly use its resources to meet its obligations.

Tideway is monitoring the impact of Thames Water's corporate position. In endorsing this certificate, the Board has had regard to confirmation from Ofwat that existing statutory and regulatory protections would continue to apply should Thames Water's status change. These include that the TTT is seen as essential for enabling Thames Water to comply with its sewerage duties under the Water Industry Act 1991 and that it has a licence obligation to pass revenues to Tideway under the Revenue Agreement. A licence breach by Thames Water is enforceable by Ofwat.

The table on the following pages summarises the processes, systems and evidence considered in confirming sufficiency of resources in each area.

Area	Factor	Summary of information considered
Financial resources and facilities	Financial details, e.g. cash position, financial headroom, refinancing undertaken/planned	Forward looking liquidity; covenants in financing documents; Treasury policies, plans and reports. Further detail in Resilient Finance section of the Strategic Report. Board confirmation regarding going concern basis for financial statements.
	Performance against Final Determinations (FDs) set at the last price review	As Tideway was not part of the last Ofwat price review, the Board considered performance against Tideway's regulatory baseline and potential direct and indirect impacts of the forecast overspend. It also considered statutory and regulatory protections in place to secure that Tideway's allowed revenue will be collected and passed to Tideway by Thames Water.
	Credit related factors e.g. credit facilities, ratings, compliance with covenants etc.	Regular reviews with rating agencies; re-affirmation of ratings by Moody's and Fitch; credit metrics; Treasury policies; financing document compliance; investor reporting.
	Business plans, long-term viability statements, etc.	2026/27 business plan approved by Board in March 2026; scenarios modelled and results of Long-Term Viability Statement.
	Any relevant reports – internal or third-party	PwC review of Condition K Certificate for consistency with information obtained in the course of its audit work. Internal reports considered under other factors wherever relevant.
Management resources	Management skills, experience and relevant qualifications	Human Resources (HR) processes in place to identify and meet skill, experience and qualification requirements. All roles reviewed annually as part of the business planning process with reference to current and anticipated needs, and in recent years this review has reflected the company's transitions from a construction project to an operational utility. The Nomination Committee has requested a Senior Leadership Team skills/experience audit.
	Recruitment process, staff engagement	HR processes in place, including biannual engagement and wellbeing survey. See also Connected People and Partners section of the Strategic Report.
	Succession planning for key management/staff	Annual reviews of senior roles; scrutiny by Nomination Committee. Risk from shocks to the business mitigated by team business continuity plans.
	Quality of management/staff induction and other training and development	Results of staff engagement; regular reviews of induction process by HR function.
	Process for ensuring diversity of perspectives	For staff and management: approach to recruitment; internal activities to promote inclusivity; results of staff engagement. For the Board: current Board composition; approach to Board and Committee meetings; Board considered diversity as part of its annual evaluation. Succession planning considers diversity of perspectives, skills and capabilities, inclusion, equal opportunity and the needs of current and future phases of the project.
	Board or management activities, reports or statements	Board: see Corporate Governance section of the Annual Report. Management: monthly management reviews led by the CEO; quarterly reporting to Liaison Committee (aligned with performance reporting to the Board); annual business planning process.
	Independence of Board	Independent non-executive directors form the largest single group on the Tideway Board. Further information in the Corporate Governance section of the Annual Report.

