

1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	Greg Fitzgerald				
2	Reason for the notification					
a)	Position/status	Executive Chair and CEO				
b)	Initial notification /Amendment	Initial				
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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Full lapse of awards made on 4 March 2022 under the Vistry Group PLC Long Term Incentive Plan 2020 as a result of the performance conditions not being met.				
c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>£0.00</td> <td>153,784</td> </tr> </table>	Price(s)	Volume(s)	£0.00	153,784
Price(s)	Volume(s)					
£0.00	153,784					
d)	Aggregated information - Aggregated volume - Price	153,784 £0.00				
e)	Date of the transaction	04/03/2025				
f)	Place of the transaction	Outside of a trading venue				

	associated					
a)	Name	Stephen Teagle				
2	Reason for the notification					
a)	Position/status	CEO Partnerships & Regeneration				
b)	Initial notification /Amendment	Initial				
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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Full lapse of awards made on 4 March 2022 under the Vistry Group PLC Long Term Incentive Plan 2022 as a result of the performance conditions not being met.				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th><th>Volume(s)</th></tr> </thead> <tbody> <tr> <td>£0.00</td><td>62,071</td></tr> </tbody> </table>	Price(s)	Volume(s)	£0.00	62,071
Price(s)	Volume(s)					
£0.00	62,071					
d)	Aggregated information - Aggregated volume - Price	62,071 £0.00				
e)	Date of the transaction	04/03/2025				
f)	Place of the transaction	Outside of a trading venue				

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Michael Stirrop
2	Reason for the notification	
a)	Position/status	Chief Commercial Officer
b)	Initial notification /Amendment	Initial

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 Identification code	Ordinary Shares of 50p each GB0001859296					
b)	Nature of the transaction	Full lapse of awards made on 4 March 2022 under the Vistry Group PLC Long Term Incentive Plan 2020 as a result of the performance conditions not being met.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£0.00</td><td>35,736</td></tr></table>		Price(s)	Volume(s)	£0.00	35,736
Price(s)	Volume(s)						
£0.00	35,736						
d)	Aggregated information - Aggregated volume - Price	35,736 £0.00					
e)	Date of the transaction	04/03/2025					
f)	Place of the transaction	Outside of a trading venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Clare Bates
2	Reason for the notification	
a)	Position/status	Chief People Officer & General Counsel
b)	Initial notification /Amendment	Initial
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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Full lapse of awards made on 4 March 2022 under the Vistry Group PLC Long Term Incentive Plan 2022 as a result of the performance conditions not being met.				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£0.00</td><td>37,434</td></tr></table>	Price(s)	Volume(s)	£0.00	37,434
Price(s)	Volume(s)					
£0.00	37,434					
d)	Aggregated information - Aggregated volume - Price	37,434 £0.00				
e)	Date of the transaction	04/03/2025				
f)	Place of the transaction	Outside of a trading venue				
1	Details of the person discharging managerial responsibilities / person closely associated					
a)	Name	James Warrington				
2	Reason for the notification					
a)	Position/status	Executive Chair - North, South Midlands & East divisions				
b)	Initial notification /Amendment	Initial				
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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Full lapse of awards made on 4 March 2022 under the Vistry Group PLC Long Term Incentive Plan 2022 as a result of the performance conditions not being met.				
c)	Price(s) and volume(s)					

		Price(s)	Volume(s)
		£0.00	38,384
d)	Aggregated information		
	- Aggregated volume	38,384	
	- Price	£0.00	
e)	Date of the transaction	04/03/2025	
f)	Place of the transaction	Outside of a trading venue	

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