

25 March 2025

OSB GROUP PLC
(the Company)

Notification of Transactions of Persons Discharging Managerial Responsibilities (PDMRs)

The Company notifies changes in the interests in the ordinary shares of Â£0.01 each of the Company of the PDMRs arising from awards that vested under the 2024 Deferred Share Bonus Plan (DSBP) on 21 March 2025. The 2024 DSBP was granted on 21 March 2024 at a price of Â£3.8613 per ordinary share being the average closing price of the ordinary shares for the three dealing days following the 2023 preliminary results announced on 14 March 2024.

Name	Number of DSBP Shares Vesting	Total number of Shares Sold	Total number of Shares Retained in Corporate Nominee Account
Jens Bech	19,382	19,382	0
Jason Elphick	17,267	8,144	9,123
Jon Hall	19,597	9,243	10,354
Victoria Hyde	20,859	9,839	11,020
Hasan Kazmi	19,921	9,396	10,525
Clive Komitzer	21,446	10,116	11,330
Lisa Odendaal	14,098	14,098	0
Richard Wilson	15,092	15,092	0

The following disclosures are made in accordance with Article 19 of the UK Market Abuse Regulation.

1. Details of the person discharging managerial responsibilities / person closely associated			
Name of natural person		Jens Bech	
2. Reason for the notification			
a. Position/status		Group Commercial Director	
b. Initial notification/amendment		Initial Notification	
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a. Full name of the entity		OSB GROUP PLC	
b. Legal Entity Identifier code		213800ZBKL9BHSL2K459	
4. Details of the transaction(s):			
a. Description of the financial instrument, type of instrument		Ordinary shares of £0.01 each	
Identification code		GB00BLDRH360	
b. Nature of Transaction		1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal	
c. Price(s) and Volume(s)		Price	Volume
		(1) Nil	19,382
		(2) £4.601982	19,382
d. Aggregated Information:		Aggregated volume	
		1. 19,382 2. 19,382	
		Aggregated price	

	1. Consideration Price: Nil 2. Total Sale Price: Â£89,195.62
e. Date of transaction	21 March 2025
f. Place of transaction	(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)

1. Details of the person discharging managerial responsibilities / person closely associated			
Name of natural person		Jason Elphick	
2. Reason for the notification			
c. Position/status		Group General Counsel and Company Secretary	
d. Initial notification/amendment		Initial Notification	
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a. Full name of the entity		OSB GROUP PLC	
b. Legal Entity Identifier code		213800ZBKL9BHSL2K459	
4. Details of the transaction(s):			
a. Description of the financial instrument, type of instrument		Ordinary shares of £0.01 each	
Identification code		GB00BLDRH360	
b. Nature of Transaction		1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal “ tax liability	
c. Price(s) and Volume(s)		Price	Volume
		(1) Nil	17,267
		(2) £4.601982	8,144
d. Aggregated Information:		Aggregated volume 1. 17,267 2. 8,144 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £37,478.54	
e. Date of transaction		21 March 2025	
f. Place of transaction		(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)	

1. Details of the person discharging managerial responsibilities / person closely associated	
Name of natural person	Jon Hall

2. Reason for the notification		
e. Position/status	Group Managing Director - Mortgages and Savings	
f. Initial notification/amendment	Initial Notification	
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a. Full name of the entity	OSB GROUP PLC	
b. Legal Entity Identifier code	213800ZBKL9BHSL2K459	
4. Details of the transaction(s):		
a. Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each	
Identification code	GB00BLDRH360	
b. Nature of Transaction	1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal of tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	19,597
	(2) £4.601982	9,243
d. Aggregated Information:	Aggregated volume (1) 19,597 (2) 9,243 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £42,536.12	
e. Date of transaction	21 March 2025	
f. Place of transaction	(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)	

1. Details of the person discharging managerial responsibilities / person closely associated		
Name of natural person	Victoria Hyde	
2. Reason for the notification		
g. Position/status	Chief Financial Officer	
h. Initial notification/amendment	Initial Notification	
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a. Full name of the entity	OSB GROUP PLC	
b. Legal Entity Identifier code	213800ZBKL9BHSL2K459	
4. Details of the transaction(s):		
a. Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each	