Systems of planning and internal control	Governance procedures; risk management frameworks, oversight procedures	<p>Governance: Board independence; internal control and delegated authority procedures; contract approval process.</p> <p>Risk management: see Risk Management section of the Annual Report.</p> <p>Oversight: Biannual review of Tideway's Integrated Assurance Framework, reported to the Management Meeting Review and relevant Board Committee.</p>
	Internal and/or external audit policies, processes, activities and/or reports	<p>Internal and external audit plans approved by the Audit and Finance Committee based on established policy, strategy, risk, procedures and reporting; audit plan drives resources required.</p> <p>External audit summarised in Board statement on accuracy and completeness of data and information.</p>
	Systems for maintaining supply/business continuity, stated action plans	<p>Emergency Preparedness and Resilience Framework supported by Business Continuity Plan. Tideway's IS Managed Service Provider is required to have an IT Disaster Recovery Plan.</p> <p>Processes in place for Incident and Crisis Management including arrangements for testing, review and integration of lessons learned. Testing of key staff in their roles as Incident / Crisis Managers occurred most recently in March 2026. Outcomes reported to the Board via the relevant Committee. Lessons learnt from testing are reviewed and the learning embedded.</p>
	Policies to prevent fraud and other unethical behaviour; whistleblowing policy	Ethical behaviours and whistleblowing policies; mandatory training on antifraud, bribery and corruption. Additional awareness, procedures and checks on high risk areas are introduced as sites close down.
	Risk, compliance other assurance statements	See Risk and Compliance Statement and Board statement on accuracy and completeness of data and information.
Rights and resources other than financial resources	Corporate missions and/or values	See Our Vision, Purpose and Values section in the Annual Report.
	Technology and other systems for ensuring checks and balances	IS operated through a single Managed Service Provider to support Tideway's current and future IS requirements. The service is underpinned by an agreed governance framework and an established Digital Strategy aligned with business needs. Cyber Security remains a priority with strengthened governance and enhanced reporting supporting proactive incident identification and resolution.
	Policies to encourage an integrated approach and 'systems thinking'	<p>Arrangements for integrating our delivered tunnel with the Lee Tunnel and Beckton for operations; regular internal and external progress reporting.</p> <p>Broader context for delivery, including legacy commitments (see the Strategic Report in the Annual Report).</p> <p>Integration across the Alliance.</p>
	Planning systems	<p>Role of the Programme Manager in integration of planning and scheduling activities; planning resources available and appropriate for the stage of the project.</p> <p>Tideway's Programme Integrated Management System (single source of project delivery information) and Tideway assurance via the Integrated Assurance Framework.</p> <p>Resources available for construction certification and assurance of certification, appropriate to the stage of the project.</p> <p>Arrangements developed for long term asset management, including computerised maintenance management system.</p>
Assets maintenance/insurance factors	<p>Insurances in place and renewal arrangements.</p> <p>Third party asset protection arrangements in place; risk is declining as construction work finishes. Asset protection consultants appointed to manage technical interfaces with third party developments.</p>	

		Arrangements for long term asset management as above; maintenance contractor appointed to maintain the asset in accordance with the maintenance schedule.
Contracting	Position/status of key contracts in place	Most key contracts were in place at Licence Award; new contracts have and continue to be procured as needed for the post-construction period. Legal team manages new contracts or variations to existing contracts. Contract approval form and other processes ensure compliance of contract terms with our Licence, project documents and financing agreements.
	All contracts between the Appointee and all Associated Companies were checked for compliance with licence requirements on standards	Assurance via the licence compliance process (see Risk and Compliance Statement).
	Note on transactions between the Appointee and any Associated Company	See 'Transfer Pricing Information' section of this document.
	Compliance with licence provision on cross-subsidies between the Appointee and any Associated Company (Condition I)	Assurance via the licence compliance process (see Risk and Compliance Statement).
	No Guarantees or Cross-Default Obligations given without Ofwat's written consent	Assurance via the licence compliance process (see Risk and Compliance Statement)
Material issues or circumstances	Supply chain availability	Key risks monitored, including consideration of inflation, labour shortages, insolvency and disruption due to geo-political events. Escalation route for issues that arise through approach to monitoring. See Risk Management section of the Annual Report.
	Stakeholder and community support	Ongoing assessment of relationships with local communities and key stakeholders (including tracking of support), reporting to senior management of any current and upcoming challenges. Resource plans aligned to anticipated level of risk in this area. Further detail within Engaging with Our Stakeholders and Connected People and Partners sections of the Annual Report.
	Schedule and commercial alignment	Process in place to ensure delivery from all contractors aligns with overall programme Incentives on mains work contractors to support commercial alignment on delivery milestones. Progressing discussions with project stakeholders on approach to System Acceptance. Outstanding areas of discussion with mains work contractors and Thames Water are not expected to challenge Tideway's ability to deliver its licensed activities. Oversight is provided by Tideway's Commercial Strategy Forum, Executive and Board.
	Resources required for transition from construction phase to operating as a live utility	Assessed as part of the 2026/27 business planning process in March 2026. Resources in place; progress of procurement activities; plans for review and (where necessary) adjustment of resource provision as commissioning progresses.

