

ESP Utilities Group Limited

Annual Report and Financial Statements

Year Ended

31 December 2025

Registered number 02612105

ESP Utilities Group Limited

Annual report and financial statements for the year ended 31 December 2025

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Directors

Justin Barter
Anna Dellis
Miriam Greenwood
Simon Lees
Simon Loh
Liam McAvoy
Paul Miles
Kevin O'Connor
Bernardo Sottomayor
Victoria Spiers
Yaadvinder Virdee

Secretary and registered office

Beach Secretaries Limited, First Floor, 41-51 Kingston Road, Leatherhead, KT22 7SL

Company number

02612105

Auditor

Deloitte LLP, 2 New Street Square, London. EC4A 3BZ

ESP Utilities Group Limited

Strategic report for the year ended 31 December 2025

Principal activities

The principal activity of the ESP Utilities Group Limited (“Company”) is a holding company. The Company has three trading subsidiaries (together “the Group”): one subsidiary is an electrical distribution company engaged in the development of electrical distribution as an independent operator, one subsidiary is an independent water company, providing water and waste-water to residential and commercial customers, and one subsidiary operates as a gas transporter company engaged in the development of gas pipelines, the transportation of gas and metering services throughout mainland UK.

During 2025 the Group launched ESP Heat offering district heating to developers as a cost effective, low carbon alternative to both gas heating and air source heat pumps in new housing developments. There has been successful engagement with developers, resulting in significant wins in early 2026.

The Directors consider that there will be no material changes to the business of the Company going forward.

The Group is ultimately controlled by 3i MIA Holding Limited, who are wholly owned by 3i Managed Infrastructure Acquisitions LP (3i MIA LP). 3i MIA LP is managed by 3i Investments plc, which is a wholly owned subsidiary of 3i Group plc. The general partner of 3i MIA LP is 3i Managed Infrastructure GP (2017) LLP. 3i Group plc is listed on the London Stock Exchange.

Review of the business

The consolidated statement of comprehensive income is set out on page 11 and shows turnover for the period of £169,237,000 (2024: £159,200,000). Profit for the period was £33,729,000 (2024: £36,167,000).

The Directors consider connections installed and turnover to be the main key performance indicators for the Group in monitoring its performance during the year.

The number of installed connections as at the end of the year was 1,108,136 (2024: 1,057,019) (including 381,117 (2024: 350,864) electricity and 6,337 (2024: 2,355) water connections) with a growth of 4.8% in the year, compared to 5.2% in the previous year. The growth is directly related to the build out of the Group’s order book from previous years.

The Group’s ongoing capital expenditure has been funded by ESPUG Finance Limited through a drawdown of £30m (2024: £20m) on the Capex Loan facility in the year.

Turnover has increased during the year due to a combination of the increase in connections, and electricity tariff increases from April 2025. Based on the current economic forecasts and given the competitive market conditions, expectations for 2026 are that turnover will continue to grow as the order book for both gas, electricity and water connections is installed.

The Group continues to expand its portfolio of assets through three main areas of activity. First, through the adoption of gas, electricity and water networks for newly built housing installed by Utility Infrastructure Providers (“UIPs”); second, through developing gas network extensions installed to connect existing properties previously not served by the national gas system (known as infill) and third, through adopting gas and electricity industrial and commercial (“I&C”) connections for commercial units.

The Group’s management actively nurture relationships with key partners to develop and strengthen relationships with Utility Infrastructure Providers (UIP’s) for gas, Independent Connection Providers (ICP’s) for electricity and Self Lay Providers (SLP’s) for water, to develop new housing networks as well as I&C market participants.

ESP Utilities Group Limited

Strategic report for the year ended 31 December 2025 (*continued*)

Review of the business (*continued*)

Principal risks and uncertainties

The market for the adoption of new housing networks is competitive and is price sensitive.

The availability of new housing connections from UIPs is dependent on the overall housing market, which is dependent upon a positive economic outlook.

The ownership and operation of gas pipelines represents approximately 31% (2024: 32%) of the Groups revenue. The Office of Gas and Electricity Markets (Ofgem) regulates the activities of the Company, including the transportation tariffs that the Company charges. In 2004 Ofgem introduced the Relative Price Control (RPC) mechanism. The purpose of RPC is to keep parity between the charges levied by Independent Gas Transporters (iGTs), including the Company, and the operators of the Gas Distribution Networks. RPC allows the Company to increase prices partly in line with the Retail Price Index (RPI). Therefore the Company's income will vary in accordance with RPI.

The Group also operates and maintains the meters connected to its gas pipelines. Metering income represents approximately 10% (2024: 9%) of the Group's revenue. The meter market in the UK has been open to competition since 2004 and over the next 4 years it is forecast that dumb meter revenue will materially decline as a consequence of the Government mandated smart meter roll out. However, the Group business model predicts an increase in the smart meter portfolio as new meters are installed with new connections going forward.

The ownership and operations of electricity connections represents 58% (2024: 58%) of the Group's revenue; the importance of this market is increasing each year as the market matures and more connections are installed on Independent Distribution Network Operator (iDNO) networks. Historically, electricity connections installed were adopted by the incumbent DNOs until 2001 when the market was opened to competition allowing iDNOs to adopt electricity connections. The regulatory changes in April 2010 to standardise the iDNOs' tariffs has opened up most of the market to competition, providing greater opportunities to iDNOs. As the market continues to mature it is expected that the iDNOs will obtain a similar market presence as the iGTs in the gas market.

The UK Government has laid legislation through the Future Homes and Buildings Standard, to prevent new residential gas connections being made in England and Wales to meet its legally binding net zero targets. The standard will come into effect in March 2027 with an additional 12-month transition period for buildings already under construction.

ESP Utilities Group Limited

Strategic report for the year ended 31 December 2025 (continued)

Directors' duties

The Directors of the Group, as those of all UK companies, must act in accordance with a set of general duties. These duties are detailed in section 172 of the UK Companies Act 2006 which is summarised as follows:

'A director of a company must act in the way they consider, in good faith, would be most likely to promote the success of the company for the benefit of its shareholders as a whole and, in doing so have regard (amongst other matters) to:

- The likely consequences of any decision in the long term;
- The interests of the company's employees;
- The need to foster the company's business relationships with suppliers, customers and others;
- The impact of the company's operations on the community and environment;
- The desirability of the company, maintaining a reputation for high standards of business conduct; and
- The need to act fairly as between shareholders of the company.'

