

Vistry Group PLC (the "Company")

PDMR/Shareholding Announcement

This announcement confirms that Baker Estates Limited a person closely associated ("**PCA**") with Greg Fitzgerald, Executive Chair and CEO of the Company have purchased 268,957 ordinary shares of 50p each in the Company ("**Shares**") for a total gross sum of £1,985,080.98. Baker Estates Limited is a private housebuilding firm based in the South West of which Greg is a Director and Shareholder.

The Company makes the below announcement and notification in accordance with the requirements of the EU Market Abuse Regulation:

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Baker Estates Limited				
2	Reason for the notification					
a)	Position/status	Person closely associated with Greg Fitzgerald, 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)	Name	Vistry Group PLC				
b)	LEI	2138001KOWN7CG9SLK53				
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted					
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each				
	Identification code	GB0001859296				
b)	Nature of the transaction	Purchase of shares				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£ 7.380663</td> <td>268,957</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£ 7.380663	268,957
Price(s)	Volume(s)					
£ 7.380663	268,957					
d)	Aggregated information					
	- Aggregated volume	268,957				
	- Price	£7.380663				
	- Total Price	£1,985,080.98				
e)	Date of the transaction	08/11/2024				

t)	Place of the transaction	London Stock Exchange (XLON)
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