Tideway has procured a report from its auditor PwC, stating whether it was aware of any inconsistencies between this Condition K Certificate and the financial statements or any

information obtained in the course of their audit work. This report, with no issues noted, has been provided separately to Ofwat.

OPEN DATA

The Thames Tideway Tunnel is a major infrastructure project. Our business model, and the data we collect, are different from regional water and sewerage companies, and we are not subject to the same Ofwat performance commitments.

The tunnel's impact on water quality, sewage-derived litter and the number of days categorised as 'health risk' days (based on water quality) is being tracked by Thames Water and the Environment Agency. Thames Water are expected to publish the first Thames Tideway Tunnel Benefits Realisation Report, based on these measures in the second half of 2026.

The standard tables published in this document contain information on Tideway's financial performance and embedded greenhouse gas emissions. We publish these tables in Excel form¹² and this year will publish a machine readable version.

Tideway is committed to ensuring that information gathered on the TTT project is shared across the construction industry and beyond. For example:

- Tideway launched a tracker on the home page of its website (February 2025), when the TTT was fully connected to the existing sewer network, to show the volume of sewage that has been diverted into the London Tideway Tunnel System. To date the tunnel has intercepted over 20 million tonnes of storm sewage that would otherwise have entered the River Thames.
- We share comprehensive asset information with the National Underground Asset Register (NUAR) and its follow on projects, previously the London Underground Asset Register. Tideway liaises with NUAR on a regular basis to provide a major client perspective on proposed developments to the register.
- Tideway played a key role in establishing i3p, the platform for sharing innovation information across the infrastructure industry and has published a number of digital innovations including the development of a Digital Benefits Toolkit and a Digital Leadership Training Programme.
- We participate in information and knowledge sharing forums run by the Infrastructure Client Group and Major Projects Association, covering issues such as Digital Transformation, Digital Twins, Data and Digital Maturity, use of GPS data, sustainability, and social value.
- In 2024/25 we published an 'ESG databook'¹³ on our website containing all key information and data on Tideway's performance and policies across our Environment, Social and Governance activities. This allows easy access to information previously carried in different sections of our Annual Report and Sustainability Report and will be updated annually following the publication of our Annual Report. It also links to relevant documents, such as the social impact assessment of our legacy programme, and a Legacy Dashboard which shows our performance against all 54 commitments and details the alignment of each commitment to the UN Sustainable Development Goals, at a goal and target level.
- We will be releasing a similar report with our commissioning data and system performance as and when it is available.

¹² See <https://www.tideway.london/corporate-info/financial-publications>

¹³ <https://www.tideway.london/investors/sustainability/>

STATEMENT OF DIRECTORS' RESPONSIBILITIES FOR REGULATORY INFORMATION

The Directors are responsible under Condition F of Tideway's Licence for:

- ensuring that Tideway keeps appropriate accounting records which are consistent with guidelines published by Ofwat;
- preparing a set of regulatory accounting statements each financial year in accordance with the Regulatory Accounting Guidelines issued by Ofwat; and
- complying with all other requirements that are set out in the Regulatory Accounting Guidelines.

The directors of the company hereby confirm that the company has kept appropriate accounting records, which comply with the guidelines published by Ofwat, has prepared a set of regulatory accounting statements in accordance with the Regulatory Accounting Guidelines, and has complied with all other requirements set out in the guidelines, except where an alternative approach has been confirmed in writing by Ofwat.

Condition K 'Regulatory ring-fence' of Tideway's licence requires the company to submit a 'Condition K Certificate' to Ofwat no later than the date on which the company is required to submit a set of regulatory accounting statements in accordance with Condition F. The Condition K Certificate must confirm that specified statements on sufficiency of resources and contracts with associated companies are true, in the opinion of Tideway's Board. The Directors have issued a Condition K Certificate, which is reproduced in this document.

The above responsibilities are additional to those already set out in Tideway's statutory financial statements.

The Directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website.

