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): s (ii) each type of transaction; (ii) have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each GB0001859296	
	Identification code		
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)	Price(s) £0.00	Volume(s) 153,784
d)	Aggregated information		
	- Aggregated volume	153,784	
	- Price	£0.00	
e)	Date of the transaction	04/03/2025	
f)	Place of the transaction	Outside of a trading venue	
L			

	associated			
a)	Name	Stephen Teagle		
2	Reason for the notification	<u> </u>		
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	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	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	62,071	
d)	Aggregated information			
	- Aggregated volume	62,071		
	- Price	£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 dischargi	na managarial responsibil	ities / nerson closely	
1	associated	па шападстат гезрополош	ities / person closery	
a)	Name	Michael Stirrop		
2	Reason for the notification	n for the notification		
a)	Position/status	Chief Commercial Officer		
b)	Initial notification /Amendment	Initial		

a)	Name	Vistry Group PLC		
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor			
b)	Initial notification /Amendment	Initial		
a)	Position/status	Chief People Officer & General	Counsel	
2	Reason for the notification			
a)	Name	Clare Bates		
1	Details of the person discharging managerial responsibilities / person closely associated			
f)	Place of the transaction	Outside of a trading venue		
e)	Date of the transaction	04/03/2025		
	- Price	£0.00		
	- Aggregated volume	35,736		
d)	Aggregated information			
		£0.00	35,736	
	Tree(s) and volume(s)	Price(s)	Volume(s)	
c)	Price(s) and volume(s)	result of the performance conditions not being met.		
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		
	Identification code	GB0001859296		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each		
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			
b)	LEI	2138001KOWN7CG9SLK53		
a)	Name	Vistry Group PLC		
	auctioneer of auction monitor			

Details of the issuer, emission allowance market participant, auction platform,

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

2138001KOWN7CG9SLK53

LEI

a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each	
	Identification code	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 37,434	
d)	Aggregated information		
	- Aggregated volume	37,434	
	- Price	£0.00	
e)	Date of the transaction	04/03/2025	
f)	Place of the transaction	Outside of a trading venue	
	Details of the person discharging managerial responsibilities / person closely associated		
1		ing managerial responsibilities / person closely	
1 a)		James Warrington	
	associated		
a)	associated Name		
a) 2	Name Reason for the notification	James Warrington	
a) 2 a)	associated Name Reason for the notification Position/status Initial notification /Amendment	James Warrington Executive Chair - North, South Midlands & East divisions Initial n allowance market participant, auction platform,	
a) 2 a) b)	associated Name Reason for the notification Position/status Initial notification /Amendment Details of the issuer, emission	James Warrington Executive Chair - North, South Midlands & East divisions Initial allowance market participant, auction platform,	
a) 2 a) b)	associated Name Reason for the notification Position/status Initial notification /Amendment Details of the issuer, emission auctioneer or auction monitor	James Warrington Executive Chair - North, South Midlands & East divisions Initial n allowance market participant, auction platform,	
a) 2 a) b) 3 a)	associated Name Reason for the notification Position/status Initial notification /Amendment Details of the issuer, emission auctioneer or auction monitor Name LEI Details of the transaction(s): s	James Warrington Executive Chair - North, South Midlands & East divisions Initial n allowance market participant, auction platform, Vistry Group PLC	
a) 2 a) b) 3 b)	associated Name Reason for the notification Position/status Initial notification /Amendment Details of the issuer, emission auctioneer or auction monitor Name LEI Details of the transaction(s): s (ii) each type of transaction; (ii	James Warrington Executive Chair - North, South Midlands & East divisions Initial a allowance market participant, auction platform, Vistry Group PLC 2138001KOWN7CG9SLK53	
a) 2 a) b) 3 b) 4	associated Name Reason for the notification Position/status Initial notification /Amendment Details of the issuer, emission auctioneer or auction monitor Name LEI Details of the transaction(s): s (ii) each type of transaction; (i have been conducted	James Warrington Executive Chair - North, South Midlands & East divisions Initial A allowance market participant, auction platform, Vistry Group PLC 2138001KOWN7CG9SLK53 Section to be repeated for (i) each type of instrument; iii) each date; and (iv) each place where transactions	

	(c)	Price(s) £0.00	Volume(s) 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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