

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	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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>389,711</td></tr></table>		Price(s)	Volume(s)	N/A	389,711
Price(s)	Volume(s)						
N/A	389,711						
d)	Aggregated information - Aggregated volume - Price	389,711 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	Tim 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				
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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>226,249</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	226,249
Price(s)	Volume(s)					
N/A	226,249					
d)	Aggregated information - Aggregated volume - Price	226,249 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	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					
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a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares of 50p each 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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>73,160</td></tr></table>		Price(s)	Volume(s)	N/A	73,160
Price(s)	Volume(s)						
N/A	73,160						
d)	Aggregated information - Aggregated volume - Price	73,160 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 allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	Vistry Group PLC
b)	LEI	2138001KOWN7CG9SLK53
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a)	Description of the financial instrument, type of instrument Identification code	Ordinary Shares of 50p each 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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>63,937</td></tr></table>		Price(s)	Volume(s)	N/A	63,937
Price(s)	Volume(s)						
N/A	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 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	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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>67,501</td></tr></table>		Price(s)	Volume(s)	N/A	67,501
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 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, 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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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)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>76,724</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	76,724
Price(s)	Volume(s)					
N/A	76,724					
d)	Aggregated information - Aggregated volume - Price	76,724 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	James Warrington

2	Reason for the notification					
a)	Position/status	Executive Chair - North, South Midlands & East				
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	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)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>67,347</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	67,347
Price(s)	Volume(s)					
N/A	67,347					
d)	Aggregated information - Aggregated volume - Price	67,347 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	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 Identification code	Ordinary Shares of 50p each 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)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>67,347</td> </tr> </tbody> </table>		Price(s)	Volume(s)	N/A	67,347
Price(s)	Volume(s)						
N/A	67,347						
d)	Aggregated information - Aggregated volume - Price	67,347 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	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	Grant of a conditional share award on 10 April 2025 under the Vistry Group PLC 2020 Long Term Incentive Plan					

		Vistry Group PLC 2020 Long Term Incentive Plan					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>36,580</td></tr></table>		Price(s)	Volume(s)	N/A	36,580
Price(s)	Volume(s)						
N/A	36,580						
d)	Aggregated information						
	- Aggregated volume	36,580					
	- 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 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	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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>31,968</td></tr></table>		Price(s)	Volume(s)	N/A	31,968
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	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	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)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>33,750</td> </tr> </tbody> </table>	Price(s)	Volume(s)	N/A	33,750
Price(s)	Volume(s)					
N/A	33,750					
d)	Aggregated information - Aggregated volume - Price	33,750 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	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 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	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)	<table border="1"> <tr> <td>Price(s)</td> <td>Volume(s)</td> </tr> <tr> <td>N/A</td> <td>38,362</td> </tr> </table>	Price(s)	Volume(s)	N/A	38,362
Price(s)	Volume(s)					
N/A	38,362					
d)	Aggregated information - Aggregated volume - Price	38,362 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	James Warrington
2	Reason for the notification	
a)	Position/status	Executive Chair - North, South Midlands & East
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	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)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>33,673</td></tr></table>		Price(s)	Volume(s)	N/A	33,673
Price(s)	Volume(s)						
N/A	33,673						
d)	Aggregated information - Aggregated volume - Price	33,673 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	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	
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b)	Nature of the transaction	Grant of a conditional share award on 10 April 2025 under the

b)	Nature of the transaction	Grant of a conditional share award on 10 April 2023 under the Vistry Group PLC 2020 Long Term Incentive Plan					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>N/A</td><td>33,673</td></tr></table>		Price(s)	Volume(s)	N/A	33,673
Price(s)	Volume(s)						
N/A	33,673						
d)	Aggregated information - Aggregated volume - Price	33,673 N/A					
e)	Date of the transaction	10/04/2025					
f)	Place of the transaction	Outside of a trading venue					

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