

OSB Group plc Investor Factbook

2025 Interim results and 9 month Trading update



OSB Group today

#1 Specialist lender

- UK largest independent specialist Buy-to-Let lender¹
- Holistic lending strategy with deep experience in Specialist residential, Commercial, Asset finance, Residential development and Bridging
- Nearly 19,000 active broker partners

KentReliance
For Intermediaries

PRECISE.

InterBay
Commercial

InterBay
Asset Finance

RELY

Heritable
Development Finance

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

Charter
Savings Bank

KentReliance

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

osbIndia

Data disclosed at H1 2025
1. UK Finance, Value of 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 date¹

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



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

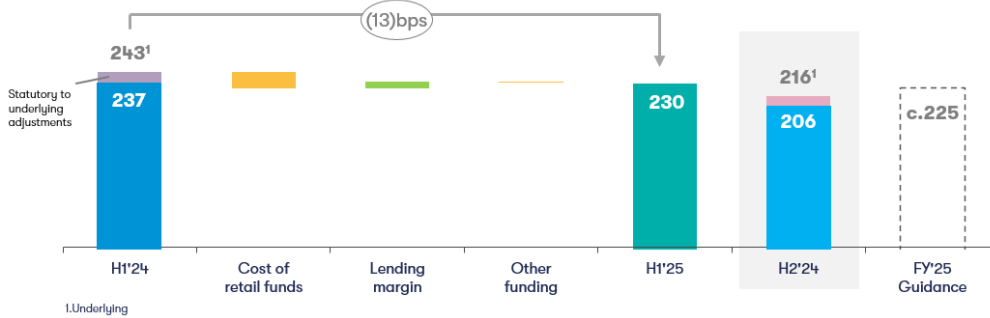


#1 Specialist lender

- Improving RoTE and Net Interest Margin
- Positive cost jaws with operational leverage

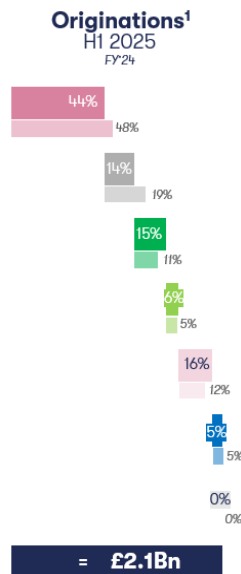
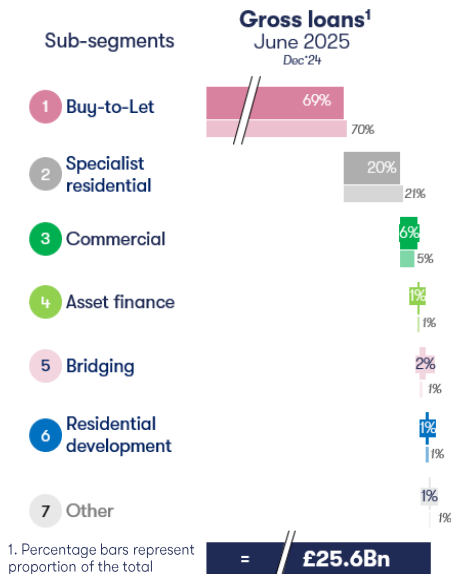
Net interest margin

(NIM) bps

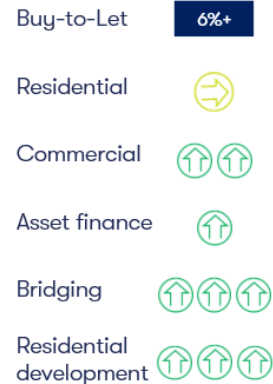


- Cost of retail funds: deposit book continued to recycle with more costly spreads to SONIA
- Lending margin: a more resilient back book performance and emerging benefit from higher yielding sub-segments
- Guidance reiterated: NIM in 2025 expected to be c.225bps**

Delivering our plan: loan mix shift continues



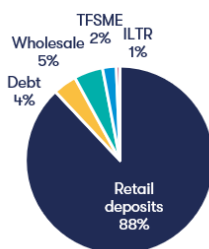
OSB Group Yield¹



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

Strong deposit franchise that is evolving to serve customers better

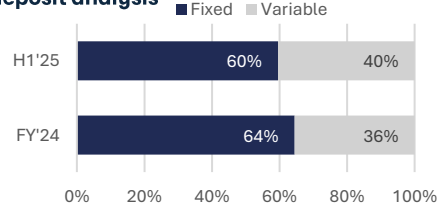
Funding channels as at 30 June 2025



£24.6bn
Retail deposits
at 30 June 2025

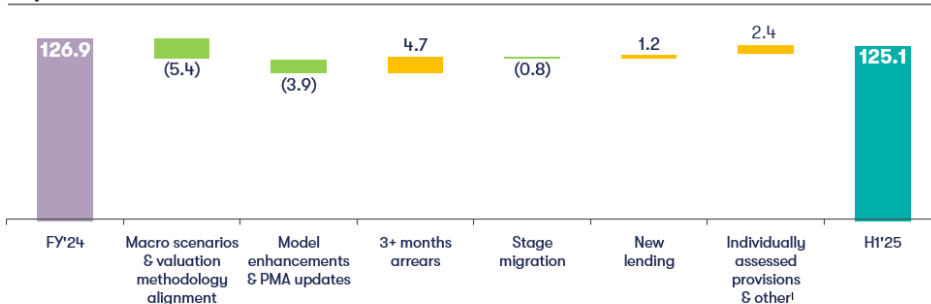
£25.3bn
Retail deposits
at 30 September 2025

