OSB GROUP PLC

(the Company)

Notification of Transactions of Persons Discharging Managerial Responsibilities (PDMRs)

The Company notifies the following changes in the interests in the ordinary shares of £0.01 each (Shares) of the Company of the Executive Directors and other PDMRs arising from awards granted under the Deferred Share Bonus Plan (DSBP) and Performance Share Plan (PSP) on 24 March 2025 (the Award Date). The number of Shares subject to the awards has been calculated by reference to the average closing share price of the Company over the three dealing days prior to the Award Date (£4.6093), discounted in the case of the PSP awards to reflect the absence of "dividend equivalents†applicable to the awards to arrive at a price of £3.5768.

The purpose of the DSBP is to facilitate the deferral of part of a participant's annual bonus into Shares. Awards to Executive Directors cannot be sold for at least three years after grant and awards to other PDMRs cannot be sold for at least one year after grant. DSBP awards will not be subject to performance conditions.Â

The PSP awards are based on a mixture of internal financial performance targets, risk-based measures, ESG measures and relative total shareholder return. The performance targets will be measured over three financial years with vesting in five equal tranches between three and seven years following the Award Date. Clawback and malus provisions apply to these awards.

Name	Number of Shares subject to award				
Executive Directors					
Â	DSBP	PSP	TOTAL		
Andrew Golding	58,629	281,913	340,542		
Victoria Hyde	31,283	169,145	200,428		
Other PDMRs	<u> </u>	<u>.</u>			
Jens Bech	21,266	98,811	120,077		
Jason Elphick	18,639	90,709	109,348		
Jon Hall	22,157	102,948	125,105		
Orlagh Hunt	10,103	97,852	107,955		
Hasan Kazmi	21,601	103,771	125,372		
Clive Kornitzer	24,493	112,663	137,156		
Lisa Odendaal	14,867	70,880	85,747		
Richard Wilson	16,364	78,614	94,978		

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

Name of natural person	Andrew Golding	
2. Reason for the notification	<u> </u>	
a. Position/status	Chief Executive Officer	
a. Initial notification/amendment	Initial Notification	
3. Details of the issuer, emission allowance market participant, a		er 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	Grant of awards	
c. Price(s) and Volume(s)	Price	Volume
.,	Nil	340,542
d. Aggregated Information:	Aggregated volume 340,542	<u> </u>

	Aggregated price Nil
e. Date of transaction	24 March 2025
f. Place of transaction	Outside a trading venue

Details of the person discharging massociated	anagerial responsibil	ities / person closely	
Name of natural person	Victoria Hyde		
2. Reason for the notification			
a. Position/status	Chief Financial Officer		
a. Initial notification/amendment	Initial Notification		
3. Details of the issuer, emission allowance man or auction monitor	rket participant, auctio	on platform, auctioneer	
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	0.01 each	
Identification code	GB00BLDRH360		
b. Nature of Transaction	Grant of awards		
c. Price(s) and Volume(s)	Price	Volume	
	Nil	200,428	
d. Aggregated Information:	Aggregated volume 200,428	•	
	Aggregated price Nil		
e. Date of transaction	24 March 2025		
f. Place of transaction	Outside a trading venue		

Details of the person discharging m associated	anagerial responsibilities / person closely
Name of natural person	Jens Bech
2. Reason for the notification	
a. Position/status	Group Commercial Director
a. Initial notification/amendment 3. Details of the issuer, emission allowance man	Initial Notification rket participant, auction platform, auctioneer
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	Grant of award	Grant of awards	
c. Price(s) and Volume(s)	Price	Volume	
	Nil	120,077	
d. Aggregated Information:	Aggregated v 120,077 Aggregated p Nil		
e. Date of transaction	24 March 2025		
f. Place of transaction	Outside a tradi	Outside a trading venue	

1. Details of the person	~ ~	managerial	responsibilities	/
person closely associate	ed			F

Name of natural person

Jason Elphick

2. Reason for the notification

a. Position/status

Group General Counsel and Company Secretary

a. 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 codeGB00BLDRH360b. Nature of TransactionGrant of awards

c. Price(s) and Volume(s) Price Volume

Nil 109,348

d. Aggregated Information: Aggregated volume

109,348

Aggregated price

Nil

e. Date of transaction 24 March 2025

f. Place of transaction Outside a trading venue

1. Details of the person discharging managerial responsibilities person closely associated

/ Â

Name of natural person Jon Hall

2. Reason for the notification

a. Position/status Group Managing Director, Mortgages and

Savings

Initial Notification

a. Initial notification/amendment

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 Ordinary shares of £0.01 each of instrument **Identification code** GB00BLDRH360 b. Nature of Transaction Grant of awards c. Price(s) and Volume(s) Price Volume 125,105 Nil Aggregated volume d. Aggregated Information: 125,105 Aggregated price

