

08 May 2025

## Vistry Group PLC

### Transaction in own shares

Vistry Group PLC (the "**Company**"), announces that, in accordance with the terms of its share buyback programme announced on 12 September 2024 ("**Share Buyback Programme**"), the Company purchased the following number of its Ordinary 50p Shares ("Ordinary Shares") through Numis Securities Limited ("**Deutsche Numis**").

|                                                     |            |
|-----------------------------------------------------|------------|
| Date of purchase:                                   | 07/05/2025 |
| Aggregate number of Ordinary Shares purchased:      | 47,800     |
| Lowest price paid per share (GBP):                  | 620.20     |
| Highest price paid per share (GBP):                 | 636.40     |
| Volume weighted average price paid per share (GBP): | 626.6212   |

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 327,709,627 with 390,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 327,319,557. This figure for the total number of voting rights may be used by shareholders (and others with notification obligations) as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company under the FCA's Disclosure Guidance and Transparency Rules.

In accordance with Article 5(1)(b) of Regulation (EU) No 596/2014 (the Market Abuse Regulation), as it forms part of Retained EU Law as defined in the European Union (Withdrawal) Act 2018, the table below contains detailed information of the individual trades made by Deutsche Numis as part of the Share Buyback Programme.

#### Individual transactions:

| Number of ordinary shares purchased | Transaction price (GBP share) | Time of transaction (UK Time) | Transaction reference number | Trading venue |
|-------------------------------------|-------------------------------|-------------------------------|------------------------------|---------------|
| 97                                  | 633.80                        | 08:09:18                      | 00075182312TRLOO             | XLON          |
| 428                                 | 633.40                        | 08:12:56                      | 00075182513TRLOO             | XLON          |
| 428                                 | 635.60                        | 08:16:55                      | 00075182641TRLOO             | XLON          |
| 474                                 | 635.60                        | 08:16:55                      | 00075182642TRLOO             | XLON          |
| 400                                 | 636.40                        | 08:28:55                      | 00075183148TRLOO             | XLON          |
| 459                                 | 636.00                        | 08:31:17                      | 00075183229TRLOO             | XLON          |
| 394                                 | 634.00                        | 08:35:00                      | 00075183344TRLOO             | XLON          |
| 4                                   | 634.00                        | 08:35:00                      | 00075183345TRLOO             | XLON          |
| 410                                 | 631.00                        | 08:42:30                      | 00075183635TRLOO             | XLON          |
| 461                                 | 631.40                        | 08:52:18                      | 00075184012TRLOO             | XLON          |
| 437                                 | 632.20                        | 08:53:08                      | 00075184057TRLOO             | XLON          |
| 406                                 | 631.60                        | 08:59:20                      | 00075184241TRLOO             | XLON          |
| 434                                 | 630.80                        | 08:59:50                      | 00075184248TRLOO             | XLON          |
| 482                                 | 630.00                        | 09:01:00                      | 00075184303TRLOO             | XLON          |
| 664                                 | 628.40                        | 09:08:42                      | 00075184720TRLOO             | XLON          |
| 448                                 | 628.40                        | 09:08:42                      | 00075184722TRLOO             | XLON          |
| 35                                  | 628.40                        | 09:08:42                      | 00075184721TRLOO             | XLON          |
| 477                                 | 626.00                        | 09:15:03                      | 00075185057TRLOO             | XLON          |
| 451                                 | 626.80                        | 09:22:54                      | 00075185468TRLOO             | XLON          |
| 397                                 | 626.40                        | 09:32:22                      | 00075185787TRLOO             | XLON          |
| 12                                  | 626.40                        | 09:32:22                      | 00075185786TRLOO             | XLON          |
| 414                                 | 625.80                        | 09:32:27                      | 00075185789TRLOO             | XLON          |

