

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	Exercise of nil cost options granted on 4 March 2019 under the Vistry Group PLC Long Term Incentive Plan 2010 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>Nil</td> <td>5,893</td> </tr> </tbody> </table>	Price(s)	Volume(s)	Nil	5,893
Price(s)	Volume(s)					
Nil	5,893					
d)	Aggregated information - Aggregated volume - Price	5,893 Nil				
e)	Date of the transaction	29/05/2025				
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	Sale of shares acquired from the exercise of nil cost options granted on 4 March 2019 under the Vistry Group PLC Long Term Incentive Plan 2010 and any accrued notional dividends.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£6.33472</td><td>5,893</td></tr></table>		Price(s)	Volume(s)	£6.33472	5,893
Price(s)	Volume(s)						
£6.33472	5,893						
d)	Aggregated information - Aggregated volume - Price	5,893 £6.33472					
e)	Date of the transaction	29/05/2025					
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	Ordinary Shares of 50p each

	Identification code	GB0001859296					
b)	Nature of the transaction	Exercise of nil cost options granted on 2 March 2020 under the Vistry Group PLC Long Term Incentive Plan 2020 and any accrued notional dividends.					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>Nil</td><td>15,019</td></tr></table>		Price(s)	Volume(s)	Nil	15,019
Price(s)	Volume(s)						
Nil	15,019						
d)	Aggregated information - Aggregated volume - Price	15,019 Nil					
e)	Date of the transaction	29/05/2025					
f)	Place of the transaction	Outside 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	Sale of sufficient shares to cover tax and national insurance contributions arising from the exercise of nil cost options granted on 2 March 2020 under the Vistry Group PLC Long Term Incentive Plan 2020 and any accrued notional dividends.				
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£6.336008</td><td>7,226</td></tr></table>	Price(s)	Volume(s)	£6.336008	7,226
Price(s)	Volume(s)					
£6.336008	7,226					
d)	Aggregated information					

	- Aggregated volume	7,226
	- Price	£6.336008
e)	Date of the transaction	29/05/2025
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	Sale of shares				
c)	Price(s) and volume(s)	<table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£6.334</td> <td>1,876</td> </tr> </tbody> </table>	Price(s)	Volume(s)	£6.334	1,876
Price(s)	Volume(s)					
£6.334	1,876					
d)	Aggregated information - Aggregated volume - Price	1,876 £6.334				
e)	Date of the transaction	29/05/2025				
f)	Place of the transaction	London Stock Exchange (XLON)				

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact ms@seg.com or visit www.ms.com.

RNS may use your IP address to confirm compliance with the terms and conditions, to analyse how you engage with the information contained in this communication, and to share such analysis on an anonymised basis with others as part of our commercial services. For further information about how RNS and the London Stock Exchange use the personal data you provide us, please see our [Privacy Policy](#).

END

DSHPKKBNNBKDDPN