Fixed vs variable deposit analysis

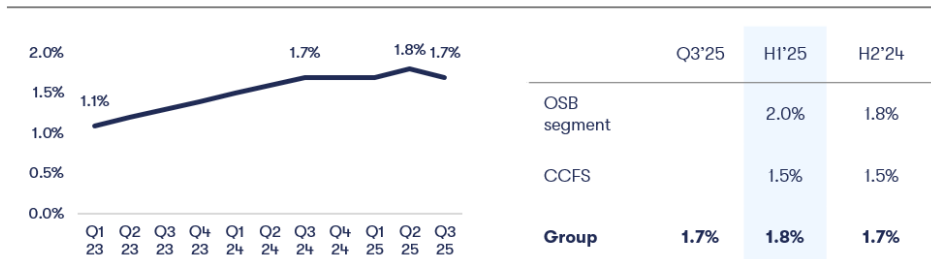


Credit quality remains strong

Expected credit losses £m



3 months+ arrears



1. Excluding write offs and adjustments of £3.8m

ECL Coverage ratio

December 2024	0.50%
June 2025	0.49%

ECL Scenario sensitivity analysis

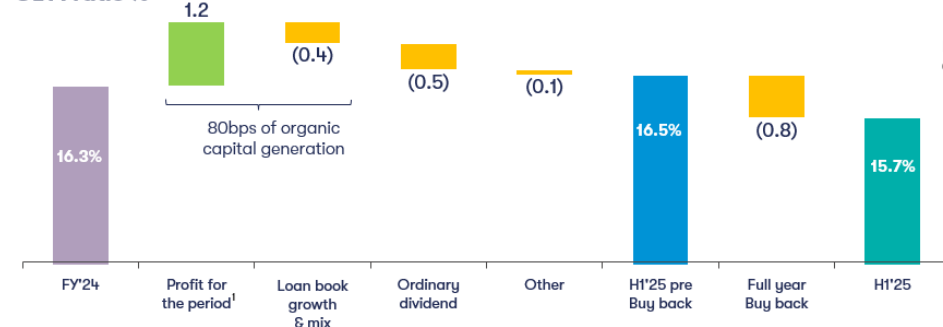
	ECL provision	Movement to weighted
Weighted	£125.1m	-
Downside	£164.1m	+£39.0m
Severe downside	£208.0m	+£82.9m

ECL provision compared to 5-year average write offs

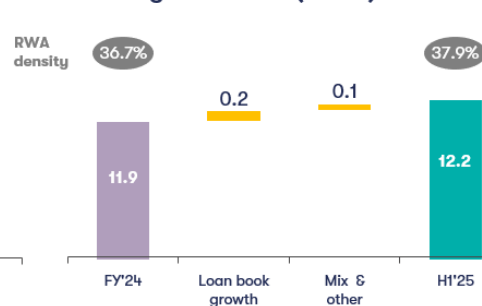
>10x

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

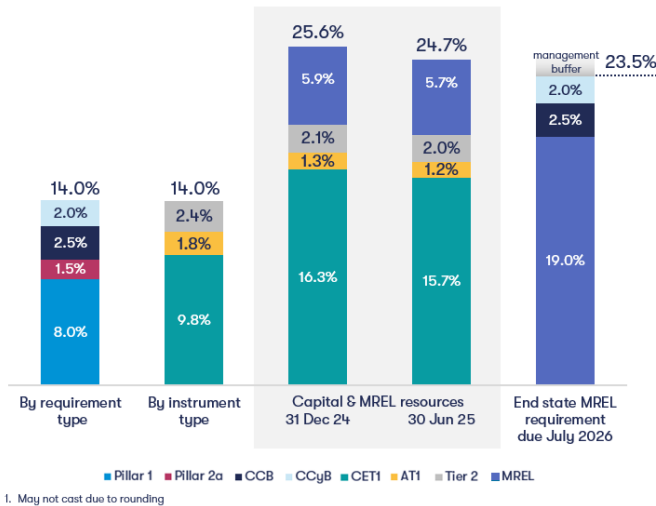
1. Profit attributable to ordinary shareholders

On track for our 2025 targets

	Transition period		
	2025 Guidance	On track	2026 Direction
Loan book growth	Low single digit	✓	Modestly higher than 2025
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
RoTE	Low teens	✓	Low 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
			Mid single digit if returns meet our requirements
			Gradual improvement to low 30s% cost to income ratio and positive jaws
			Mid teens

Components of Group capital

Capital resources and requirements as a percentage of RWAs¹



Credit ratings

	Fitch ¹	Moody's ²
OSB Group PLC	BBB Stable	Baa2 Stable
OneSavings Bank Plc	BBB+ Stable	Baa1 Stable
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 5 November 2025

Performance for the nine months to 30 September 2025

£m	30-Sept-2025	31-Dec-2024	Change	Resilient delivery against plan and on track for 2025 guidance
Net loan book	25,587 ¹	25,126	1.8%	• 19% increase in originations
Total assets	30,955	30,244	2.4%	• TFSME borrowings repaid in full on 10 September
Retail deposits	25,259	23,820	6.0%	• £68m of £100m buyback repurchased to date ³
CET1 ratio % ²	15.8	16.3	(50)bps	
3 months+ arrears %	1.7	1.7	- bps	

1. Net loan book as at 30 September 2025 is after deduction of £130m of second charge loans which were sold in September 2025. Excluding the sale, the net loan book would have increased by 2.3% from 31 December 2024. 2. Unaudited and includes Q3 2025 unverified profits net of foreseeable dividend and other charges. 3. As at market close on 4 November 2025

Investor relations team

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