RNS Number : 7272E Vistry Group PLC 11 April 2025

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 auctioneer or auction monitor	allowance market particip	ant, auction platform,
a)	Name	Vistry Group PLC	
b)	LEI	2138001KOWN7CG9SLK53	
4		ection to be repeated for (i) each type of instrument; i) each date; and (iv) each place where transactions	
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p eac	h
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share options Vistry Group PLC 2020 Long T	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	389,711
d)	Aggregated information		
	- Aggregated volume	389,711	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading venue	

1	Details of the person dischargi associated	ing managerial responsibilities / person closely
a)	Name	Tim Lawlor

a)	Position/status	Chief Financial Officer	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission auctioneer or auction monitor	allowance market particip	ant, auction platform,
a)	Name	Vistry Group PLC	
b)	LEI	2138001KOWN7CG9SLK53	
4	Details of the transaction(s): so (ii) each type of transaction; (ii) have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p eac	h
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share options Vistry Group PLC 2020 Long T	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	226,249
d)	Aggregated information		
	- Aggregated volume	226,249	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading venue	
1	Details of the person dischargi associated	ing managerial responsibil	ities / person closely
a)	Name	Stephen Teagle	
2	Reason for the notification		
a)	Position/status	CEO - Partnerships & Regener	ation
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission auctioneer or auction monitor	allowance market particip	ant, auction platform,

Vistry Group PLC

Reason for the notification

Name

b)	LEI	2138001KOWN7CG9SLK53	
4		ection to be repeated for (i) each type of instrument; ii) each date; and (iv) each place where transactions	
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p eac	ch
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share options on 10 April 2025 under the Vistry Group PLC 2020 Long Term Incentive Plan	
c)	Price(s) and volume(s)	Price(s) N/A	Volume(s) 73,160
d)	Aggregated information		
	- Aggregated volume	73,160	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
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 and General Counsel
b)	Initial notification /Amendment	Initial notification
3	Details of the issuer, emission auctioneer or auction monitor	allowance market participant, auction platform,
a)	Name	Vistry Group PLC
b)	LEI	2138001KOWN7CG9SLK53
4		ection to be repeated for (i) each type of instrument; ii) each date; and (iv) each place where transactions
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each
	Identification code	GB0001859296
b)	Nature of the transaction	Grant of nil-cost share options on 10 April 2025 under the

,		Vistry Group PLC 2020 Long To	erm Incentive Plan
c)	Price(s) and volume(s)	Price(s) N/A	Volume(s) 63,937
d)	Aggregated information		
	- Aggregated volume	63,937	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading venue	

1	Details of the person discharg associated	ing managerial responsibi	lities / person closely
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 auctioneer or auction monitor		pant, auction platform,
a)	Name	Vistry Group PLC	
b)	LEI	2138001KOWN7CG9SLK53	
4	Details of the transaction(s): s (ii) each type of transaction; (i have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p eac	ch
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share option Vistry Group PLC 2020 Long	
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	67,501
d)	Aggregated information		
	- Aggregated volume	67,501	
		N/A	

	- Price	- "
e)	Date of the transaction	10/04/2025
f)	Place of the transaction	Outside of a trading venue

1	Details of the person discharg associated	ing managerial responsibili	ties / person closely
a)	Name	Michael Woolliscroft	
2	Reason for the notification		
a)	Position/status	Chief Strategy Officer	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission auctioneer or auction monitor		ant, auction platform,
a)	Name	Vistry Group PLC	
b)	LEI	2138001KOWN7CG9SLK53	
4		ection to be repeated for (i) each type of instrument; ii) each date; and (iv) each place where transactions	
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each	1
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share options of Vistry Group PLC 2020 Long Te	
c)	Price(s) and volume(s)	Price(s) N/A	Volume(s) 76,724
d)	Aggregated information		
	- Aggregated volume	76,724	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading venue	
•——		•	

1	Details of the person dischargi associated	ng managerial responsibilities / person closely
a)	Name	James Warrington

2	Reason for the notification		
a)	Position/status	Executive Chair - North, Sou	th Midlands & East
o)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emission auctioneer or auction monitor	allowance market participant, auction platform,	
a)	Name	Vistry Group PLC	
)	LEI	2138001KOWN7CG9SLK53	
4	Details of the transaction(s): s (ii) each type of transaction; (i have been conducted		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p ea	ach
	Identification code	GB0001859296	
b)	Nature of the transaction	Grant of nil-cost share option Vistry Group PLC 2020 Long	ns on 10 April 2025 under the Term Incentive Plan
c)	Price(s) and volume(s)	Price(s)	Volume(s)
		N/A	67,347
d)	Aggregated information		
	- Aggregated volume	67,347	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading venue	
1	Details of the person discharg associated	ing managerial responsib	ilities / person closely
a)	Name	Adam Daniels	
2	Reason for the notification		
	/	Executive Chair - Yorkshire, 1	North Midlands & West
a)	Position/status	,	

