

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>							
a)	Name	Helen Owers						
<b>2</b>	<b>Reason for the notification</b>							
a)	Position/status	Independent Non-Executive Director						
b)	Initial notification /Amendment	Initial notification						
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>							
a)	Name	Vistry Group PLC						
b)	LEI	2138001KOWN7CG9SLK53						
<b>4</b>	<b>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>							
a)	Description of the financial instrument, type of instrument  Identification code	Ordinary Shares of 50p each  GB0001859296						
b)	Nature of the transaction	Transfer of shares into an ISA via the sale of 3,734 Ordinary Shares at £5.2763 per Ordinary Share and the purchase of 3,830 Ordinary Shares at £5.1153 per Ordinary Share.						
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£5.2763</td> <td>3,734 (Sale)</td> </tr> <tr> <td>£5.1153</td> <td>3,830 (Purchase)</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£5.2763	3,734 (Sale)	£5.1153	3,830 (Purchase)
Price(s)	Volume(s)							
£5.2763	3,734 (Sale)							
£5.1153	3,830 (Purchase)							
d)	Aggregated information  - Aggregated volume  - Total price	3,734 (Sale) 3,830 (Purchase)  £19,701.74 (Sale) £19,591.48 (Purchase)						
e)	Date of the transaction	09/04/2025						
f)	Place of the transaction	London Stock Exchange (XLON)						

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