|      |        |          |                  |      |
|------|--------|----------|------------------|------|
| 29   | 625.80 | 09:32:27 | 00075185788TRLOO | XLON |
| 428  | 628.40 | 09:44:54 | 00075186202TRLOO | XLON |
| 471  | 627.80 | 09:45:53 | 00075186247TRLOO | XLON |
| 420  | 627.80 | 09:49:33 | 00075186340TRLOO | XLON |
| 7    | 630.00 | 09:51:13 | 00075186387TRLOO | XLON |
| 476  | 630.00 | 09:51:23 | 00075186391TRLOO | XLON |
| 160  | 630.00 | 09:51:36 | 00075186394TRLOO | XLON |
| 65   | 630.00 | 09:51:36 | 00075186393TRLOO | XLON |
| 465  | 632.00 | 09:53:19 | 00075186455TRLOO | XLON |
| 425  | 631.60 | 09:53:21 | 00075186476TRLOO | XLON |
| 472  | 632.60 | 09:54:00 | 00075186493TRLOO | XLON |
| 457  | 632.00 | 09:54:24 | 00075186499TRLOO | XLON |
| 74   | 632.00 | 09:57:34 | 00075186583TRLOO | XLON |
| 365  | 632.00 | 09:57:34 | 00075186582TRLOO | XLON |
| 51   | 630.80 | 10:00:53 | 00075186732TRLOO | XLON |
| 32   | 630.80 | 10:00:53 | 00075186731TRLOO | XLON |
| 28   | 630.80 | 10:00:53 | 00075186730TRLOO | XLON |
| 18   | 630.80 | 10:00:53 | 00075186729TRLOO | XLON |
| 47   | 630.40 | 10:05:26 | 00075186859TRLOO | XLON |
| 347  | 630.40 | 10:05:26 | 00075186858TRLOO | XLON |
| 478  | 629.40 | 10:08:45 | 00075187116TRLOO | XLON |
| 58   | 630.60 | 10:13:53 | 00075187446TRLOO | XLON |
| 203  | 631.00 | 10:13:57 | 00075187447TRLOO | XLON |
| 23   | 631.00 | 10:14:02 | 00075187449TRLOO | XLON |
| 600  | 631.00 | 10:14:02 | 00075187448TRLOO | XLON |
| 427  | 627.80 | 10:17:19 | 00075187593TRLOO | XLON |
| 193  | 628.80 | 10:24:26 | 00075187808TRLOO | XLON |
| 160  | 628.80 | 10:24:26 | 00075187807TRLOO | XLON |
| 217  | 627.80 | 10:30:59 | 00075188036TRLOO | XLON |
| 202  | 627.80 | 10:32:39 | 00075188089TRLOO | XLON |
| 25   | 628.80 | 10:38:38 | 00075188364TRLOO | XLON |
| 195  | 628.80 | 10:38:38 | 00075188363TRLOO | XLON |
| 169  | 628.80 | 10:38:38 | 00075188362TRLOO | XLON |
| 420  | 629.00 | 10:44:00 | 00075188628TRLOO | XLON |