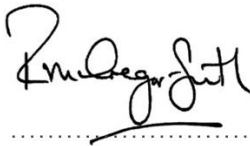
All disclosures in this Annual Performance Report including the regulatory accounting statements, Risk and Compliance Statement and Condition K Certificate, were approved by the Board at its June 2026 meeting and the report was signed on its behalf by:



Matt Parr
Chief Executive Officer



Michael Queen
Chair



Baroness Ruby McGregor-Smith CBE
Independent Non-Executive Director
(Chair of the Audit and Finance Committee)

DISCLOSURE OF INFORMATION TO THE AUDITOR¹⁴

The Directors who held office at the date of approval of the ‘Directors’ Report’ confirm that, so far as they are each aware, there is no relevant audit information of which the Company’s auditor is unaware and each Director has taken all the steps that they ought to have taken as a Director to make themselves aware of any relevant audit information and to establish that the Company’s auditor is aware of that information.

¹⁴ This information is included in the Directors’ Report within the Annual report for statutory purposes. It is repeated here in line with Ofwat’s requirement that companies make this statement within their annual performance reports.

Board Statement on Accuracy and Completeness of Data and Information

Background

Tideway recognises the importance of providing accurate and complete information throughout the reporting year and the importance of Board engagement to secure the trust of our stakeholders. Tideway has adopted an 'Integrated Assurance Framework', where the Board's role includes satisfying itself as to the identification and addressing of any risks that impact the provision of accurate and complete data. We are required under Ofwat's "RAG 3.16 – Guideline for the format and disclosures for the Annual Performance Report",¹⁵ to provide a statement, signed by, or on behalf of the Board, stating that the data and information, which the company has provided to Ofwat in the reporting year and/or has been published in our role as an infrastructure provider, was accurate and complete and setting out any exceptions to this. This statement is accompanied by a description of how the Board has:

- engaged and challenged on the assurance approaches, which have been taken;
- taken action to ensure that any exceptions and weaknesses in the assurance approaches have been addressed;
- satisfied itself that the approaches have appropriately identified and addressed any risks to the provision of accurate and complete data and information in particular areas; and
- utilised individual directors and committees in carrying out its activities in this area.

Integrated Assurance Framework

Tideway has a Compliance and Assurance Policy. This provides assurance to the Board that our external obligations: legal, statutory, regulatory, contractual and other internal requirements are complied with for the delivery of the project. The policy is supported by the:

- Compliance and Assurance Strategy, which defines how we demonstrate compliance, by using a risk-based approach, based on the 'three lines model'¹⁶; and
- The Integrated Assurance Plan, which maps our Assurance Framework in line with Tideway's Operating Model.

The accountability for compliance and assurance sits with the Executive Directors. The policy is endorsed by both the Board and the Audit and Finance Committee. The framework for all assurance activities is provided by Tideway's Programme Integrated Management System (PIMS) and implemented by the functions and disciplines within Tideway.

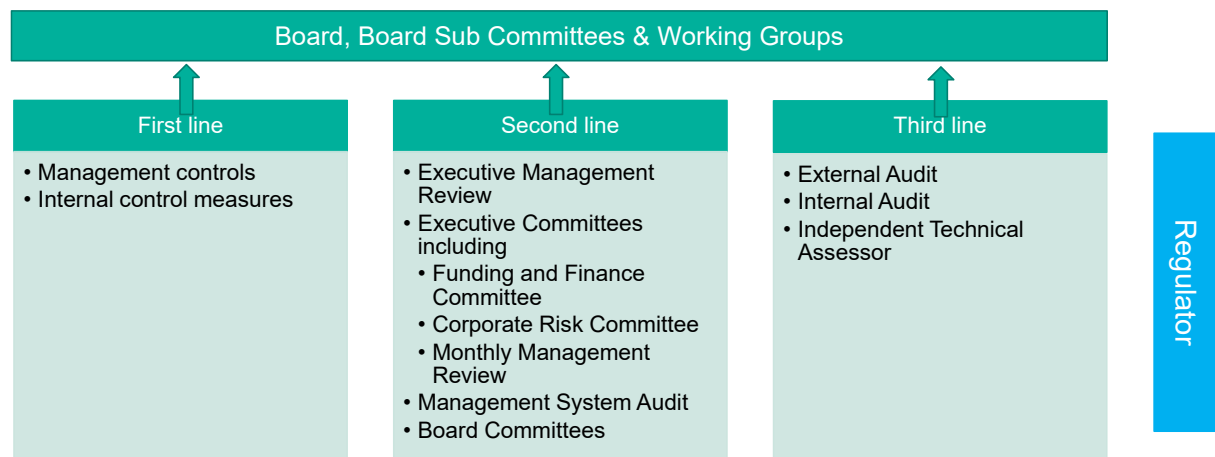
¹⁵ RAG 3.16 – Guidance for the format and disclosures for the annual performance report (Ofwat March 2026)

