

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 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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan and any accrued notional dividends.				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>51,786</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	51,786
Price(s)	Volume(s)					
N/A	51,786					
d)	Aggregated information - Aggregated volume - Price	51,786 N/A				
e)	Date of the transaction	27/03/2025				
f)	Place of the transaction	Outside of a trading venue				

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Greg Fitzgerald

2	Reason for the notification					
a)	Position/status	Executive Chair and CEO				
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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Sale of ordinary shares to cover income tax and National Insurance liabilities following the Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan.				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9320</td><td>24,340</td></tr></table>	Price(s)	Volume(s)	£5.9320	24,340
Price(s)	Volume(s)					
£5.9320	24,340					
d)	Aggregated information - Aggregated volume - Price	24,340 £5.9320				
e)	Date of the transaction	27/03/2025				
f)	Place of the transaction	London Stock Exchange (XLON)				

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Timothy Lawlor
2	Reason for the notification	
a)	Position/status	Chief Financial 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 Identification code	Ordinary Shares of 50p each GB0001859296					
b)	Nature of the transaction	Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan and any accrued notional dividends.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>4,752</td></tr></table>		Price(s)	Volume(s)	N/A	4,752
Price(s)	Volume(s)						
N/A	4,752						
d)	Aggregated information - Aggregated volume - Price	4,752 N/A					
e)	Date of the transaction	27/03/2025					
f)	Place of the transaction	Outside of a trading venue					

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Timothy Lawlor
2	Reason for the notification	
a)	Position/status	Chief Financial 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 Identification code	Ordinary Shares of 50p each GB0001859296
b)	Nature of the transaction	Sale of ordinary shares to cover income tax and National

b)	Nature of the transaction	Sale of ordinary shares to cover income tax and National Insurance liabilities following the Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9320</td><td>2,234</td></tr></table>		Price(s)	Volume(s)	£5.9320	2,234
Price(s)	Volume(s)						
£5.9320	2,234						
d)	Aggregated information						
	- Aggregated volume	2,234					
	- Price	£5.9320					
e)	Date of the transaction	27/03/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Stephen Teagle					
2	Reason for the notification						
a)	Position/status	CEO Partnerships & Regeneration					
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 Identification code	Ordinary Shares of 50p each GB0001859296					
b)	Nature of the transaction	Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan and any accrued notional dividends.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>23,964</td></tr></table>		Price(s)	Volume(s)	N/A	23,964
Price(s)	Volume(s)						
N/A	23,964						
d)	Aggregated information - Aggregated volume	 23,964					

	- Price	N/A
e)	Date of the transaction	27/03/2025
f)	Place of the transaction	Outside of a trading venue

1	Details of the person discharging managerial responsibilities / person closely associated						
a)	Name	Stephen Teagle					
2	Reason for the notification						
a)	Position/status	CEO Partnerships & Regeneration					
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 Identification code	Ordinary Shares of 50p each GB0001859296					
b)	Nature of the transaction	Sale of ordinary shares to cover income tax and National Insurance liabilities following the Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9320</td><td>11,264</td></tr></table>		Price(s)	Volume(s)	£5.9320	11,264
Price(s)	Volume(s)						
£5.9320	11,264						
d)	Aggregated information - Aggregated volume - Price	11,264 £5.9320					
e)	Date of the transaction	27/03/2025					
f)	Place of the transaction	London Stock Exchange (XLON)					

1	Details of the person discharging managerial responsibilities / person closely associated	
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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 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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan and any accrued notional dividends.				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>16,807</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	16,807
Price(s)	Volume(s)					
N/A	16,807					
d)	Aggregated information - Aggregated volume - Price	16,807 N/A				
e)	Date of the transaction	27/03/2025				
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 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 Identification code	Ordinary Shares of 50p each GB0001859296				
b)	Nature of the transaction	Sale of ordinary shares to cover income tax and National Insurance liabilities following the Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan.				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9320</td><td>7,900</td></tr></table>	Price(s)	Volume(s)	£5.9320	7,900
Price(s)	Volume(s)					
£5.9320	7,900					
d)	Aggregated information - Aggregated volume - Price	 7,900 £5.9320				
e)	Date of the transaction	27/03/2025				
f)	Place of the transaction	London Stock Exchange (XLON)				

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 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 Identification code	Ordinary Shares of 50p each GB0001859296					
b)	Nature of the transaction	Vesting of conditional share awards granted on 27 March 2023 under the Vistry Group PLC Deferred Bonus Plan and any accrued notional dividends.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>5,653</td></tr></table>		Price(s)	Volume(s)	N/A	5,653
Price(s)	Volume(s)						
N/A	5,653						
d)	Aggregated information - Aggregated volume - Price	5,653 N/A					
e)	Date of the transaction	27/03/2025					
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 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						
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c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9320</td><td>2,657</td></tr></table>		Price(s)	Volume(s)	£5.9320	2,657
Price(s)	Volume(s)						
£5.9320	2,657						

d)	Aggregated information	
	- Aggregated volume	2,657
	- Price	£5.9320
e)	Date of the transaction	27/03/2025
f)	Place of the transaction	London Stock Exchange (XLON)

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