

16 April 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 a Recruitment Award made under the Company's 2020 Deferred Share Bonus Plan (DSBP) and the 2021 Performance Share Plan (PSP).

The 2024 DSBP Recruitment Award was granted on 20 September 2024 at a price of Â£3.7087 being the average closing price of the Shares over the three Dealing Days prior to 2 September 2024. The 2021 PSP was granted on 15 April 2021 at a price of Â£4.9420 per share being the closing price on the Dealing Day prior to the date of grant.

| Name | Number of DSBP Shares Vesting | Number of PSP Shares Vesting after performance conditions tested | Total number of Shares Sold for tax | Total number of Shares Retained in Corporate Nominee Account |
|-----------------|-------------------------------|--|-------------------------------------|--|
| Andy Golding | 0 | 25,744 | 12,143 | 13,601 |
| Jens Bech | 0 | 9,067 | 4,277 | 4,790 |
| Jason Elphick | 0 | 7,196 | 3,394 | 3,802 |
| Orlagh Hunt | 1,961 | 0 | 928 | 1,033 |
| Hasan Kazmi | 0 | 7,701 | 3,633 | 4,068 |
| Clive Kornitzer | 0 | 9,820 | 4,632 | 5,188 |
| Lisa Odendaal | 0 | 6,291 | 2,968 | 3,323 |
| Richard Wilson | 0 | 6,253 | 2,950 | 3,303 |

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 £0.01 each | |
| Identification code | | GB00BLDRH360 | |
| b. Nature of Transaction | | 1. Acquisition of shares following the vesting of the 2021 PSP 2. Disposal of tax liability | |
| c. Price(s) and Volume(s) | | Price | Volume |
| | | (1) Nil | 25,744 |
| | | (2) £4.2715997308 | 12,143 |
| | | Aggregated volume | |

| | |
|-----------------------------------|--|
| d. Aggregated Information: | 1. 25,744 2. 12,143 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£51,870.04 |
| e. Date of transaction | 15 April 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 | | 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 2021 PSP 2. Disposal “ tax liability | |
| c. Price(s) and Volume(s) | | Price | Volume |
| | | (1) Nil | 9,067 |
| | | (2) £4.2715997308 | 4,277 |
| d. Aggregated Information: | | Aggregated volume 1. 9,067 2. 4,277 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £18,269.63 | |
| e. Date of transaction | | 15 April 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 | | |
| 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 2021 PSP 2. Disposal of tax liability |
| c. Price(s) and Volume(s) | | Price |
| | | Volume |
| | | (1) Nil 7,196 |
| | | (2) £4.2715997308 3,394 |
| d. Aggregated Information: | | Aggregated volume 1. 7,196 2. 3,394 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £14,497.81 |
| e. Date of transaction | | 15 April 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 | | Orlagh Hunt |
| 2. Reason for the notification | | |
| g. Position/status | | Chief People 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 Â£0.01 each | |
| Identification code | GB00BLDRH360 | |
| b. Nature of Transaction | 1. Acquisition of shares following the vesting of the Recruitment Award 2. Disposal â€™ tax liability | |
| c. Price(s) and Volume(s) | Price | Volume |
| | (1)Â Nil | 1,961 |
| | (2)Â Â£4.2715997308 | 928 |
| d. Aggregated Information: | Aggregated volume 1. 1,961 2. 928 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£3,964.04 | |
| e. Date of transaction | 15 April 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 2021 PSP 2. Disposal “ tax liability | |
| c. Price(s) and Volume(s) | Price | Volume |
| | (1) Nil | 7,701 |
| | (2) £4.2715997308 | 3,633 |
| | | |

| | |
|-----------------------------------|--|
| d. Aggregated Information: | Aggregated volume 1. 7,701 2. 3,633 |
| | Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: Â£15,518.72 |
| e. Date of transaction | 15 April 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 Â£0.01 each |
| Identification code | | GB00BLDRH360 |
| b. Nature of Transaction | | 1. Acquisition of shares following the vesting of the 2021 PSP 2. Disposal â€™ tax liability |
| c. Price(s) and Volume(s) | | Price |
| | | Volume |
| | | |
| | | (1) Â Nil 9,820 |
| | | (2) Â Â£4.2715997308 4,632 |
| d. Aggregated Information: | | Aggregated volume 1. 9,820 2. 4,632 |
| | | Aggregated price 1. Consideration Price: Nil |

| | |
|--------------------------------|--|
| | 2. Total Sale Price: £19,786.05 |
| e. Date of transaction | 15 April 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 2021 PSP 2. Disposal of tax liability | |
| c. Price(s) and Volume(s) | Price | Volume |
| | (1) Nil | 6,291 |
| | (2) £4.2715997308 | 2,968 |
| d. Aggregated Information: | Aggregated volume 1. 6,291 2. 2,968 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £12,678.11 | |
| e. Date of transaction | 15 April 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 2021 PSP 2. Disposal “ tax liability | |
| c. Price(s) and Volume(s) | Price | Volume |
| | (1) Nil | 6,253 |
| | (2) £4.2715997308 | 2,950 |
| d. Aggregated Information: | Aggregated volume 1. 6,253 2. 2,950 Aggregated price 1. Consideration Price: Nil 2. Total Sale Price: £12,601.22 | |
| e. Date of transaction | 15 April 2025 | |
| f. Place of transaction | (1) Outside a trading venue (2) London Stock Exchange, Main Market (XLON) | |

Enquiries:

| | |
|---|------------------|
| Dionne Mortley-Forde | t: 01634 848 944 |
| Group Head of Governance & Secretariat | Â |
| Â | Â |
| Investor relations | Â |
| Alastair Pate | |
| Group Head of Investor Relations | t: 01634 838973 |
| Email: osbrelations@osb.co.uk | |
| Â | Â |
| Brunswick | Â |
| Robin Wrench / Simone Selzer | t: 020 7404 5959 |

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.