¹⁶ The institute of Internal Auditors Three Lines Model: An update of the Three Lines of Defence (2020)

Our Risk-based Approach

We adopt the ‘three lines model’ approach to risk management. As the company moves into a new phase of the project, we are actively reviewing our approach to compliance and assurance to ensure it remains fit for purpose. Workstreams have commenced to update both the Assurance Framework and PIMS to ensure alignment with the current status of the project.

Three Lines Model



Scope of our Board Statement

Our Board Statement covers all data and information, which the company has provided to Ofwat in the reporting year and / or has been published in our role as an infrastructure provider. We provide details of the approach for: the 2025/26 Annual Report, Annual Performance Report, Annual Revenue Statement and Liaison Committee. We confirmed that there were no material exceptions or weaknesses in our approach during the year.

2025/26 Annual Report

The ‘three lines model’ approach to our Annual Report is overseen by our Board and Audit and Finance Committee, including engagement at a Board workshop and Board sub-committees reviewing specific aspects of the report.

Tideway’s Internal Audit function reviewed our assurance methodology and provided a written opinion on the approach described here.

First and Second Line

The functional areas responsible for sections of the report undertook the first line:

- Each section owner provided the source of all their data items and described the relevant assurance activities through the reporting year;
- A peer review of each section by a colleague within the business function, with any comments fed back to the section owner to be addressed; and

- Section owners, their head of department and the appropriate member of the executive management team certified the accuracy, reliability and completeness of the section.

The second line consisted of oversight by the wider business. An independent central team, with representatives from across Tideway tested the robustness of the first line by verifying data items in the report, using the source information provided by the section owner, and by checking consistency within the report.

The team decided which data items to check based on the likelihood and potential impact of error, and any internal stakeholder views on areas requiring additional review. This determined the depth and breadth of review, with all high-risk items checked back to an assured source. Lower-risk items were subject to spot checks. Any comments arising were addressed by section owners.

Other second line activities included:

- Executive management review of each section;
- Board Committee Chairs review of relevant sections of the governance report;
- Audit and Finance Committee review of the long-term viability statement;
- Board workshop held to review the Annual Report in advance of finalising it; and
- Audit and Finance Committee review and approve the Annual Report in advance of the Board.

Since 2022/23 there has been no external assurance of the tables in the Annual Performance Report sections 4 and TTT. In previous years our external auditors carried out a series of agreed checks (known as “agreed upon procedures”) on these tables to verify their accuracy. These procedures are now carried out internally as part of the second line, as in respect of these relatively mechanistic checks, internal assurance is judged to provide a similar degree of confidence.

Third Line

The third line consisted of the audits carried out by PwC, for the Statutory Accounts and regulatory accounting statements. PwC also reviewed various other sections of the report, by carrying out an audit and/or other checks. Internal audit reviewed the methodology set out in this statement and checked that it had been followed. Internal audit also audited the year-end licence compliance process, which underpins the risk and compliance statement.

PwC's opinions in the Annual Report and the Annual Performance Report cover the results of its statutory and regulatory audits. Other independent third line reviews included:

- Internal audit function covering financial and non-financial processes across the business;
- External auditor carries out a series of agreed upon procedures on our Revenue Statement submissions to Ofwat; and
- Independent Technical Assessor (ITA) reviews information on the progress of the project, verifies Tideway's Allowable Project Spend and produces quarterly reports on Tideway's reporting to Government.

The ITA is co-located with Tideway and is given full access to information needed to carry out the ITA services.

