

Vistry Group PLC (the "Company")

PDMR/Shareholding Announcement

The Company confirms that Greg Fitzgerald, Executive Chair and CEO, has acquired 84,068 ordinary shares of 50p each ("Shares") for a total gross consideration of £496,264.94. This brings Greg's total share purchases in 2025 to 171,282 Shares, amounting to a gross investment of £992,587.80.

Following this transaction, Greg holds a total of 1,289,790 Shares, including those held by persons closely associated (PCAs), representing approximately 0.4% of the Company's total voting rights.

The Company makes the below announcement and notification in accordance with the requirements of the EU Market Abuse Regulation:

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	Purchase of shares					
c)	Price(s) and volume(s)	<table><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£5.9031</td><td>84,068</td></tr></table>		Price(s)	Volume(s)	£5.9031	84,068
Price(s)	Volume(s)						
£5.9031	84,068						
d)	Aggregated information - Aggregated volume - Price - Total Price	84,068 £5.9031 £496,264.94					

e)	Date of the transaction	05/08/2025
f)	Place of the transaction	London Stock Exchange (XLON)

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