



13 Feb 2026

Dear PIBS Holder

On behalf of the Board of Directors of West Bromwich Building Society I am writing to you today because our records show that you are registered as a holder of our 6.15% Permanent Interest Bearing Shares (ISIN: GBO0B0CX2M20).

Notice of repayment

Under the conditions of issue of the PIBS, and with the consent of the Prudential Regulation Authority, we have the option to repay all of these PIBS on 5 April 2026. This letter is giving you notice that we have obtained consent from the Prudential Regulation Authority and we have elected to repay all of the PIBS. Following redemption of the PIBS, (i) the PIBS will be cancelled and no further interest payments will be made and (ii) request will be made to the Financial Conduct Authority (the FCA) for the listing of the PIBS on the Official List of the FCA and the admission to trading on the regulated market of the London Stock Exchange to be cancelled with the last day of trading 20 March 2026.

Repayment amount

We will repay the PIBS at their face value together with interest accrued up to (but excluding) the repayment date of 5 April, with the payment to be made on 7 April as the next working day. Payments in respect of the face value amount and the interest amount will be made separately.

Interest payment

A resolution which was passed to make an interest payment in respect of the PIBS of 1.5414%, to be paid on 7 April as 5 April falls on a non-working day.

What do I need to do?

The PIBS will be repaid to those persons named as holders on the PIBS register as at the close of business on 20 March 2026, which will be the last day on which transfers of PIBS may be registered.

- **CREST holders:** If your PIBS are held in CREST, you don't need to do anything to receive your payment. We'll credit your CREST cash account with the face value amount of your PIBS. Your final interest payment will be paid to you in the usual manner (either by cheque or to your designated bank account).

Head Office: 2 Providence Place, West Bromwich B70 8AF www.westbrom.co.uk

Calls and electronic communications may be monitored and/or recorded for your security and may be used for training purposes. Your confidentiality will be maintained.

West Bromwich Building Society is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Register No: 104877. 'the West Brom' and 'West Brom Building Society' are trading names of West Bromwich Building Society.





• **Certificated form outside of CREST:** For PIBS held in certificated form outside of CREST, we'll send the face value amount of your PIBS to your designated bank account or a cheque to the address on this letter. Your final interest payment will be paid to you in the usual manner (either by cheque or to your designated bank account). There is no requirement for you to return your certificate(s).

Yours sincerely

A handwritten signature in black ink, appearing to read "A Pawley".

Alex Pawley

Chief Financial Officer

Questions and Answers

Why am I receiving this letter?

Our records show that you are registered as a holder of our Permanent Interest Bearing Shares (ISIN: GB00B0CX2M20) (the "PIBS") on the register maintained by the Society's Registrar, Equiniti Limited.

Who are Equiniti Limited?

Equiniti Limited is the Registrar appointed to maintain the Register of those persons holding the PIBS. If you have any queries surrounding your certificate or to update your details please contact Equiniti Limited. Equiniti, PO Box 4605, Aspect House, Spencer Road, Lancing, West Sussex, BN99 6QY, United Kingdom. UK callers: 0371 384 2030

Are PIBS covered by the Financial Services Compensation Scheme?

As the PIBS are deferred shares in the Society, they are not protected deposits for the purposes of the Financial Services Compensation Scheme.

Why is West Bromwich Building Society repaying the PIBS?

We have elected to repay the PIBS as allowed under the conditions of the issue.

What happens when the PIBS are redeemed?

In accordance with the terms of the PIBS, we will repay them at their face value together with interest accrued up to (but excluding) 5 April 2026.