PwC Review

Section	PwC review
Strategic report	Consistency with the accounts
Governance	Within scope of statutory audit opinion where the Corporate Governance Code has been adopted and the element forms one of the provisions of the Code.
Directors' report	Statutory audit opinion covers preparation in accordance with the requirements of the Companies Act 2006.
Regulatory reporting – tables in sections 1 and 2	Regulatory audit (in line with Ofwat guidance)
Condition K certificate	Review in line with licence requirement
Regulatory reporting – narrative	Consistency with the accounts
Financial statements	Companies Act/statutory audit

Revenue Regulation – Annual Revenue Statement

Tideway's revenue collection process is governed by the Revenue Agreement. The process is segmented into three activities: (i) derivation of the annual infrastructure provider charge estimate, (ii) the Annual Revenue Statement and (iii) the revenue, billing and collection process. Each stage is subject to an agreed process, which includes governance and assurance.

The Annual Revenue Statement sets out the charges for the next year and assurance follows our 'three lines model'. The statement is first derived internally and subject to internal review, and external review (agreed upon procedures). It is also subject to executive level review, which provides further assurance and confidence to the Board that it can approve a complete and accurate revenue statement for Ofwat.

This process has been established since licence award and has been applied for each revenue statement published.

Liaison Committee Reporting

Tideway provides a quarterly performance report to key stakeholders. The report sets out the latest forecast cost Estimate at Completion (EAC) and schedule.

To ensure the completeness and accuracy of historical information and the strength of forecasts the report is subject to internal review and challenge, including teams led by Board Members. Only on completion of the review and challenge process is the report released to stakeholders. The ITA also provides a quarterly report for presentation to the Liaison Committee, as set out under the ITA Deed.

Board Oversight and Endorsement

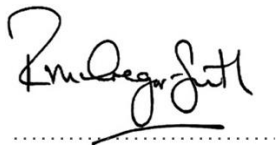
The Audit and Finance Committee has shared the outcome of the assurance carried out with the Board. This has enabled the Audit and Finance Committee to assure the Board, that the Annual Report and Annual Performance Report are fair, balanced and understandable and provide the information necessary for shareholders to assess the Company's position and performance, business model and strategy in line with the UK Corporate Governance Code requirements.

On the basis of this assurance, the Audit and Finance Committee has recommended the Annual Report and Annual Performance Report to the Board for its approval. The Board has:

- adopted our three lines model approach to assurance;
- taken action to ensure that any exceptions and weaknesses in the assurance approaches have been addressed;
- satisfied itself that the approach has appropriately identified and addressed any risks to the provision of accurate and complete data and information; and
- utilised individual directors and committees in carrying out its activities in this area.

The Board and its committees have overseen and approved the data and information, which the company has provided to Ofwat in the reporting year and /or has been published in our role as an infrastructure provider, for accuracy and completeness.

The report was signed on its behalf by:



Baroness Ruby McGregor-Smith CBE
Independent Non-Executive Director
(Chair of the Audit and Finance Committee)

INDEPENDENT AUDITOR’S REPORT (REGULATORY ANNUAL PERFORMANCE REPORT – SECTION 1 AND 2 TABLES)

Independent Auditor’s report to the Water Services Regulation Authority (the WSRA) and the Directors of Bazalgette Tunnel Limited

OPINION

We have audited the sections of/tables within Bazalgette Tunnel Limited’s Annual Performance Report for the year ended 31 March 2026 (“the Regulatory Accounting Statements”) which comprise:

- the regulatory financial reporting tables comprising the income statement (table 1A), the statement of comprehensive income (table 1B), the statement of financial position (table 1C), the statement of cash flows (table 1D), the net debt analysis (table 1E), and the related notes; and
- the historical cost analysis of fixed assets for wholesale and retail (table 2D), and the related notes.

We have not audited the additional regulatory information in tables 4B, 4H, 4I, 4V and 11A or the bespoke information tables TTTA to TTTC.

In our opinion, Bazalgette Tunnel Limited’s Regulatory Accounting Statements have been prepared, in all material respects, in accordance with Condition F, the Regulatory Accounting Guidelines issued by the WSRA (RAG 1.10, RAG 2.10, RAG 3.16, RAG 4.14 and RAG 5.07) and the accounting policies, set out on page 64 to 65 of the annual report.

BASIS FOR OPINION

We conducted our audit in accordance with International Standards on Auditing (UK) (“ISAs (UK)”), including ISA (UK) 800, and applicable law, except as stated in the section on Auditors’ responsibilities for the audit of the Regulatory Accounting Statements below, and having regard to the guidance contained in ICAEW Technical Release Tech 02/16 AAF (Revised) ‘Reporting to Regulators on Regulatory Accounts’ issued by the Institute of Chartered Accountants in England & Wales.