Nil

e. Date of transaction
f. Place of transaction

24 March 2025

Outside a trading venue

	Orlagh Hunt		
	1 5		
	Chief People Officer		
a. Initial notification/amendment		Initial Notification	
ket participant, auction platt	form, auctioneer or auction m	onitor	
	OSB GROUP PLC		
	213800ZBKL9BHSL2K459	9	
of instrument	Ordinary shares of £0.01 e	ach	
	GB00BLDRH360		
	Grant of awards		
	Price	Volume	
	Nil	107,955	
	Aggregated volume 107,955 Aggregated price Nil		
	Â Â		
responsibilities / person clos	sely associated	Â	
Hasan Kazmi		Â	
e of natural person Hasan Kazmi eason for the notification		Â	
Group Chief Risk Officer		Â	
Group Chief Risk Officer			
Initial Notification		Â	
	form, auctioneer or auction	Â Â	
	responsibilities / person clos	Chief People Officer Initial Notification Ret participant, auction platform, auctioneer or auction model of the participant, auction platform, auctioneer or auction model of the participant, auction platform, auctioneer or auction model of the participant, auctioneer of the participant, auctioneer or auction model of the participant, auctioneer of the par	

o. Legal Entity Identifier code	213800ZBKL9BHSL2K459		
. Details of the transaction(s):			
a. Description of the financial instrument, type of instrument	Ordinary shares of	£0.01 each	
dentification code	GB00BLDRH360		
o. Nature of Transaction	Grant of awards		
e. Price(s) and Volume(s)	Price	Volume	
	Nil	125,372	
l. Aggregated Information:	Aggregated volume 125,372 Aggregated price Nil		
e. Date of transaction	24 March 2025		
. Place of transaction	Outside a trading v	enue	
A Details of the person discharging managerial res		on closely associated	
Name of natural person	Clive Kornitzer		
2. Reason for the notification			
a. Position/status			
a. 1 Ostavii status	Group Chief Opera	ating Officer	
a. Initial notification/amendment	Initial Notification		
B. Details of the issuer, emission allowance market monitor	participant, auction	n platform, auctioneer or auction	
a. Full name of the entity	OSB GROUP PLC		
o. Legal Entity Identifier code	213800ZBKL9BH	ISL2K459	
1. Details of the transaction(s):			
n. Description of the financial instrument, type of instrument	Ordinary shares of	£0.01 each	
dentification code	GB00BLDRH360		
o. Nature of Transaction	Grant of awards		
e. Price(s) and Volume(s)	Price	Volume	
(-)	Nil	137,156	
l. Aggregated Information:	Aggregated volume 137,156 Aggregated price Nil		
	24 March 2025		
e. Date of transaction	24 IviaiCii 2023	Outside a trading venue	
c. Date of transaction C. Place of transaction		enue	
Place of transaction	Outside a trading v		
	Outside a trading v		
Place of transaction	Outside a trading v		
E. Place of transaction Â I. Details of the person discharging managerial res	Outside a trading vo Â sponsibilities / perso		
Place of transaction A Details of the person discharging managerial res Name of natural person	Outside a trading vo Â sponsibilities / perso	on closely associated	
E. Place of transaction Â I. Details of the person discharging managerial res Name of natural person E. Reason for the notification	Outside a trading when A sponsibilities / personal Lisa Odendaal	on closely associated	

a. Full name of the entity b. Legal Entity Identifier code	OSB GROUP P 213800ZBKL9F		
4. Details of the transaction(s):			Â
a. Description of the financial instrument, type of instrument	Ordinary shares	Â	
Identification code	GB00BLDRH36	0	Â
b. Nature of Transaction	Grant of awards	Â	
c. Price(s) and Volume(s)	Price Volume		Â
**	Nil	85,747	Â
d. Aggregated Information:	Aggregated vol 85,747 Aggregated pric Nil	Â	
e. Date of transaction	24 March 2025		Â
f. Place of transaction	Outside a trading	venue	Â
Â	Â		Â
1. Details of the person discharging managerial res	sponsibilities / per	son closely associated	Â
Name of natural person	Richard Wilson		Â
2. Reason for the notification	Â		
a. Position/status	Group Chief Cre	Â	
a. Initial notification/amendment	Initial Notification	Â	
3. Details of the issuer, emission allowance market monitor	t participant, auct	ion platform, auctioneer or auctio	n Â
a. Full name of the entity	OSB GROUP P	Â	
b. Legal Entity Identifier code	213800ZBKL9BHSL2K459		Â
4. Details of the transaction(s):			Â
a. Description of the financial instrument, type of instrument	Ordinary shares of £0.01 each		Â
Identification code	GB00BLDRH360		Â
b. Nature of Transaction	Grant of awards		Â
c. Price(s) and Volume(s)	Price	Volume	Â
e ineco ana voidings	Nil	94,978	Â
d. Aggregated Information:	Aggregated volume 94,978 Aggregated price Nil		Â
e. Date of transaction	24 March 2025		Â
f. Place of transaction	Outside a trading	venue	Â

Enquiries:

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 $\begin{array}{ccc} \text{Group Head of Governance \& Secretariat} & \hat{A} \\ \hat{A} & & \hat{A} \\ \text{Investor relations} & & \hat{A} \end{array}$

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Notes to Editors

About OSB GROUP PLC

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.