As part of their induction, a Director is briefed on their duties and they can access professional advice on these. It is important to recognise that the Directors fulfil their duties partly through a governance framework that delegates day-to-day decision making to employees of the Group.

Risk Management

Consideration of risk is an integral part of how the Group operates on a daily basis and is part of any transactional appraisal. The Board also formally revisits the level of oversight and the monitoring of risks is reviewed by the Board on a regular basis.

Our People

As a relatively small Group with 162 (2024: 148) employees operating in one location, we recognise that our employees are fundamental to the success of the business and every single person's contribution counts. The health, safety and well-being of our employees is one of our primary considerations in the way we do business.

Business Relationships

Developing strong relationships with stakeholders is fundamental to the Group's strategy. ESP Utilities Group Limited (ESPUG) Directors have regular contact with our Customers to ensure we continue to understand their needs and can act as a partner to deliver growth. Engagement with the Regulator and Government Departments is a key priority which ESPUG undertakes bilaterally and as part of the Independent Networks Trade Association (the INA), which ESPUG also Chairs. Liaison with our key suppliers is through attendance at industry forums and working groups where modifications to sector codes are developed.

Community and Environment

The Directors are aware of the impact of the Group's operations on the community and environment. The Group is an active participant in the GRESB ESG benchmarking process and are committed to improving their compliance score.

Shareholders

As a Board of Directors, our intention is to behave responsibly toward our shareholders, working closely with them to deliver growth and add value. Key decisions are made in conjunction with shareholders, whose interests are represented by their three Board appointees.

ESP Utilities Group Limited

Strategic report for the year ended 31 December 2025 (continued)

Key decisions made in the year

Decision	Effect
Decision to invest in expanding ESP Heating During 2024 the Directors took the decision to enter the District Heating market as an alternative to gas heating. Following early success in winning several large sites in 2025, the Directors took the decision to further expand the ESP Heat team both to support further wins, and to manage connections already won as they go live.	
Shareholders	Add to the value of the business through secure long- term increase in revenues.
Employees	Increased profitability provides secure employment prospects, and increased job opportunities for employees.
Customers	A wider commercial offering strengthens our customers' ability to compete within the market, helping them to win business.

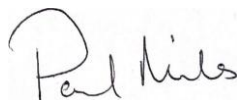
Decision	Effect
Decision to expand the in house legal team in order to insource easement work for new networks. During 2025 the Board recognised that the time taken to secure land easements was causing delays to new networks going live. This caused considerable frustration to both customers and employees. To remedy the problem the decision was taken to bring this in house, and recruit and develop a team to undertake the work, giving the Group more control over the process.	
Shareholders	Added value by improving the Groups competitive offering. Increased revenues from earlier energization of networks.
Employees	More opportunities for career progression assist with staff retention. Increased job satisfaction from helping customers to get networks live.
Customers	Reducing delays with land easements removes a pain point for customers and helps them energise sites efficiently.

Decision	Effect
Decision to increase company contribution to staff pensions During 2025 the Directors reviewed the level of employer contributions to staff pensions, recognising the increasing importance to staff of maximizing future retirement income. Following this review, an increase in the employer pension contribution from 5% to 6% was approved, effective from 1 st January 2026.	
Shareholders	Increasing contributions to staff pensions as part of the wider benefits package is a tax efficient way to improve the marketability of the Group as an employer and improves the retention of trained staff in a continued challenging recruitment market.
Employees	Increased employer pension contributions reduces the financial strain on staff to balance boosting retirement provision without impacting immediate income, improving staff wellbeing and loyalty.

Going Concern

The Directors have a reasonable expectation that the Group has adequate resources to continue operating for the foreseeable future and have prepared the consolidated financial statements on a going concern basis as set out in note 1.

Approved by the Board of Directors on 29th April 2026 and signed on its behalf by



Paul Miles
Director

ESP Utilities Group Limited

Report of the Directors for the year ended 31 December 2025

A review of the business and principal risks and uncertainties has been included with the Strategic report on page 1 & 2.

Post balance sheet events

On 16th February 2026 the working capital, capital expenditure and liquidity facilities in ESPUG Finance Limited were increased to combined £190m facility and renewed for a further 5 years. Since year end the Group has formed ESP Billing Limited and ESP ISNO Limited to support future growth. Both companies are 100% owned by ESPUG Finance Limited.

Directors

The Directors of the Company throughout the year at the date of this report were:

Justin Barter (appointed 1 January 2026)
Anna Dellis
Miriam Greenwood (appointed 1 January 2025)
Simon Lees
Simon Loh
Liam McAvoy (appointed 1 January 2025)
Paul Miles
Kevin O'Connor
Bernardo Sottomayor
Victoria Spiers
Yaadvinder Virdee
Peter Whittaker (resigned 31 December 2025)

Directors' duties

Information on directors' duties has been included in the strategic report on page 3.

Dividend

A dividend of £39,300,000 was voted during the year (2024: £32,400,000). A dividend of £36,000,000 was paid during the year (2024: £30,725,000). A dividend of £39,500,000 was received during the year (2024: £16,200,000).

Financial instruments

Liquidity risk and cash flow risk

The Company holds financial instruments to finance its operations. Operations are financed by a mixture of retained profits and parent company loans. The Group has £21,696,000 (2024: £2,195,000) of debt outstanding with its parent company. The directors have controls in place to manage cash flow and maintain interest payments.

Credit risk

Credit risk arises principally from the Group's trade and other receivables. Management review all debtors for impairment and are comfortable that all un-provided debts are fully recoverable.

Price risk

The Group's balance sheet and statement of comprehensive income is exposed to changes in its transportation tariffs, which are regulated by Ofgem – as disclosed in the Strategic report under principal risks and uncertainties.

ESP Utilities Group Limited

Report of the Directors for the year ended 31 December 2025 (continued)

Directors' indemnities

The Company maintains directors' and officers' liability insurance, which gives appropriate cover for any legal action brought against its directors. The Company has also granted indemnities to each of its directors to the extent permitted by law. Qualifying third party indemnity provisions (as defined in Section 234 of the Act) were in force during the year ended 31 December 2025 and remain in force, in relation to certain losses and liabilities that the directors may incur to third parties in the course of acting as directors or employees of the Company. Neither the Company's indemnity nor its insurance provides cover in the event that a director is proven to have acted dishonestly or fraudulently. This indemnity exists for all companies within the Group.