Our responsibilities under ISAs (UK) are further described in the Auditors’ responsibilities for the audit of the Regulatory Accounting Statements within the Annual Performance Report section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit, including the Financial Reporting Council’s (FRC’s) Ethical Standard, and we have fulfilled our 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.

EMPHASIS OF MATTER – SPECIAL PURPOSE BASIS OF PREPARATION

We draw attention to the fact that the Regulatory Accounting Statements have been prepared in accordance with a special purpose framework, Condition F, the Regulatory Accounting Guidelines, the accounting policies set out in the statement of accounting policies and under the historical cost convention. The nature, form and content of the Regulatory Accounting Statements are determined by the WSRA. As a result, the Regulatory Accounting Statements may not be suitable for another purpose. It is not appropriate for us to assess

whether the nature of the information being reported upon is suitable or appropriate for the WSRA's purposes. Accordingly, we make no such assessment.

The Regulatory Accounting Statements are separate from the statutory financial statements of the Company and have not been prepared under the basis UK adopted international accounting standards ("UK IASs"). Financial information other than that prepared on the basis of UK IASs does not necessarily represent a true and fair view of the financial performance or financial position of a Company as shown in statutory financial statements prepared in accordance with the Companies Act 2006.

The Regulatory Accounting Statements on pages 8 to 32 have been drawn up in accordance with Regulatory Accounting Guidelines with a number of departures from UK IASs. A summary of the effect of these departures in the Company's statutory financial statements is included in the tables within section 1.

Our opinion is not modified in respect of this matter.

CONCLUSIONS RELATING TO GOING CONCERN

In auditing the Regulatory Accounting Statements, we have concluded that the directors' use of the going concern basis of accounting in the preparation of the Regulatory Accounting Statements is appropriate.

Our evaluation of the directors' assessment of the company's ability to continue to adopt the going concern basis of accounting included:

- Testing the mathematical integrity of the cash flow forecast of the group, as headed by Bazalgette Equity Limited and which includes the company, together the "Group", used by management to support their going concern assumption and reconciling these to the Board approved budget;
- Evaluating the Group cash flow forecast used in the going concern assessment and assessing the reasonableness of assumptions made and other key inputs such as whether any debt matures in the going concern assessment period;
- Performing sensitivity analysis on the Group's forecast cash flow;
- Obtaining covenant compliance certificates of the Group, confirming that all the key covenants that impact the continued access to finance have been considered over the relevant time periods and verified the mathematical accuracy, and testing inputs back to either the year end financial numbers or for forecast information to the Board approved budget;
- Performing a comparison for the Group, of budget versus actual for the year ended 31 March 2026 and understanding where variances had arisen. Through this testing we obtained reasonable assurance over management's ability to forecast accurately;
- Evaluating the adequacy of the going concern disclosures in the financial statements; and
- Consideration of any known events that may cast doubt on ability to continue as a going concern.

Based on the work we have performed, we have not identified any material uncertainties relating to events or conditions that, individually or collectively, may cast significant doubt on the company's ability to continue as a going concern for a period of at least twelve months from when the financial statements are authorised for issue.

However, because not all future events or conditions can be predicted, this conclusion is not a guarantee as to the company's ability to continue as a going concern.

Our responsibilities and the responsibilities of the directors with respect to going concern are described in the relevant sections of this report.

OTHER INFORMATION

The other information comprises all of the information in the Annual Performance Report other than the Regulatory Accounting Statements and our auditors' report thereon. The directors are responsible for the other information. Our opinion on the Regulatory Accounting Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Regulatory Accounting Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Regulatory Accounting Statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If we identify an apparent material inconsistency or material misstatement, we are required to perform procedures to conclude whether there is a material misstatement of the Regulatory Accounting Statements or a material misstatement of the other information. If, based on the work we have performed, we conclude that there is a material misstatement of the other information, we are required to report that fact.

We have nothing to report based on these responsibilities.