Vistry Group PLC

Name

b)	LEI	2138001KOWN7CC9SLK53	
4	Details of the transaction(s):	section to be repeated for	or (i) each type of instrument:
•	(ii) each type of transaction; (		
	have been conducted		•
a)	Description of the financial	Ordinary Shares of 50p	each
	instrument, type of instrument		
	Identification code	GB0001859296	
b)	Nature of the transaction		ons on 10 April 2025 under the
		Vistry Group PLC 2020 Lor	ng Term Incentive Plan
c)	Price(s) and volume(s)		
		Price(s)	Volume(s)
		N/A	67,347
			,
d)	Aggregated information		
	- Aggregated volume	67,347	
		N/A	
	- Price	IN/A	
e)	Date of the transaction	10/04/2025	
-,			
f)	Place of the transaction	Outside of a trading venue	
1	Details of the person discharg	ing managerial respons	ibilities / person closely
	associated .		1
a)	Name	Stephen Teagle	
2	Reason for the notification		
	7	Loro D	
a)	Position/status	CEO - Partnerships & Rege	eneration
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer emission	n allowance market parti	
3		•	icipant, auction platform,
<u>.</u>	auctioneer or auction monitor	•	cipant, auction platform,
		•	cipant, auction platform,
	Name	•	icipant, auction platform,
a)	auctioneer or auction monitor	•	•
a) b)	Name  LEI	Vistry Group PLC  2138001KOWN7CG9SLK5.	3
a) b)	Name  LEI  Details of the transaction(s):	Vistry Group PLC  2138001KOWN7CG9SLK5.	or (i) each type of instrument;
a) b)	Name  LEI  Details of the transaction(s): (ii) each type of transaction; (	Vistry Group PLC  2138001KOWN7CG9SLK5.	or (i) each type of instrument;
a) b)	Name  LEI  Details of the transaction(s):	Vistry Group PLC  2138001KOWN7CG9SLK5.	or (i) each type of instrument;
a) b) 4	Name  LEI  Details of the transaction(s): (ii) each type of transaction; (have been conducted	Vistry Group PLC  2138001KOWN7CG9SLK5.  section to be repeated foii) each date; and (iv) ea	or (i) each type of instrument; ach place where transactions
a)	Name  LEI  Details of the transaction(s): (ii) each type of transaction; (	Vistry Group PLC  2138001KOWN7CG9SLK5.	or (i) each type of instrument; ach place where transactions
a) b) 4	auctioneer or auction monitor  Name  LEI  Details of the transaction(s): (ii) each type of transaction; (have been conducted  Description of the financial instrument, type of instrument	Vistry Group PLC  2138001KOWN7CCØSLK5  section to be repeated foiii) each date; and (iv) each date; and (i	or (i) each type of instrument; ach place where transactions
a) b) 4	Name  LEI  Details of the transaction(s): (ii) each type of transaction; (have been conducted  Description of the financial	Vistry Group PLC  2138001KOWN7CG9SLK5.  section to be repeated foii) each date; and (iv) ea	or (i) each type of instrument; ach place where transactions
a) b) 4	auctioneer or auction monitor  Name  LEI  Details of the transaction(s): (ii) each type of transaction; (have been conducted  Description of the financial instrument, type of instrument	Vistry Group PLC  2138001KOWN7CG9SLK5.  section to be repeated feiii) each date; and (iv) each date; and (	or (i) each type of instrument; ach place where transactions

Price(s) and volume(s)			
	Price(s)	Volume(s)	
	N/A	36,580	
Aggregated information			
- Aggregated volume	36,580		
Drica	DT/A		
- 1180	N/A		
Date of the transaction	10/04/2025		
Place of the transaction	Outside of a trading v	renue	
	Aggregated information  - Aggregated volume  - Price  Date of the transaction	Aggregated information  - Aggregated volume 36,580  - Price N/A  Date of the transaction 10/04/2025	Price(s)   Volume(s)     N/A   36,580     Aggregated information     - Aggregated volume   36,580     - Price   N/A     Date of the transaction   10/04/2025