Energy and carbon disclosures

No SECR reporting has been presented for the Company as this information is included in the consolidated accounts of Zoom Holding Limited (company number 05777758), which can be obtained from Companies House.

Likely future developments in the business of the Company

Information on likely future developments in the business of the Company has been included in the Strategic Report on page 1 & 2.

Auditor

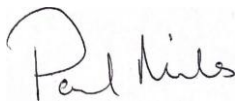
A resolution to reappoint Deloitte LLP will be proposed at the next Annual General Meeting.

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

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

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006

Approved by the Board of Directors on 29th April 2026 and signed on its behalf by



Paul Miles
Director

ESP Utilities Group Limited

Directors' responsibilities statement for the year ended 31 December 2025

Directors' responsibilities

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

Company law requires the Directors to prepare financial statements for each financial year. Under that law the Directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law), including FRS 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland". Under company law the Directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Group for that period.

In preparing these financial statements, the Directors are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and accounting estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities. The directors are responsible for the maintenance and integrity of the corporate and financial information included on the company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

ESP Utilities Group Limited

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ESP UTILITIES GROUP LIMITED

Report on the audit of the financial statements

Opinion

In our opinion the financial statements of ESP Utilities Group Limited (the 'parent company') and its subsidiaries (the 'group'):

- give a true and fair view of the state of the group's and of the parent company's affairs as at 31 December 2025 and of the group's profit for the year then ended;
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland"; and
- have been prepared in accordance with the requirements of the Companies Act 2006.

We have audited the financial statements which comprise:

- the consolidated statement of comprehensive income;
- the consolidated and parent company balance sheets;
- the consolidated and parent company statements of changes in equity;
- the consolidated cash flow statement;
- the statement of accounting policies; and
- the related notes 1 to 21.

The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards, including Financial Reporting Standard 102 "The Financial Reporting Standard applicable in the UK and Republic of Ireland" (United Kingdom Generally Accepted Accounting Practice).

Basis for opinion

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

We are independent of the group and the parent company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the Financial Reporting Council's (the 'FRC's') Ethical Standard, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Conclusions relating to going concern

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

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 group's and parent 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.

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 the information included in the annual report, other than the financial statements and our auditor's report thereon. The directors are responsible for the other information contained within the annual report. Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

ESP Utilities Group Limited

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ESP UTILITIES GROUP LIMITED (CONT)

Our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the course of the audit, or otherwise appears to be materially misstated. If we identify such material inconsistencies or apparent material misstatements, we are required to determine whether this gives rise to a material misstatement in the financial statements themselves. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of directors

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

In preparing the financial statements, the directors are responsible for assessing the group's and the parent 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 group or the parent company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial statements

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

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

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

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

We considered the nature of the group's industry and its control environment, and reviewed the group's documentation of their policies and procedures relating to fraud and compliance with laws and regulations. We also enquired of management and the directors about their own identification and assessment of the risks of irregularities, including those that are specific to the group's business sector.

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

- had a direct effect on the determination of material amounts and disclosures in the financial statements. These included UK Companies Act, tax legislation; and
- do not have a direct effect on the financial statements but compliance with which may be fundamental to the group's ability to operate or to avoid a material penalty.

We discussed among the audit engagement team relevant internal specialists regarding the opportunities and incentives that may exist within the organisation for fraud and how and where fraud might occur in the financial statements.

ESP Utilities Group Limited

INDEPENDENT AUDITOR'S REPORT TO MEMBERS OF ESP UTILITIES GROUP LIMITED (CONT)

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:

- reviewing financial statement disclosures by testing to supporting documentation to assess compliance with provisions of relevant laws and regulations described as having a direct effect on the financial statements;
- performing analytical procedures to identify any unusual or unexpected relationships that may indicate risks of material misstatement due to fraud;
- enquiring of management concerning actual and potential litigation and claims, and instances of non-compliance with laws and regulations; and
- reading minutes of meetings of those charged with governance and reviewing correspondence with HMRC, Ofgem and Ofwat.

Report on other legal and regulatory requirements

Opinions on other matters prescribed by the Companies Act 2006

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

In the light of the knowledge and understanding of the group and of the parent company and their environment obtained in the course of the audit, we have not identified any material misstatements in the strategic report or the directors' report.

Matters on which we are required to report by exception

Under the Companies Act 2006 we are required to report in respect of the following matters if, in our opinion:

- adequate accounting records have not been kept by the parent company, or returns adequate for our audit have not been received from branches not visited by us; or
- the parent company financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in respect of these matters.

Use of our report

This report is made solely to the company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the company and the company's members as a body, for our audit work, for this report, or for the opinions we have formed.



Lindsey Mehrer FCA (Senior statutory auditor)
For and on behalf of Deloitte LLP
Statutory Auditor
London, United Kingdom
29 April 2026

ESP Utilities Group Limited

Consolidated statement of comprehensive income for the year ended 31 December 2025

	Note	2025 £'000	2024 £'000
Turnover	3	169,237	159,200
Cost of sales		(80,398)	(80,171)
Gross profit		88,839	79,029
Administrative expenses		(28,415)	(20,596)
Group operating profit	4	60,424	58,433
Interest payable and similar charges	7	(20,423)	(13,833)
Interest receivable and similar income	8	1,236	2,103
Profit on ordinary activities before taxation		41,237	46,703
Taxation on profit on ordinary activities	9	(7,508)	(10,536)
Profit for the financial year		33,729	36,167

The statement of comprehensive income has been prepared on the basis that all operations are continuing operations. There were no items of other comprehensive income in the current and prior year.

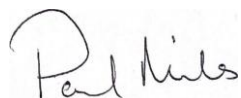
The notes on pages 17 to 31 form part of these financial statements.

