OSB Group plc
Investor Factbook
Interim results 2025

OSB Group today

#1 Specialist lender
- UK largest independent specialist Buy-to-Let lender[1]
- Holistic lending strategy with deep experience in Specialist residential, Commercial, Asset finance, Residential development and Bridging
- Nearly 19,000 active broker partners

Multi channel funding platform
- Two established retail savings brands with high retention levels: 92% for KR and 83% for CSB
- Over 158k savings accounts added in H1'25
- Funding diversification through wholesale and central bank funding including 26 securitisations since 2013 worth £13.5bn

Unique operating model
- c.1000 highly-skilled colleagues our fully integrated subsidiary OSBIndia
- Strong record of customer service: high retail savings NPS: +67 for KR and +51 for CSB
- 5-year transformation programme is in its third year and provides a foundation for future efficiencies

1. UK Finance, Value of BTL gross lending, July 2025

H1'25 financial highlights

Disciplined lending

1.2%
Net loan book growth
H1'24: 1.4%

69%
Buy-to-Let as a proportion of loan book
FY'24: 70%

£337m
Net interest income
(5)% vs H1'24

230bps
Net interest margin
(7)bps vs H1'24

2bps
Loan loss ratio
H1'24: (4)bps

Cost discipline to create capacity for investment

0.4%
Growth in core administrative expenses

40.3%
Cost to income ratio
H1'24: 34.8%

0.88%
Management expense ratio
H1'24: 0.83%

Ongoing focus on RoTE and capital returns

£192.3m
Profit before tax
(20)% vs H1'24

37.3p
Earnings per share
(16)% vs H1'24

13.7%
Return on tangible equity
H1'24: 17.4%

540p
TNAV per share
+4% vs H1'24

11.2p
Interim dividend per share
+5% vs H1'24

£38m
of £100m buyback repurchased to date[1]

On track for 2025 guidance in our first transition year

1. As at market close on 18 August 2025

A reminder of our plan

Building on the strengths that have delivered success
- Relationships with intermediaries and borrowers with proven capability to grow
- Credit expertise in a wide range of specialist secured lending segments

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Transforming the way we operate our business
- We are building our new leading technology platform
- Efficient growth without expanding headcount

Driving growth and diversification
- Accelerated growth in lending, optimising risk adjusted returns
- Speed to market for lending and savings products taking advantage of opportunities

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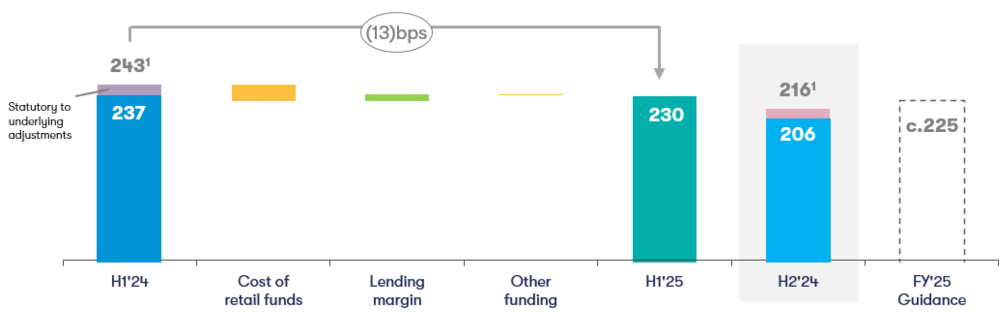
#1 Specialist lender
- Improving RoTE and Net Interest Margin
- Positive cost jaws with operational leverage