1	Details of the person discharg	ging managerial responsibilities / person closely				
	associated					
a)	Name	Clare Bates				
2	Reason for the notification					
a)	Position/status	Chief People Officer and 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		section to be repeated for (i) each type of instrument; iii) each date; and (iv) each place where transactions				
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each				
	Identification code	GB0001859296				
b)	Nature of the transaction	Grant of a conditional share award on 10 April 2025 under the Vistry Group PLC 2020 Long Term Incentive Plan				
c)	Price(s) and volume(s)	Price(s) Volume(s)				
		N/A 31,968				
d)	Aggregated information					
	- Aggregated volume	31,968				

	- Price	N/A
e)	Date of the transaction	10/04/2025
f)	Place of the transaction	Outside of a trading venue

1	D. 4-21 641		944/	
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 auctioneer or auction monitor		pant, auction platform,	
a)	Name	Vistry Group PLC		
b)	LEI	2138001KOWN7CG9SLK53		
4		ection to be repeated for (i) each type of instrument; ii) each date; and (iv) each place where transactions		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each		
	Identification code	GB0001859296		
b)	Nature of the transaction	Grant of a conditional share award on 10 April 2025 under the Vistry Group PLC 2020 Long Term Incentive Plan		
c)	Price(s) and volume(s)	Price(s) N/A	Volume(s) 33,750	
d)	Aggregated information			
	- Aggregated volume	33,750		
	- Price	N/A		
e)	Date of the transaction	10/04/2025		

1	Details of the person discharging managerial responsibilities / person closely associated	
a)	Name	Michael Woolliscroft

2	Reason for the notification		
a)	Position/status	Chief Strategy Officer	
b)	Initial notification /Amendment	Initial notification	
3	Details of the issuer, emissio auctioneer or auction monito		participant, auction platform,
a)	Name	Vistry Group PLC	
b)	LEI	2138001KOWN7CG9S	LK53
4			ed for (i) each type of instrume () each place where transaction
a)	Description of the financial	Ordinary Shares of 3	50n each
u)	instrument, type of instrument	Ordinary States of S	sop each
	Identification code	GB0001859296	
b)	Nature of the transaction		share award on 10 April 2025 under t DLong Term Incentive Plan
c)	Price(s) and volume(s)	[B: ()	
		Price(s)	Volume(s)
		N/A	38,362
d)	Aggregated information		
	- Aggregated volume	38,362	
	n :	NI/A	
	- Price	N/A	
e)	Date of the transaction	10/04/2025	
f)	Place of the transaction	Outside of a trading vo	enue
1	Details of the person discharassociated	ging managerial resp	onsibilities / person closely
a)	Name	James Warrington	
2	Reason for the notification		

1	Name	James Warrington
2	Reason for the notification	
ı)	Position/status	Executive Chair - North, South Midlands & East
)	Initial notification /Amendment	Initial notification
}	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
ι)	Name	Vistry Group PLC

b)	LEI	2138001KOWN7CG9SLK5	53	
4		section to be repeated for (i) each type of instrument; (iii) each date; and (iv) each place where transactions		
a)	Description of the financial instrument, type of instrument	Ordinary Shares of 50p each		
	Identification code	GB0001859296		
b)	Nature of the transaction	Grant of a conditional share award on 10 April 2025 under the Vistry Group PLC 2020 Long Term Incentive Plan		
c)	Price(s) and volume(s)	Price(s) N/A	Volume(s) 33,673	
d)	Aggregated information			
	- Aggregated volume	33,673		
	- Price	N/A		
e)	Date of the transaction	10/04/2025		
f)	Place of the transaction	Outside of a trading venue	e	

1	1 Details of the person discharging managerial responsibilities / person closely associated		
a)	Name	Adam Daniels	
2	Reason for the notification		
a)	Position/status	Executive Chair - Yorkshire, North Midlands & West	
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	
Lì	Notine of the transaction	Count of a conditional share award on 10 April 2005 under the	

(ס	nature of the transaction	Vistry Group PLC 2020 Long Term Incentive Plan		
c)	Price(s) and volume(s)	Price(s)	Volume(s)	
		N/A	33,673	
d)	Aggregated information			
	- Aggregated volume	33,673		
	- Price	N/A		
e)	Date of the transaction	10/04/2025		
f)	Place of the transaction	Outside of a trading venue		

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