ESP Utilities Group Limited

Consolidated balance sheet as at 31 December 2025

	Note	2025 £'000	2025 £'000	2024 £'000	2024 £'000
Fixed assets					
Tangible assets	12		535,237		500,214
Current assets					
Debtors	13	23,936		24,731	
Cash at bank and in hand		53,618		46,791	
		<u>77,557</u>		<u>71,522</u>	
Creditors: amounts falling due within one year	14	(74,438)		(65,018)	
Net current assets			3,116		6,504
Total assets less current liabilities			538,353		506,718
Creditors: amounts falling due after more than one year	15		(504,289)		(473,996)
Deferred tax liability	17		(44,282)		(37,369)
Net (liabilities)			(10,218)		(4,647)
Capital and reserves					
Called up share capital	19		156,426		156,426
Profit and loss account			(166,644)		(161,073)
Equity shareholder funds			(10,218)		(4,647)

The financial statements were approved by the Board of Directors and authorised for issue on 29 April 2026 and were signed on its behalf by:



Paul Miles
Director

The notes on pages 17 to 31 form part of these financial statements.

ESP Utilities Group Limited

Consolidated statement of changes in equity for the year ended 31 December 2025

	Share capital 2025 £'000	Profit and loss account 2025 £'000	Total equity 2025 £'000	Share capital 2024 £'000	Profit and loss account 2024 £'000	Total equity 2024 £'000
1 January	156,426	(161,073)	(4,647)	156,426	(164,840)	(8,414)
Comprehensive income for the year						
Profit for the year	-	33,729	33,729	-	36,167	36,167
Total comprehensive income for the year	-	33,729	33,729	-	36,167	36,167
Contributions by and distributions to owners						
Dividends paid	-	(39,300)	(39,300)	-	(32,400)	(32,400)
Total contributions by and distributions to owners	-	(39,300)	(39,300)	-	(32,400)	(32,400)
31 December	156,426	(166,644)	(10,218)	156,426	(161,073)	(4,647)

The notes on pages 17 to 31 form part of these financial statements.

ESP Utilities Group Limited

Consolidated statement of cash flows for the year ended 31 December 2025

	Note	2025 £'000	2024 £'000
Cash flows from operating activities			
Profit for the financial year		33,729	36,167
Adjustments for:			
Depreciation, amortisation and impairment of fixed assets	11	13,398	12,319
Net interest payable		19,187	11,731
Taxation expense	9	7,508	10,536
Increase/(Decrease) in trade and other debtors		809	(7,762)
Increase in trade creditors		9,433	8,801
Loss/(Gain) on disposal of tangible assets		272	(80)
Cash generated by operations		84,336	71,712
Dividends paid		(39,300)	(32,400)
Taxation paid		-	883
Net cash generated from operating activities		45,036	40,195
Cash flows from investing activities			
Proceeds from sale of tangible fixed assets		113	182
Purchases of tangible fixed assets	11	(50,076)	(52,785)
Interest received		1,236	2,103
Net cash used in investing activities		(48,727)	(50,500)
Cash flows from financing activities			
Capex loan advanced		30,000	20,000
Debt issue costs incurred		-	(142)
Finance costs paid		(19,345)	(19,691)
Repayment of obligations under lease liabilities		(137)	(232)
Net cash generated from financing activities		10,518	(65)
Net increase/(decrease) in cash and cash equivalents		6,827	(10,370)
Cash and cash equivalents at beginning of year		46,791	57,161
Cash and cash equivalents at end of year		53,618	46,791
Cash and cash equivalents comprise:			
Cash at bank and in hand		53,618	46,791
Bank overdrafts		-	-
		53,618	46,791

The notes on pages 17 to 31 form part of these financial statements.

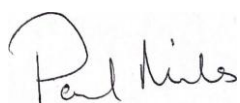
ESP Utilities Group Limited

Company balance sheet as at 31 December 2025

	Note	2025 £'000	2025 £'000	2024 £'000	2024 £'000
Fixed assets					
Investments	12		511,705		511,705
Current assets					
Debtors	13	18,590		18,597	
Cash at bank and in hand		19,833		16,566	
		<u>38,423</u>		<u>35,163</u>	
Creditors: amounts falling due within one year	14	(42,356)		(39,055)	
Net current assets			(3,933)		(3,892)
Total assets less current liabilities			507,772		507,813
Creditors: amounts falling due after more than one year	15		-		-
Net assets			507,772		507,813
Capital and reserves					
Called up share capital	19		156,426		156,426
Profit and loss account			351,346		351,387
Equity shareholder funds			<u>507,772</u>		<u>507,813</u>

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own statement of comprehensive income in these financial statements. The Company has made a profit for the financial year of £39,259,000 (2024: £31,985,000).

The financial statements were approved by the Board of Directors and authorised for issue on 29 April 2026.



Paul Miles
Director

The notes on pages 17 to 31 form part of these financial statements.

ESP Utilities Group Limited

Company statement of changes in equity for the year ended 31 December 2025

	Share capital 2025 £'000	Profit and loss account 2025 £'000	Total equity 2025 £'000	Share capital 2024 £'000	Profit and loss account 2024 £'000	Total equity 2024 £'000
1 January	156,426	351,387	507,813	156,426	351,802	508,228
Comprehensive profit for the year						
Profit for the year	-	39,259	39,259	-	31,985	31,985
Total comprehensive profit for the year	-	39,259	39,259	-	31,985	31,985
Contributions by and distributions to owners						
Dividends paid	-	(39,300)	(39,300)	-	(32,400)	(32,400)
Total contributions by and distributions to owners	-	(39,300)	(39,300)	-	(32,400)	(32,400)
31 December	156,426	351,346	507,772	156,426	351,387	507,813

The notes on pages 17 to 31 form part of these financial statements.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025

1 Accounting policies

ESP Utilities Group Limited is a private company, limited by shares, incorporated in England & Wales under the Companies Act. The registered office is First Floor Kings Court, 41-51 Kingston Road, Leatherhead KT22 7SL. The principal activities of the Group are detailed in page 1 of the Strategic Report.

The financial statements have been prepared in accordance with FRS 102, the Financial Reporting Standard applicable in the United Kingdom and the Republic of Ireland. The financial statements are prepared in sterling, which is the functional currency of the company. Monetary amounts in these financial statements are rounded to the nearest £1,000.

The financial statements have been prepared under the historical cost convention, modified to include certain items at fair value, and in accordance with Financial Reporting Standard 102 (FRS 102) issued by the Financial Reporting Council.

The preparation of financial statements in compliance with FRS 102 requires the use of certain critical accounting estimates. It also requires Group management to exercise judgement in applying the Group's accounting policies (see note 2).