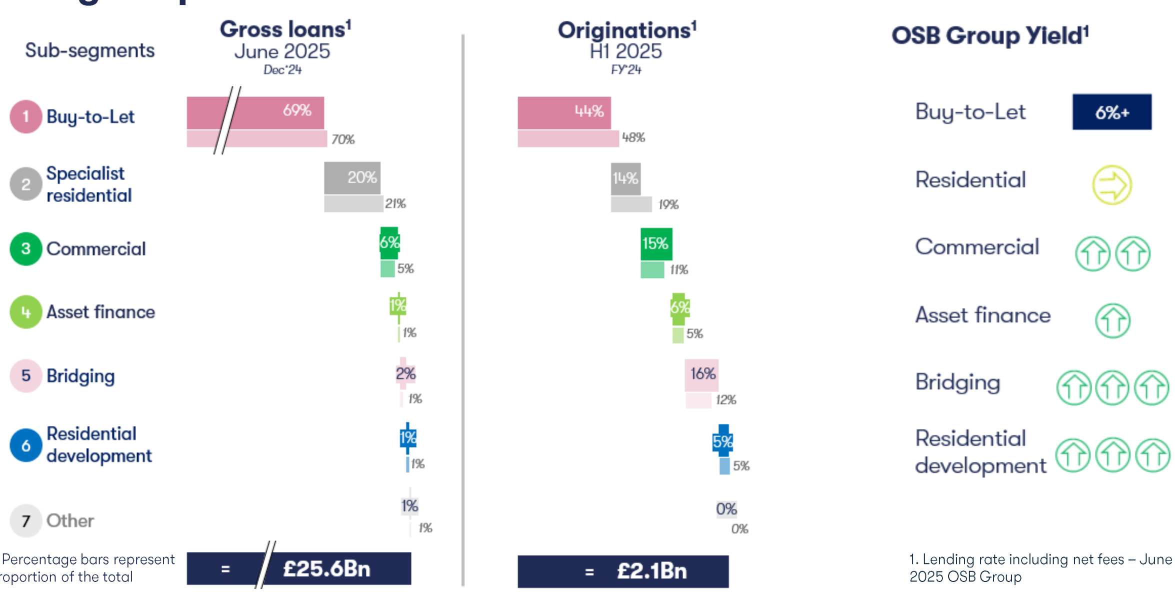
Net interest margin
(NIM) bps



1.Underlying

- Cost of retail funds: deposit book continued to recycle with more costly spreads to SONIA
- Lending margin: a more resilient back book performance and emerging benefit from higher yielding sub-segments
- **Guidance reiterated: NIM in 2025 expected to be c.225bps**

Delivering our plan: loan mix shift continues

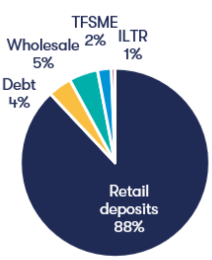


1. Percentage bars represent proportion of the total

1. Lending rate including net fees – June 2025 OSB Group

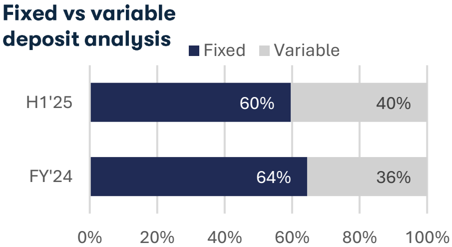
Strong deposit franchise that is evolving to serve customers better

Funding channels as at 30 June 2025



£24.6bn
Retail deposits
at 30 June 2025

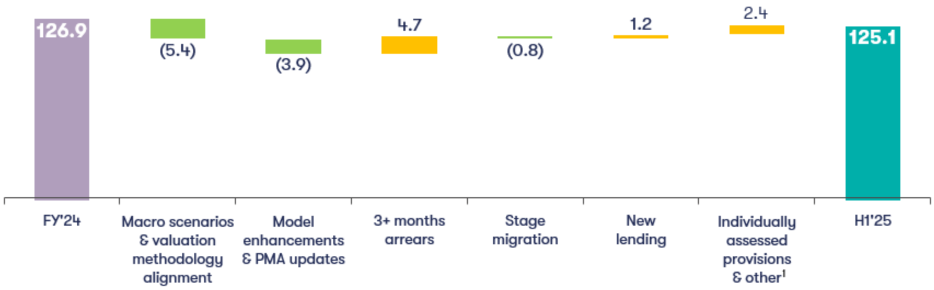
Fixed vs variable deposit analysis



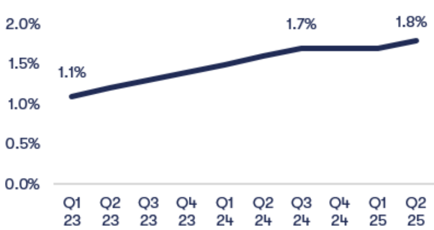
- At 18 August TFSME drawings were £348m

Credit quality remains strong

Expected credit losses £m



3 months+ arrears



	H1'25	H2'24
OSB segment	2.0%	1.8%
CCFS	1.5%	1.5%
Group	**1.8%**	**1.7%**

1. Excluding write offs and adjustments of £3.8m

ECL Coverage ratio

December 2024	0.50%
June 2025	0.49%

ECL Scenario sensitivity analysis

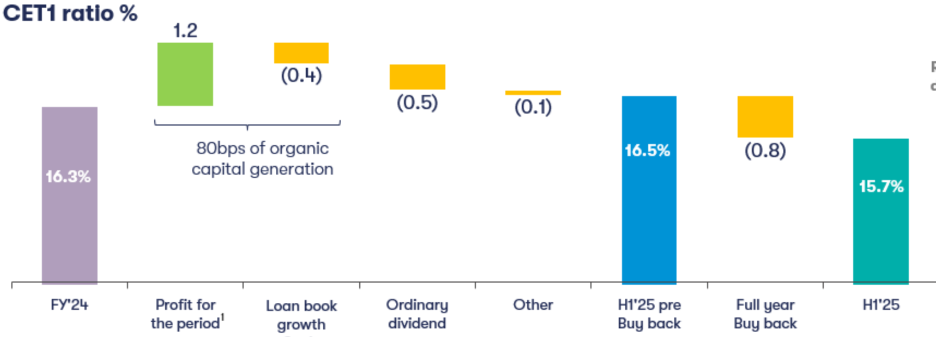
	ECL provision	Movement to weighted
Weighted	£125.1m	-
Downside	£164.1m	+£39.0m
Severe downside	£208.0m	+£82.9m