| 484  | 630.80 | 10:55:04 | 00075189322TRLOO | XLON |
| 400  | 629.80 | 11:06:50 | 00075189903TRLOO | XLON |
| 453  | 629.40 | 11:12:32 | 00075190355TRLOO | XLON |
| 43   | 628.20 | 11:21:06 | 00075190788TRLOO | XLON |
| 456  | 629.00 | 11:22:00 | 00075190821TRLOO | XLON |
| 1679 | 629.00 | 11:22:00 | 00075190820TRLOO | XLON |
| 97   | 629.00 | 11:23:14 | 00075190899TRLOO | XLON |
| 389  | 629.00 | 11:23:14 | 00075190898TRLOO | XLON |
| 85   | 628.00 | 11:26:10 | 00075191009TRLOO | XLON |
| 450  | 627.80 | 11:32:20 | 00075191207TRLOO | XLON |
| 20   | 628.80 | 11:41:23 | 00075192043TRLOO | XLON |
| 97   | 628.80 | 11:41:23 | 00075192046TRLOO | XLON |
| 13   | 628.80 | 11:41:23 | 00075192045TRLOO | XLON |
| 24   | 628.80 | 11:41:23 | 00075192044TRLOO | XLON |
| 12   | 628.80 | 11:41:24 | 00075192047TRLOO | XLON |
| 12   | 628.80 | 11:41:24 | 00075192048TRLOO | XLON |
| 462  | 628.40 | 11:44:12 | 00075192166TRLOO | XLON |
| 401  | 627.40 | 11:45:00 | 00075192200TRLOO | XLON |
| 459  | 627.40 | 12:04:59 | 00075193183TRLOO | XLON |
| 444  | 627.40 | 12:12:50 | 00075193489TRLOO | XLON |
| 157  | 627.40 | 12:13:16 | 00075193519TRLOO | XLON |
| 77   | 627.40 | 12:13:16 | 00075193518TRLOO | XLON |
| 21   | 628.20 | 12:16:37 | 00075193810TRLOO | XLON |
| 100  | 628.20 | 12:16:37 | 00075193809TRLOO | XLON |
| 20   | 628.20 | 12:16:37 | 00075193808TRLOO | XLON |
| 44   | 628.20 | 12:16:37 | 00075193807TRLOO | XLON |
| 164  | 627.40 | 12:18:27 | 00075193868TRLOO | XLON |
| 77   | 627.40 | 12:18:27 | 00075193867TRLOO | XLON |
| 188  | 626.80 | 12:29:45 | 00075194492TRLOO | XLON |
| 417  | 629.00 | 12:39:23 | 00075194850TRLOO | XLON |
| 471  | 628.00 | 12:43:29 | 00075194990TRLOO | XLON |
| 31   | 627.20 | 13:02:01 | 00075196428TRLOO | XLON |
| 151  | 627.20 | 13:02:01 | 00075196427TRLOO | XLON |
| 460  | 626.00 | 13:08:43 | 00075196581TRLOO | XLON |
| 411  | 625.00 | 13:11:02 | 00075196643TRLOO | XLON |