Basis of preparation

Parent company disclosure exemptions

In preparing the separate financial statements of the parent company, advantage has been taken of the following disclosure exemptions available in FRS 102:

- Only one reconciliation of the number of shares outstanding at the beginning and end of the period has been presented as the reconciliations for the Group and the parent company would be identical;
- No cash flow statement has been presented for the parent company;
- The requirements in Section 33 Related Party Disclosures, to disclose related party transactions entered into between two or more members of a group, provided that any subsidiary which is a party to the transaction is wholly owned by such a member;
- Disclosures in respect of the parent company's financial instruments have not been presented as equivalent disclosures have been provided in respect of the Group as a whole; and
- No disclosure has been given for the aggregate remuneration of the key management personnel of the parent company as their remuneration is included in the totals for the Group as a whole.

The following principal accounting policies have been applied:

Going concern

The financial statements have been prepared on a going concern basis. The Group is dependent for its working capital on funds provided to it by Zoom Holding Limited, a fellow Group undertaking. This group undertaking has confirmed it will not seek repayment of amounts outstanding to the extent that to do so would prevent the Company being able to meet its liabilities as they fall due in the twenty month period from the date of approving these financial statements. This should enable the Company to continue in operational existence for the foreseeable future by meeting its liabilities as they fall due for payment.

On 6 October 2017 ESPUG Finance Limited entered into loan note agreements to refinance the Group's external debt borrowings. The facilities consist of lenders providing up to £554m of private loan placements, working capital, capital expenditure and liquidity facilities. The external private loan placements have maturities of ten, fifteen and twenty years at fixed rates of interest, as shown in note 14. These loans have an investment grade credit rating of Baa2 from Moody's Investor Services.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (*continued*)

1 Accounting policies (*continued*)

The Directors have considered and reviewed projections and cash flow forecasts that cover the period to fifteen months from the date of approval of these financial statements. In addition, stress cash flows have been prepared at Zoom Holding Limited level to assess any impact on the business from higher interest rates, current cost of living pressure, and a challenging UK housebuilding market including reductions in forecast new connections and reductions to forecast EBITDA. The Directors do not believe there will be any material financial or operational impact from these in the future.

Based on this, the Group and Company will have adequate resources to continue in operational existence for the foreseeable future. On this basis the Directors believe it is appropriate to present the accounts on a going concern basis.

The financial statements do not include any adjustments that would result from the basis of preparation being inappropriate.

Basis of consolidation

The consolidated financial statements present the results of ESP Utilities Group Limited and its subsidiaries as if they formed a single entity. Intercompany transactions and balances between these group companies are therefore eliminated in full.

The consolidated financial statements incorporate the results of business combinations using the purchase method. New asset purchases are initially recorded at cost and subsequently depreciated over their estimated useful life. In the statement of financial position, the acquiree's identifiable assets, liabilities and contingent liabilities are initially recognised at their fair values at the acquisition date. The results of acquired operations are included in the consolidated statement of comprehensive income from the date on which control is obtained. They are deconsolidated from the date control ceases.

Revenue

Gas revenue represents the amount (excluding value added tax) derived from the provision of gas transportation and measurement for gas suppliers, on the basis of actual or estimated volumes delivered in the financial period. Rental income of metering equipment is recognised for rental periods covered by the financial statements. Income from the transport of gas through the Group's pipelines is measured at the fair value of the consideration received or receivable, net of returns and discounts.

Electricity revenue represents the amount (excluding value added tax) derived from the provision of electricity consumption recognised on the basis of actual or estimated consumption in the financial period. Income from the distribution of electricity through the Company's cables is measured at the fair value of the consideration received or receivable, net of returns and discounts.

Water revenue represents the amount (excluding value added tax) derived from the supply of water and sewerage services to residential and commercial customers, on the basis of actual or estimated volumes delivered in the financial period. Income from the transport of water and sewerage using the Company's infrastructure is measured at the fair value of the consideration received or receivable, net of returns and discounts.

All revenue arises solely within the United Kingdom.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (*continued*)

1 Accounting policies (*continued*)

Tangible fixed assets

Tangible fixed assets are stated at historical cost less accumulated depreciation and any accumulated impairment losses. Historical cost includes expenditure that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

a) Depreciation

Depreciation is calculated so as to write off the cost of fixed assets by equal instalments over their estimated useful lives as follows:

Fixtures, fittings, tools & equipment	4 to 8 years
Gas networks	60 years
Motor vehicles	4 years
Meters	10 - 20 years
Electricity networks	60 years
Water networks	60 years
Leasehold Property	Life of the lease

b) Third party contributions

Contributions, from owner-occupiers of premises, which partly offset the capital expenditure on the infill networks, are received at the time of initial connection. These receipts are treated as deferred income and released to turnover in the statement of comprehensive income, over the useful life of the related assets.

Impairment of fixed assets and cost of investment

Assets that are subject to depreciation or amortisation are assessed at each reporting date to determine whether there is any indication that the assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset (or cash-generating unit ("CGU") to which the asset has been allocated) is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's (or CGU's) fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flow (CGUs). Non-financial assets that have been previously impaired are reviewed at each reporting date to assess whether there is any indication that the impairment losses recognised in prior periods may no longer exist or may have decreased.

Consideration has been given to the future of the Group's gas networks in the context of the goal for decarbonisation of heat by 2050 and the conclusion is that given recent clear progress in the development of technology to re-purpose the existing gas networks to hydrogen, it is still reasonable to estimate a useful economic life for our gas networks of 60 years. This is in line with other gas network operators.

Investments

Investments are stated at cost less amounts written off where the directors believe that there is a permanent diminution of value.

Employee Benefits

The Group operates a defined contributions pension scheme. Contributions to the scheme are charged to the statement of comprehensive income in the period in which they become payable. The assets of the scheme are held separately in an independently administered fund.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (*continued*)

1 Accounting policies (*continued*)

c) Third party contributions

Contributions, from owner-occupiers of premises, which partly offset the capital expenditure on the infill networks, are received at the time of initial connection. These receipts are treated as deferred income and released to turnover in the statement of comprehensive income, over the useful life of the related assets.

Impairment of fixed assets and cost of investment

Assets that are subject to depreciation or amortisation are assessed at each reporting date to determine whether there is any indication that the assets are impaired. Where there is any indication that an asset may be impaired, the carrying value of the asset (or cash-generating unit ("CGU") to which the asset has been allocated) is tested for impairment. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's (or CGU's) fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flow (CGUs). Non-financial assets that have been previously impaired are reviewed at each reporting date to assess whether there is any indication that the impairment losses recognised in prior periods may no longer exist or may have decreased.