Identification code	GB00BLDRH360	
b. Nature of Transaction	1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal â€™ tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1)â€™ Nil	20,859
	(2)â€™ â€™4.601982	9,839
d. Aggregated Information:	Aggregated volume (1) 20,859 (2) 9,839 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: â€™45,278.90	
e. Date of transaction	21 March 2025	
f. Place of transaction	(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)	

1. Details of the person discharging managerial responsibilities / person closely associated		
Name of natural person		Hasan Kazmi
2. Reason for the notification		
i. Position/status		Group Chief Risk Officer
j. Initial notification/amendment		Initial Notification
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a. Full name of the entity		OSB GROUP PLC
b. Legal Entity Identifier code		213800ZBKL9BHSL2K459
4. Details of the transaction(s):		
a. Description of the financial instrument, type of instrument		Ordinary shares of £0.01 each
Identification code		GB00BLDRH360
b. Nature of Transaction		1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal “ tax liability
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	19,921
	(2) £4.601982	9,396
	Aggregated volume (1) 19,921 (2) 9,396	

d. Aggregated Information:	Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£43,240.22
e. Date of transaction	21 March 2025
f. Place of transaction	(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)

1. Details of the person discharging managerial responsibilities / person closely associated			
Name of natural person		Clive Kornitzer	
2. Reason for the notification			
k. Position/status		Group Chief Operating Officer	
l. Initial notification/amendment		Initial Notification	
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
a. Full name of the entity		OSB GROUP PLC	
b. Legal Entity Identifier code		213800ZBKL9BHSL2K459	
4. Details of the transaction(s):			
a. Description of the financial instrument, type of instrument		Ordinary shares of £0.01 each	
Identification code		GB00BLDRH360	
b. Nature of Transaction		1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal “ tax liability	
c. Price(s) and Volume(s)		Price	Volume
		(1) Nil	21,446
		(2) £4.601982	10,116
d. Aggregated Information:		Aggregated volume 1. 21,446 2. 10,116 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £46,553.65	
e. Date of transaction		21 March 2025	
f. Place of transaction		(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)	

1. Details of the person discharging managerial responsibilities / person closely associated		
Name of natural person		Lisa Odendaal
2. Reason for the notification		
m. Position/status		Group Chief Internal Auditor
n. Initial notification/amendment		Initial Notification
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a. Full name of the entity		OSB GROUP PLC
b. Legal Entity Identifier code		213800ZBKL9BHSL2K459
4. Details of the transaction(s):		
a. Description of the financial instrument, type of instrument		Ordinary shares of £0.01 each
Identification code		GB00BLDRH360
b. Nature of Transaction		1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal
c. Price(s) and Volume(s)		Price
		Volume
		(1) Nil
		14,098
		(2) £4.601982
		14,098
d. Aggregated Information:		Aggregated volume 1. 14,098 2. 14,098 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £64,878.74
e. Date of transaction		21 March 2025
f. Place of transaction		(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)

1. Details of the person discharging managerial responsibilities / person closely associated		
Name of natural person		Richard Wilson
2. Reason for the notification		
o. Position/status		Group Chief Credit Officer and MLRO
p. Initial notification/amendment		Initial Notification
3. Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor		
a. Full name of the entity		OSB GROUP PLC

b. Legal Entity Identifier code	213800ZBKL9BHSL2K459	
4. Details of the transaction(s):		
a. Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each	
Identification code	GB00BLDRH360	
b. Nature of Transaction	1. Acquisition of shares following the vesting of the 2024 DSBP 2. Disposal	
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	15,092
	(2) £4.601982	15,092
d. Aggregated Information:	Aggregated volume (1) 15,092 (2) 15,092 Aggregated price 1. Consideration Price: Nil 2. £69,453.11	
e. Date of transaction	21 March 2025	
f. Place of transaction	(1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON)	

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Notes to Editors

About OSB GROUP PLCs

OSB began trading as a bank on 1 February 2011 and was admitted to the main market of the London Stock Exchange in June 2014 (OSB.L). OSB joined the FTSE 250 index in June 2015. On 4 October 2019, OSB acquired Charter Court Financial Services Group plc and its subsidiary businesses. On 30 November 2020, OSB GROUP PLC became the listed entity and holding company for the OSB Group. The Group provides specialist lending and retail savings and is authorised by the Prudential Regulation Authority, part of the Bank of England, and regulated by the Financial Conduct Authority and Prudential Regulation Authority. The Group reports under two segments, OneSavings Bank and Charter Court Financial Services.