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| 79  | 625.40 | 13:33:07 | 00075197844TRLOO | XLON |
| 16  | 625.40 | 13:33:07 | 00075197843TRLOO | XLON |
| 10  | 625.40 | 13:33:07 | 00075197842TRLOO | XLON |
| 42  | 625.40 | 13:33:07 | 00075197841TRLOO | XLON |
| 86  | 625.40 | 13:33:07 | 00075197840TRLOO | XLON |
| 24  | 625.40 | 13:33:07 | 00075197846TRLOO | XLON |
| 26  | 625.40 | 13:33:07 | 00075197845TRLOO | XLON |
| 638 | 624.80 | 13:35:00 | 00075197933TRLOO | XLON |
| 409 | 624.80 | 13:35:04 | 00075197936TRLOO | XLON |
| 62  | 626.00 | 13:41:17 | 00075198199TRLOO | XLON |
| 9   | 626.00 | 13:41:17 | 00075198198TRLOO | XLON |
| 13  | 626.00 | 13:41:17 | 00075198197TRLOO | XLON |
| 17  | 626.00 | 13:41:17 | 00075198196TRLOO | XLON |
| 64  | 626.00 | 13:41:17 | 00075198195TRLOO | XLON |
| 58  | 626.00 | 13:41:17 | 00075198194TRLOO | XLON |
| 41  | 625.80 | 13:41:17 | 00075198203TRLOO | XLON |
| 167 | 625.80 | 13:41:17 | 00075198202TRLOO | XLON |
| 51  | 625.80 | 13:41:17 | 00075198201TRLOO | XLON |
| 600 | 625.80 | 13:41:17 | 00075198200TRLOO | XLON |
| 476 | 624.80 | 13:44:18 | 00075198301TRLOO | XLON |
| 78  | 623.80 | 13:47:41 | 00075198389TRLOO | XLON |
| 8   | 623.80 | 13:47:41 | 00075198388TRLOO | XLON |
| 4   | 623.80 | 13:47:41 | 00075198387TRLOO | XLON |
| 434 | 623.60 | 13:47:50 | 00075198395TRLOO | XLON |
| 203 | 623.00 | 13:48:44 | 00075198455TRLOO | XLON |
| 160 | 623.00 | 13:48:44 | 00075198454TRLOO | XLON |
| 87  | 623.00 | 13:48:44 | 00075198453TRLOO | XLON |
| 404 | 623.20 | 13:59:01 | 00075198726TRLOO | XLON |
| 441 | 621.80 | 14:01:30 | 00075198851TRLOO | XLON |
| 433 | 620.20 | 14:10:00 | 00075199413TRLOO | XLON |
| 231 | 621.60 | 14:12:07 | 00075199517TRLOO | XLON |
| 113 | 621.60 | 14:12:17 | 00075199526TRLOO | XLON |
| 31  | 621.60 | 14:12:17 | 00075199527TRLOO | XLON |
| 476 | 622.00 | 14:18:56 | 00075199831TRLOO | XLON |
| 15  | 622.00 | 14:20:20 | 00075199937TRLOO | XLON |
| 18  | 622.00 | 14:20:20 | 00075199936TRLOO | XLON |
| 28  | 622.00 | 14:20:20 | 00075199935TRLOO | XLON |
| 45  | 622.00 | 14:20:20 | 00075199938TRLOO | XLON |
| 148 | 622.20 | 14:27:20 | 00075200384TRLOO | XLON |
| 443 | 622.40 | 14:27:57 | 00075200407TRLOO | XLON |
| 73  | 622.40 | 14:29:37 | 00075200477TRLOO | XLON |
| 163 | 622.40 | 14:29:37 | 00075200476TRLOO | XLON |
| 47  | 622.40 | 14:30:01 | 00075200512TRLOO | XLON |
| 102 | 622.40 | 14:30:01 | 00075200511TRLOO | XLON |
| 197 | 623.00 | 14:31:42 | 00075200584TRLOO | XLON |
| 70  | 623.00 | 14:31:42 | 00075200583TRLOO | XLON |
| 418 | 622.40 | 14:35:42 | 00075200902TRLOO | XLON |
| 490 | 622.40 | 14:35:42 | 00075200903TRLOO | XLON |
| 207 | 621.60 | 14:36:48 | 00075200987TRLOO | XLON |
| 33  | 623.00 | 14:40:19 | 00075201242TRLOO | XLON |
| 13  | 623.00 | 14:40:19 | 00075201241TRLOO | XLON |
| 113 | 623.80 | 14:43:37 | 00075201504TRLOO | XLON |
| 4   | 624.20 | 14:44:13 | 00075201575TRLOO | XLON |
| 485 | 624.00 | 14:44:20 | 00075201598TRLOO | XLON |
| 463 | 623.60 | 14:48:52 | 00075202017TRLOO | XLON |
| 445 | 623.60 | 14:48:52 | 00075202023TRLOO | XLON |
| 193 | 623.60 | 14:49:46 | 00075202134TRLOO | XLON |
| 27  | 623.60 | 14:50:46 | 00075202253TRLOO | XLON |
| 12  | 623.60 | 14:50:46 | 00075202252TRLOO | XLON |
| 195 | 623.60 | 14:50:46 | 00075202251TRLOO | XLON |
| 232 | 623.60 | 14:50:46 | 00075202250TRLOO | XLON |
| 412 | 623.20 | 14:54:05 | 00075202600TRLOO | XLON |
| 459 | 623.40 | 14:58:07 | 00075202956TRLOO | XLON |
| 464 | 623.20 | 14:59:31 | 00075203078TRLOO | XLON |
| 414 | 622.00 | 15:01:20 | 00075203245TRLOO | XLON |
| 438 | 622.60 | 15:06:15 | 00075203472TRLOO | XLON |
| 406 | 622.60 | 15:08:42 | 00075203668TRLOO | XLON |
| 378 | 623.40 | 15:09:59 | 00075203744TRLOO | XLON |
| 443 | 624.20 | 15:12:02 | 00075203865TRLOO | XLON |