Consideration has been given to the future of the Group's gas networks in the context of the goal for decarbonisation of heat by 2050 and the conclusion is that given recent clear progress in the development of technology to re-purpose the existing gas networks to hydrogen, it is still reasonable to estimate a useful economic life for our gas networks of 60 years. This is in line with other gas network operators.

Investments

Investments are stated at cost less amounts written off where the directors believe that there is a permanent diminution of value.

Employee Benefits

The Group operates a defined contributions pension scheme. Contributions to the scheme are charged to the statement of comprehensive income in the period in which they become payable. The assets of the scheme are held separately in an independently administered fund.

Finance costs

Finance costs are charged to the statement of comprehensive income over the term of the debt so that the amount charged is at a constant rate on the carrying amount. Finance costs include issue costs that are initially recognised as a reduction in the proceeds of the associated capital instrument and movements in the fair value of non-basic debt instruments.

Leased assets: Lessee

At inception the company assesses agreements that transfer the right to use assets. The assessment considers whether the arrangement is, or contains, a lease based on the substance of the arrangement.

Leases of assets that transfer substantially all the risks and rewards incidental to ownership are classified as finance leases. Finance leases are capitalised at commencement of the lease as assets at the fair value of the lease asset or, if lower, the present value of the minimum lease payments calculated using the interest rate implicit in the lease. Where the implicit rate cannot be determined, the groups' incremental borrowing rate is used. Incremental direct costs, incurred in negotiating and arranging the lease, are included in the cost of the asset.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (*continued*)

1 Accounting policies (*continued*)

Assets are depreciated over the shorter of the lease term and the estimated useful life of the asset. Assets are assessed for impairment at each reporting date.

The capital element of lease obligations is recorded as a liability on inception of the arrangement. Lease payments are apportioned between capital repayment and finance charge, using the effective interest rate method, to produce a constant rate of charge on the balance of the capital repayments outstanding.

Current and deferred taxation

The tax expense for the period comprises current and deferred tax. Tax is recognised in the statement of comprehensive income, except that a change attributable to an item of income or expense recognised as other comprehensive income or to an item recognised directly in equity is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated on the basis of tax rates and laws that have been enacted or substantively enacted by the reporting date in the countries where the Company's subsidiaries operate and generate taxable income.

Deferred balances are recognised in respect of all timing differences that have originated but not reversed by the balance sheet date, except:

- The recognition of deferred tax assets is limited to the extent that is probable that they will be recovered against the reversal of deferred tax liabilities or other future taxable profits; and
- Any deferred tax balances are reversed if and when all conditions for retaining associated tax allowances have been met.
- Where timing differences relate to interests in subsidiaries and the Group can control their reversal and such reversal is not considered probable in the foreseeable future.

Deferred tax balances are not recognised in respect of permanent differences except in respect of business combinations, when deferred tax is recognised on the differences between the fair values of assets acquired and the future tax deductions available for them and the differences between the fair values of liabilities acquired and the amount that will be assessed for tax.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the reporting date.

Financial Assets

Financial assets, other than investments, are initially measured at transaction price (including transaction costs) and subsequently held at cost, less any impairment.

Financial liabilities and equity

Financial liabilities and equity instruments are classified according to the substance of the contractual arrangements entered into. Equity instruments issued by the Company are recorded at the fair value of cash or other resources received or receivable, net of transaction costs. Financial liabilities are initially measured at transaction price (including transaction costs), except for those financial assets classified as at fair value through profit or loss, which are initially measured at fair value (which is normally the transaction price excluding transaction costs), unless the arrangement constitutes a financing transaction. If an arrangement constitutes a financing transaction, the financial asset or financial liability is measured at the present value of the future payments discounted at a market rate of interest for a similar debt instrument.

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (continued)

1 Accounting policies (continued)

Debt instruments which comply with all of the condition of paragraph 11.9 of FRS 102 are classified as 'basic'. For debt instruments that do not meet the conditions of FRS 102.11.9, it is considered whether the debt instrument is consistent with the principle in paragraph 11.9A of FRS 102 in order to determine whether it can be classified as basic. Instruments classified as 'basic' financial instruments are subsequently measured at amortised cost using the effective interest method. Other debt instruments not meeting conditions of being 'basic' financial instruments are measured at fair value through profit or loss.

Reserves

The Group and Company's reserves are as follows:

- Called up share capital reserve represents the nominal value of shares issued.
- Profit and loss account represents cumulative profits or losses, net of dividends paid and other adjustments. The profit and loss account is wholly distributable.

Dividends

Equity dividends are recognised when they become legally payable. Interim equity dividends are recognised when paid. Final equity dividends are recognised when approved by the shareholders.

2 Judgements in applying accounting policies and key sources of estimation uncertainty

In preparing these financial statements, the Directors have made the following judgements:

- The phasing out of new connections of gas heated residential properties has been announced as part of the Future Homes Standard. Legislation to introduce the standard has been delayed but is expected to be brought before Parliament in mid 2026. The Directors anticipate there being a significant transition period to prevent unintended impacts to the housing market that will extend for several years and have planned accordingly to ensure the Group has the necessary capabilities to continue to adopt and maintain gas networks.

In preparing these financial statements, the Directors have determined the following key source of estimation uncertainty:

- All tangible fixed assets are depreciated over their useful lives. The actual lives of the assets and residual values are assessed annually and may vary depending on a number of factors. In re-assessing asset lives, factors such as technological innovation, product life cycles, Government policy on the future of gas networks and industry trends are taken into account.
- The most significant area of estimation uncertainty is the Group's use of the discounted cashflow methodology when assessing the parent company's investments where estimates regarding revenue growth and a suitable discount rate are made.

3 Analysis of Turnover

	2025 £'000	2024 £'000
Analysis by class of business:		
Gas transportation	48,676	50,306
Gas metering	15,866	14,833
Electricity distribution	102,573	93,081
Water & waste water	1,230	245
Release of deferred income on third party contributions	892	735
	<hr/>	<hr/>
	169,237	159,200
	<hr/>	<hr/>

The Group's revenue is generated in the United Kingdom (excluding Northern Ireland).