ECL provision compared to 5-year average write offs

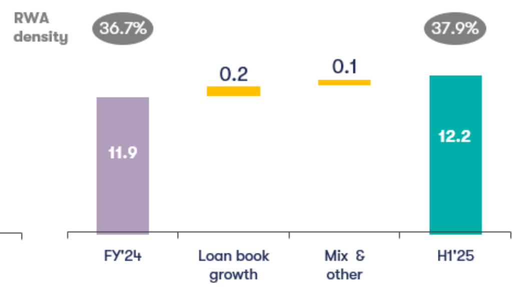
>10x

Capital generative, on track to 14% target

CET1 ratio %



Risk weighted assets (RWAs) £bn



Implementation of Basel 3.1 as written now expected to reduce the CET1 ratio by 1.3% as at 30 June 2025

Seeking clarification from the BoE in respect of the recently announced changes to the MREL regime

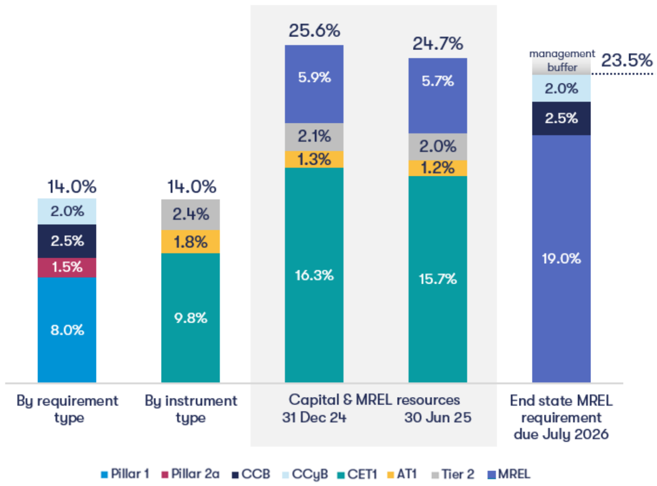
1. Profit attributable to ordinary shareholders

On track for our 2025 targets

	Transition period: 2025 Guidance	On track	Transition period: 2026 Direction	2027 – 2029 Aspiration
Loan book growth	Low single digit	✓	Modestly higher than 2025	Mid single digit if returns meet our requirements
NIM	c.2.25%	✓	Similar levels to 2025	
Loan book diversification				Buy-to-Let to comprise ≤ 60% of the net loan book
Administrative expenses	c.£270m	✓	Modestly higher than 2025	Gradual improvement to low 30s% cost to income ratio and positive jaws
RoTE	Low teens	✓	Low teens	Mid teens
Distributions	5% dividend per share growth per year and commitment to return excess capital			Progressive dividend per share and commitment to return excess capital

Components of Group capital

Capital resources and requirements as a percentage of RWAs[1]



1. May not cast due to rounding

Credit ratings

	Fitch[1]	Moody's[2]
OSB Group PLC	**BBB Stable**	**Baa2 Negative**
OneSavings Bank Plc	**BBB+ Stable**	**Baa1 Negative**
CCFS[3]	**BBB+ Stable**	**-**

1. Long-term issuer default rating 2. long-term issuer rating (and the deposit rating for OneSavings Bank plc) 3. Charter Court Financial Services Ltd.
Ratings as at 20 August 2025

Sustainability

What we achieved in 2024	Just Transition	People	Stewardship
	41% reduction in direct emissions (scope 1 and 2)	**36%** women in senior management	**over £394k** Total benefit to charities and community organisations
	100% of electricity from renewable sources	**49%** UK colleagues engaged in community activities	**7,038** volunteering hours undertaken

Investor relations team

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Non-IFRS performance measures

OSBG believes that any non-IFRS performance measures included in this document provide a more consistent basis for comparing the business' performance between financial periods, and provide more detail concerning the elements of performance which OSBG is most directly able to influence or which are relevant for an assessment of OSBG. They also reflect an important aspect of the way in which operating targets are defined and performance is monitored by the Board. However, any non-IFRS performance measures in this document are not a substitute for IFRS measures and readers should consider the IFRS measures as well. Refer to the Appendix (Key performance indicators) in the OSBG interim report for 2025 for further details, reconciliations and calculations of non-IFRS performance measures included throughout this document, and the most directly comparable IFRS measures. Copies of the OSBG interim report for 2025 are available at www.osb.co.uk and on request from OSBG.