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| 444 | 623.60 | 15:13:09 | 00075203998TRLOO | XLON |
| 441 | 622.60 | 15:20:47 | 00075204325TRLOO | XLON |
| 429 | 622.60 | 15:23:47 | 00075204615TRLOO | XLON |
| 98  | 622.20 | 15:25:09 | 00075204676TRLOO | XLON |
| 352 | 622.20 | 15:25:09 | 00075204675TRLOO | XLON |
| 455 | 622.20 | 15:25:10 | 00075204677TRLOO | XLON |
| 406 | 621.40 | 15:29:10 | 00075204859TRLOO | XLON |
| 104 | 623.40 | 15:33:21 | 00075205154TRLOO | XLON |
| 340 | 623.40 | 15:33:21 | 00075205153TRLOO | XLON |
| 40  | 623.40 | 15:33:21 | 00075205152TRLOO | XLON |
| 400 | 622.80 | 15:33:54 | 00075205191TRLOO | XLON |
| 30  | 622.80 | 15:33:54 | 00075205192TRLOO | XLON |
| 420 | 623.00 | 15:37:07 | 00075205524TRLOO | XLON |
| 14  | 623.00 | 15:37:07 | 00075205527TRLOO | XLON |
| 410 | 623.00 | 15:37:07 | 00075205526TRLOO | XLON |
| 53  | 623.00 | 15:37:07 | 00075205525TRLOO | XLON |
| 95  | 622.00 | 15:40:24 | 00075205796TRLOO | XLON |
| 14  | 622.00 | 15:40:24 | 00075205795TRLOO | XLON |
| 87  | 622.00 | 15:40:24 | 00075205797TRLOO | XLON |
| 464 | 623.60 | 15:43:34 | 00075206285TRLOO | XLON |
| 461 | 623.60 | 15:43:45 | 00075206304TRLOO | XLON |
| 131 | 623.40 | 15:45:49 | 00075206504TRLOO | XLON |
| 55  | 623.40 | 15:45:49 | 00075206503TRLOO | XLON |
| 135 | 623.40 | 15:45:49 | 00075206502TRLOO | XLON |
| 100 | 623.20 | 15:47:22 | 00075206601TRLOO | XLON |
| 13  | 623.60 | 15:48:27 | 00075206690TRLOO | XLON |
| 43  | 623.60 | 15:48:27 | 00075206695TRLOO | XLON |
| 268 | 623.60 | 15:48:27 | 00075206694TRLOO | XLON |
| 39  | 623.60 | 15:48:27 | 00075206693TRLOO | XLON |
| 71  | 623.60 | 15:48:27 | 00075206692TRLOO | XLON |
| 31  | 623.60 | 15:48:27 | 00075206691TRLOO | XLON |
| 449 | 622.00 | 15:51:33 | 00075206902TRLOO | XLON |
| 3   | 622.20 | 15:53:21 | 00075207035TRLOO | XLON |
| 403 | 621.80 | 15:53:50 | 00075207059TRLOO | XLON |
| 78  | 621.40 | 15:56:37 | 00075207339TRLOO | XLON |
| 47  | 621.40 | 15:56:37 | 00075207338TRLOO | XLON |
| 305 | 621.20 | 15:56:37 | 00075207340TRLOO | XLON |
| 300 | 620.60 | 16:01:50 | 00075207759TRLOO | XLON |

This announcement is made in accordance with the requirements of UK Listing Rule 9.6.6.

#### Vistry Group PLC

Clare Bates, Chief People Officer & General Counsel

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