

26 March 2025

OSB GROUP PLC
(the Company)

Notification of Transactions of Persons Discharging Managerial Responsibilities (PDMRs)

The Company notifies changes in the PDMRs interests in the ordinary shares of Â£0.01 each Shares of the Company, arising from Awards that vested under the 2022 Deferred Share Bonus Plan (DSBP) and 2022 Performance Share Plan (PSP). The 2022 DSBP and PSP were granted on 23 March 2022 at a price of Â£5.5833 per ordinary share being the average closing price of the ordinary shares for the three dealing days leading up to the date of grant. 34.27 per cent of the PSP awards vested and a sufficient number of ordinary shares were sold to satisfy the tax liabilities. The net number of ordinary shares received by each PDMR are subject to a one year holding period.

Name	Number of DSBP Shares Vesting	Number of PSP Shares Vesting	Number of PSP Shares Forfeited	Total number of Shares Sold for tax	Total number of Shares Retained in Corporate Nominee Account
Executive Director					
Andy Golding	54,170	11,445	21,953	30,949	34,666
Other PDMRs					
Jens Bech	1,232	3,992	7,657	2,468	2,756
Jason Elphick	0	3,682	7,064	1,737	1,945
Jon Hall	0	3,989	7,652	1,882	2,107
Hasan Kazmi	2,630	4,212	8,081	3,229	3,613
Clive Kornitzer	1,482	4,365	8,375	2,762	3,085
Lisa Odendaal	0	2,877	5,520	1,358	1,519
Richard Wilson	0	3,191	6,122	1,506	1,685

The following notifications are made under Article 19 of the UK Market Abuse Regulation (UK MAR).

1. Details of the person discharging managerial responsibilities / person closely associated									
Name of natural person	Andrew Golding								
2. Reason for the notification									
a. Position/status	Chief Executive Officer								
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 Â£0.01 each								
Identification code	GB00BLDRH360								
b. Nature of Transaction	1. Acquisition of shares following the vesting of the 2022 DSBP 2. Disposal â€“ tax liability 3. Acquisition of shares following the vesting of the 2022 PSP vesting 4. Disposal â€“ tax liability								
c. Price(s) and Volume(s)	<table border="1"> <tr> <th>Price</th> <th>Volume</th> </tr> <tr> <td>(1) Nil</td> <td>54,170</td> </tr> <tr> <td>(2) Â£4.4871256448</td> <td>25,550</td> </tr> <tr> <td>(3) Nil</td> <td>11,445</td> </tr> </table>	Price	Volume	(1) Nil	54,170	(2) Â£4.4871256448	25,550	(3) Nil	11,445
Price	Volume								
(1) Nil	54,170								
(2) Â£4.4871256448	25,550								
(3) Nil	11,445								

	(4) Â Â£4.4871256448 5,399
d. Aggregated Information:	Aggregated volume <ol style="list-style-type: none"> 1. 54,170 2. 25,550 3. 11,445 4. 5,399 Aggregated price <ol style="list-style-type: none"> 1. Consideration Price: Nil 2. Total Sale Price: Â£114,646.06 3. Consideration Price: Nil 4. Total Sale Price: Â£24,225.99
e. Date of transaction	25 March 2025
f. Place of transaction	(1) and (3) Outside a trading venue (2) and (4) London Stock Exchange, Main Market (XLON)

1. Details of the person discharging managerial responsibilities / person closely associated			
Name of natural person		Jens Bech	
2. Reason for the notification			
c. Position/status		Group Commercial Director	
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 2022 DSBP 2. Disposal “ tax liability 3. Acquisition of shares following the vesting of the 2022 PSP 4. Disposal “ tax liability	
c. Price(s) and Volume(s)		Price	Volume
		(1) Nil	1,232
		(2) £4.4871256448	585
		(3) Nil	3,992
		(4) £4.4871256448	1,883
		Aggregated volume	
		1. 1,232 2. 585	

d. Aggregated Information:	3. 3,992 4. 1,883 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£2,624.97 3. Consideration Price: Nil 4. Total Sale Price: Â£8,449.26
e. Date of transaction	25 March 2025
f. Place of transaction	(1) and (3) Outside a trading venue (2) and (4) 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		
e. Position/status	Group General Counsel and Company Secretary	
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 2022 PSP 2. Disposal “ tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	3,682
	(2) £4.4871256448	1,737
d. Aggregated Information:	Aggregated volume	
	1. 2,630 2. 1,737	
	Aggregated price	
	1. Consideration Price: Nil 2. Total Sale Price: £7,794.14	

e. Date of transaction	25 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		
g. Position/status		Group Managing Director, Mortgages and Savings
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 2022 PSP 2. Disposal of tax liability
c. Price(s) and Volume(s)		Price
		Volume
		(1) Nil
		(2) £4.4871256448
d. Aggregated Information:		Aggregated volume 1. 3,989 2. 1,882 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £8,444.77
e. Date of transaction		25 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 2022 DSBP 2. Disposal “ tax liability 3. Acquisition of shares following the vesting of the 2022 PSP 4. Disposal “ tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	2,630
	(2) £4.4871256448	1,242
	(3) Nil	4,212
	(4) £4.4871256448	1,987
d. Aggregated Information:	Aggregated volume 1. 2,630 2. 1,242 3. 4,212 4. 1,987 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £5,573.01 3. Consideration Price: Nil 4. Total Sale Price: £8,915.92	
e. Date of transaction	25 March 2025	
f. Place of transaction	(1) and (3) Outside a trading venue (2) and (4) 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 2022 DSBP 2. Disposal “ tax liability 3. Acquisition of shares following the vesting of the 2022 PSP 4. Disposal “ tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1) Nil	1,482
	(2) £4.4871256448	703
	(3) Nil	4,365
	(4) £4.4871256448	2,059
d. Aggregated Information:	Aggregated volume 1. 1,482 2. 703 3. 4,365 4. 2,059	
	Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £3,154.45 3. Consideration Price: Nil 4. Total Sale Price: £9,238.99	
e. Date of transaction	25 March 2025	
f. Place of transaction	(1) and (3) Outside a trading venue (2) and (4) 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.Â Position/status	Group Chief Internal Auditor
n.Â 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 Â£0.01 each	
Identification code	GB00BLDRH360	
b. Nature of Transaction	1. Acquisition of shares following the vesting of the 2022 PSP. 2. Disposal â€™ tax liability	
c. Price(s) and Volume(s)	Price	Volume
	(1)Â Nil	2,877
	(2)Â Â£4.4871256448	1,358
d. Aggregated Information:	Aggregated volume 1. 2,877 2. 1,358 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£6,093.52	
e. Date of transaction	25 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 2022 PSP. 2. Disposal “ tax liability	
c. Price(s) and Volume(s)		Price	Volume
		(1) Nil	3,191
		(2) £4.4871256448	1,506
		Aggregated volume	

d. Aggregated Information:	1. 3,191 2. 1,506 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £6,757.61
e. Date of transaction	25 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.