RESPONSIBILITIES OF THE DIRECTORS FOR THE ANNUAL PERFORMANCE REPORT

As explained more fully in the Statement of Directors' Responsibilities set out on page 50, the directors are responsible for the preparation of the Annual Performance Report in accordance with Condition F, the Regulatory Accounting Guidelines issued by the WSRA and the Company's accounting policies.

The directors are also responsible for such internal control as they determine is necessary to enable the preparation of the Annual Performance Report that is free from material misstatement, whether due to fraud or error.

In preparing the Annual Performance Report, 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.

AUDITORS' RESPONSIBILITIES FOR THE AUDIT OF THE REGULATORY ACCOUNTING STATEMENTS WITHIN THE ANNUAL PERFORMANCE REPORT

Our objectives are to obtain reasonable assurance about whether the Regulatory Accounting Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 the Regulatory Accounting Statements.

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.

We considered the nature of the company's industry and its control environment and reviewed the company's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and internal audit about their own identification and assessment of the risks of irregularities.

We obtained an understanding of the legal and regulatory frameworks that the company operates in, and identified the key laws and regulations that:

- had a direct effect on the determination of material amounts and disclosures in the Regulatory Accounting Statements. These included Regulatory Accounting Guidelines as issued by the WRSA, UK Companies Act, Tax legislation, Employment law and Environmental regulation; and
- do not have a direct effect on the Regulatory Accounting Statements but compliance with which may be fundamental to the company's ability to operate or to avoid a material penalty. These included the company's operating licence, regulatory solvency requirements and environmental regulations.

In common with all audits under ISAs (UK), we are also required to perform specific procedures to respond to the risk of management override. In addressing the risk of fraud through management override of controls, we tested the appropriateness of journal entries and other adjustments; assessed whether the judgements made in making accounting estimates are indicative of a potential bias; and evaluated the business rationale of any significant transactions that are unusual or outside the normal course of business.

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

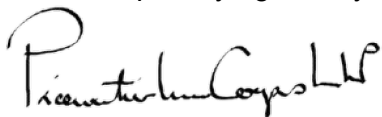
- Discussions and enquiries of management, the internal audit function and legal, including consideration of known or suspected instances of non-compliance with laws and regulation and fraud;
- Evaluation of management's controls designed to prevent and detect irregularities;
- Challenging assumptions made by management in determining significant accounting estimates and judgments. We have tested significant accounting estimates and judgments to supporting documentation, considering alternative information where available along with considering the appropriateness of the related disclosures in the financial statements;
- Identifying and testing a sample of journal entries throughout the whole year, which met our pre-determined fraud risk criteria;
- Reviewing minutes of meetings of those charged with governance and reviewing internal audit reports; and
- Performing unpredictable procedures.

A further description of our responsibilities for the audit of the Regulatory Accounting Statements is located on the Financial Reporting Council's website at www.frc.org.uk/auditorsresponsibilities. This description forms part of our auditor's report.

USE OF THIS REPORT

This report is made, on terms that have been agreed, solely to the Company and the WSRA in order to meet the requirements of Condition F of the Project Licence granted by the WSRA to the Company as an infrastructure provider under section 17FA of the Water Industry Act 1991 (as has effect under paragraph 3(2) of Schedule 1 of the Water Industry (Specified Infrastructure Projects) (English Undertakers) Regulations 2013) (the "SIP Regulations") ("Condition F"). Our audit work has been undertaken so that we might state to the Company and the WSRA those matters that we have agreed to state to them in our report, in order (a) to assist the Company to meet its obligation under Condition F to procure such a report and (b) to facilitate the carrying out by the WSRA of its regulatory functions, 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 and the WSRA, for our audit work, for this report or for the opinions we have formed.

Our opinion on the Regulatory Accounting Statements is separate from our opinion on the statutory financial statements of the Company for the year ended 31 March 2026 on which we reported on 10 June 2026 which are prepared for a different purpose. Our audit report in relation to the statutory financial statements of the Company (our "Statutory audit") was made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our Statutory audit work was undertaken so that we might state to the Company's members those matters we are required to state to them in a statutory audit report and for no other purpose. In these circumstances, to the fullest extent permitted by law, we do not accept or assume responsibility for any other purpose or to any other person to whom our Statutory audit report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.



PricewaterhouseCoopers LLP

Chartered Accountants and Statutory Auditors

Reading

10 June 2026