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

4 Operating profit

	2025	2024
	£'000	£'000
This is arrived at after charging:		
Depreciation of tangible fixed assets	13,398	12,319
Fees payable to the Company's auditor for the audit of the Company's annual accounts	10	10
Fees payable to the Company's auditor for other services	2	6
Fees payable to the Company's auditor for the audit of the subsidiaries pursuant to legislation	196	187
	<u>14,606</u>	<u>12,522</u>

5 Employees

	2025	2024
	£'000	£'000
Staff costs (including Directors) consist of:		
Wages and salaries	11,533	9,877
Social security costs	1,670	1,278
Cost of defined contribution pension scheme	1,072	906
	<u>14,275</u>	<u>12,061</u>

The average number of employees for the Group during the year was as follows:

	2025	2024
	Number	Number
Gas	73	62
Electricity	77	68
Water	8	7
	<u>157</u>	<u>137</u>

Company

The Company does not directly employ any individuals.

6 Directors' remuneration

	2025	2024
	£'000	£'000
Group		
Directors' emoluments	4,353	5,575
Group contributions to money purchase pension schemes	155	184
	<u>4,508</u>	<u>5,759</u>

There were eight paid directors during the period (2024: eight). Pension contributions are paid for five Directors in the year (2024: five).

ESP Utilities Group Limited

Notes forming part of the financial statements for the year ended 31 December 2025 (*continued*)

6 Directors' remuneration (continued)

The remuneration of the highest paid director who served during the period was as follows:

	2025	2024
	£'000	£'000
Directors' emoluments	1,377	1,907
Group contributions to money purchase pension schemes	-	-

Company

The Directors received no remuneration or fees in respect of their services to the Company for the year ended 31 December 2025 (2024: nil). The Directors are considered to be the only key management personnel. The directors who served during the year were employed by Zoom Holding Limited and other group companies, and were remunerated through these companies.

7 Interest payable and similar charges

	2025	2024
	£'000	£'000
Group loan interest	174	176
Loan note interest	19,692	18,562
Fair value losses/(gains) on financial instruments	373	(4,948)
Leasehold property interest	184	43
	20,423	13,833

8 Other interest receivable and similar income

	2025	2024
	£'000	£'000
Bank interest received	1,233	1,627
Other interest received	3	476
	1,236	2,103

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

9 Taxation on profit on ordinary activities

	2025 £'000	2025 £'000	2024 £'000	2024 £'000
<i>UK corporation tax</i>				
Current tax on profits of the year		595		11
Total current tax		595		11
<i>Deferred tax</i>				
Deferred tax current period	6,959		8,852	
Deferred tax prior period	(46)		1,673	
				10,525
Total tax charge		7,508		10,536

For further information on deferred tax balances see note 16.

Tax reconciliation

The current tax charge for the period is lower (2024: lower) than the standard rate of corporation tax in the UK of 25% (2024: 25%). The differences are explained below.

	2025 £'000	2024 £'000
Profit on ordinary activity before tax	41,237	46,703
Current tax at 25% (2024: 25%)	10,309	11,676
<i>Effects of:</i>		
Expenses not tax deductible	150	(60)
Prior year adjustment – deferred tax	(46)	1,672
Group relief claimed for nil consideration	(2,763)	(2,770)
Deferred tax not recognised	-	11
Other tax adjustments, reliefs and transfers	(142)	7
Total current tax charge	7,508	10,536

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

10 Parent company profit for the year

The Company has taken advantage of the exemption allowed under section 408 of the Companies Act 2006 and has not presented its own statement of comprehensive income in these financial statements. The Company has made a profit for the financial year of £39,259K (2024: £31,985K).

11 Tangible fixed assets

Group	Leasehold Property £'000	Electricity, Gas & Water Networks £'000	Meters £'000	Fixtures, fittings, tools and equipment £'000	Motor vehicles £'000	Total £'000
<i>Cost</i>						
At 1 January 2025	2,620	558,798	38,354	6,231	1,603	607,606
Additions	-	44,335	1,673	2,341	494	48,843
Disposals	(494)	-	(1,727)	(424)	(230)	(2,875)
At 31 December 2025	2,126	603,133	38,300	8,148	1,867	653,574
<i>Depreciation</i>						
At 1 January 2025	198	88,216	14,663	3,794	521	107,392
Charge for the year	212	9,753	2,435	604	394	13,398
Disposals	(198)	-	(1,727)	(356)	(172)	(2,453)
At 31 December 2025	212	97,969	15,371	4,042	743	118,337
<i>Net book value</i>						
At 31 December 2025	1,914	505,164	22,929	4,106	1,124	535,237
At 31 December 2024	2,422	470,582	23,691	2,437	1,082	500,214

The PP loan notes in the immediate subsidiary, ESPUG Finance Limited, are secured by an All Assets charge over the assets of the Group.

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

12 Fixed asset investments

Company

	Investment in subsidiaries £'000
Cost	
At 1 January 2025 and at 31 December 2025	511,705

The undertakings in which the Company has interest at the year-end are as follows:

Name	Country of incorporation or registration	Proportion of voting rights and ordinary share capital held	Nature of business
<i>ESPUG Finance Limited*</i>	<i>England & Wales</i>	<i>100%</i>	<i>Finance & holding company</i>
<i>E.S. Pipelines Limited</i>	<i>England & Wales</i>	<i>100%</i>	<i>Gas transport</i>
<i>ESP Electricity Limited</i>	<i>England & Wales</i>	<i>100%</i>	<i>Independent distribution network operator</i>
<i>ESP Water Limited</i>	<i>England & Wales</i>	<i>100%</i>	<i>Water company</i>
<i>ESP Water Retail Limited**</i>	<i>England & Wales</i>	<i>100%</i>	<i>Water company</i>

*Directly owned

** Non trading

The registered address for all investment is First Floor Kings Court, 41-51 Kingston Road, Leatherhead, KT22 7SL.

During the year ESP Connections Limited, ESP Networks Limited and ESP Pipelines Limited were struck off.

13 Debtors

	Group 2025	Group 2024	Company 2025	Company 2024
	£'000	£'000	£'000	£'000
Trade debtors	10,443	12,380	3	5
Amounts owed by Group undertakings	-	-	18,579	18,579
Other debtors	305	377	-	1
Prepayments and accrued income	13,175	11,974	8	12
Lease assets	13	-	-	-
	23,936	24,731	18,590	18,597

All debtors are due within one year.

