

28 April 2025

OSB GROUP PLC
(the Company)

Notification of Transactions of Persons Discharging Managerial Responsibilities (PDMRs) and Persons Closely Associated (PCA)

The Company was notified that Jason Elphick (a PDMR) sold 7,205 ordinary shares of Â£0.01 each in the Company, on 28 April 2025. His PCA purchased 651 ordinary shares of Â£0.01 each in the Company on 28 April 2025.

The following notification made under Article 19 of the UK Market Abuse Regulation ("UK MAR") relates to a transaction by a PDMR in the shares of the Company.

1. Details of the person discharging managerial responsibilities / person closely associated		
Name of natural person	Jason Elphick	
2. Reason for the notification		
a. Position/status	Group General Counsel and Company Secretary	
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	Sale of 7,205 shares via nominee account	
c. Price(s) and Volume(s)	Price	Volume
	£4.675178	7,205
d. Aggregated Information:	Aggregated volume 7,205 Aggregated price £33,684.66	
e. Date of transaction	28 April 2025	
f. Place of transaction	London Stock Exchange, Main Market (XLON)	

1. Details of the person discharging managerial responsibilities / person closely associated	
Name of natural person	Louis Emmanuel Elphick
2. Reason for the notification	
c.Â Position/status	Son of Jason Elphick, Group General Counsel and Company Secretary
d.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 £0.01 each	
Identification code	GB00BLDRH360	
b. Nature of Transaction	Purchase of 651 shares	
c. Price(s) and Volume(s)	Price	Volume
	£4.6784	651
d. Aggregated Information:	Aggregated volume 651 Aggregated price £3,045.64	
e. Date of transaction	28 April 2025	
f. Place of transaction	London Stock Exchange, Main Market (XLON)	

Enquiries:

Dionne Mortley-Forde	t: 01634 848 944
Group Head of Governance & Secretariat	£
£	£
Investor relations	£
Alastair Pate	
Group Head of Investor Relations	t: 01634 838973
Email: osbrelations@osb.co.uk	
£	£
Brunswick	£
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.