The amounts owed by group undertakings relate to intercompany balances which do not bear interest and are repayable on demand.

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

14 Creditors: amounts falling due within one year

	Group 2025 £'000	Group 2024 £'000	Company 2025 £'000	Company 2024 £'000
Trade creditors	22,056	22,196	-	-
Loans due to Group undertakings	21,696	18,395	21,696	18,395
Loan interest due	2,457	2,362	-	-
Other amounts owed to Group undertakings	-	-	20,650	20,650
Taxation and social security	370	304	-	-
Other creditors	1,900	2,011	-	-
Corporation tax	594			
Accruals and deferred income	25,365	19,683	10	10
	<u>74,438</u>	<u>65,018</u>	<u>42,356</u>	<u>39,055</u>

Loans due to Group undertakings are currently attracting interest at a fixed rate of 8% (2024: fixed rate of 8%). The loan is repayable on demand.

15 Creditors: amounts falling due after more than one year

	Group 2025 £'000	Group 2024 £'000	Company 2025 £'000	Company 2024 £'000
Deferred income	30,350	30,783	-	-
Loan notes	421,670	420,871	-	-
Capex loan	50,000	20,000	-	-
Lease liabilities	2,269	2,342	-	-
	<u>504,289</u>	<u>473,996</u>	<u>-</u>	<u>-</u>

The deferred income relates to contributions, from owner-occupiers of premises, partly to offset the capital expenditure on the infill networks, which are received at the time of initial connection. These receipts are treated as deferred income and released to turnover in the statement of comprehensive income, over the useful life of the related assets.

The loan notes are secured by an All Assets charge over the assets of the Group, and are structured as follows: -

£54m at 2.69% Senior Secured Tranche A note due 6th October 2027
£85m at 3.05% Senior Secured Tranche B note due 6th October 2032
£60m at 6.67% Senior Secured Tranche A note due 19th October 2033
£30m at 2.116% Senior Secured note due 13 February 2035
£30m at 2.53% Senior Secured note due 30th June 2036
£85m at 3.35% Senior Secured Tranche C note due 6th October 2037
£30m at 2.736% Senior Secured note due 13 May 2041
£60m at 6.91% Senior Secured Tranche B note due 19th October 2043

£30m was drawn down against the £100m capital expenditure facility during 2025, leaving £50m available to draw on the facility. Interest is payable at Sonia +1.62%.

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

15 Creditors: amounts falling due after more than one year (*continued*)

The maturity of sources of debt finance is as follows:

Group	Loans and overdrafts 2025 £'000	Loans and overdrafts 2024 £'000
In one year or less, or on demand	50,000	-
In more than one year but not more than five years	54,000	74,000
In more than five years	367,670	366,871
	471,670	440,871

Lease liabilities

The future undiscounted minimum lease payments are as follows:

	Lease liabilities £'000	Lease Liabilities £'000
In one year or less, or on demand	183	243
In more than one year but not more than five years	1,461	1,359
In more than five years	1,825	2,199
	3,469	3,801

16 Financial instruments

The Group's financial instruments may be analysed as follows:

	Group 2025 £'000	Group 2024 £'000
Financial assets		
<i>measured at amortised cost:</i>		
Cash at bank	53,618	46,791
Trade debtors	10,443	12,380
Other debtors	305	377
Financial liabilities		
<i>measured at amortised cost:</i>		
Trade creditors	22,055	22,196
Loans due to Group undertakings	21,696	18,395
Loan note interest	2,457	2,362
Other creditors	1,748	2,011
Accruals	24,640	19,683
Lease liabilities	2,410	2,409
Loan notes	421,670	420,871
Capex loan	50,000	20,000

ESP Utilities Group Limited

Notes forming part of the financial statements
for the year ended 31 December 2025 (*continued*)

16 Financial instruments (*continued*)

	Group 2025 £'000	Group 2024 £'000
<i>measured at fair value through profit or loss</i>		
<i>The fair value of the loan notes is determined using a valuation technical that incorporates observable market data. The input used include interest rates which are classified as level 2 inputs.</i>		
Loan notes	46,424	46,000

17 Deferred tax liability

Group	Deferred taxation 2025 £'000	Deferred taxation 2024 £'000
At 1 January	37,369	26,844
Charged to profit or loss	6,913	10,525
	<u>44,282</u>	<u>37,369</u>
Deferred tax liabilities - Group		
	2025 £'000	2024 £'000
Difference between accumulated depreciation and amortisation and capital allowances	47,616	40,597
Other timing differences	(3,334)	(3,228)
	<u>44,282</u>	<u>37,369</u>

It is estimated that deferred tax liabilities arising on fixed assets will not reverse in the next accounting period.

18 Pensions

Defined contribution scheme

The amount recognised in the statement of comprehensive income as an expense in relation to the Group's defined contribution schemes is £1,072,000 (2024: £906,000). The balance outstanding at year end was £nil (2024: £nil).

19 Share capital

	2025 £'000	2024 £'000
<i>Authorised</i>		
160,000,000 ordinary shares of £1 each	160,000	160,000
<i>Allotted, called up and fully paid</i>		
156,425,518 ordinary shares of £1 each	156,426	156,426

ESP Utilities Group Limited

**Notes forming part of the financial statements
for the year ended 31 December 2025 (continued)**

20 Capital commitments

	Group 2025 £'000	Group 2024 £'000	Company 2025 £'000	Company 2024 £'000
Contracted but not provided for	247,739	199,789	-	-

Capital commitments are in respect of electricity, gas and water networks capital expenditure contracted but not provided for as at 31 December 2025.

21 Related party disclosures

The Group's immediate holding company is Zoom Gas Pipelines Limited, a company registered in England and Wales. The Group's ultimate holding company is Zoom Holding Limited, a company registered in England and Wales. The Group is ultimately controlled by 3i MIA LP, an English limited partnership, which is managed by 3i Investments plc. 3i Investments plc is wholly owned by 3i Group plc. The general partner of 3i MIA LP is 3i Managed Infrastructure GP (2017) LLP.

The largest group in which the results of the Group are consolidated is that headed by Zoom Holding Limited. A copy of these consolidated financial statements is available from Companies House.

The registered office of all Group companies is First Floor Kings Court, 41-51 Kingston Road, Leatherhead, KT22 7SL.

There are no related party transactions in the year, other than those with wholly owned group companies which are exempt from disclosure under FRS102.