

12 August 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 Peel Hunt LLP ("**Peel Hunt**").

Date of purchase	11/08/2025
Aggregated number of Ordinary shares purchased:	47,500
Lowest price paid per share (GBP):	626.20
Highest price paid per share (GBP):	635.60
Volume weighted average price paid per share (GBP):	630.77

The purchased shares will be held in Treasury, following which the remaining number of Ordinary Shares in issue will be 324,743,578 with 237,570 held in Treasury. Therefore, the total voting rights in the Company will be 324,506,008. 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 Peel Hunt 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
482	629.00	08:00:12	00180670620TRLO0	XLON
426	629.40	08:00:19	00180670762TRLO0	XLON
443	629.60	08:00:21	00180670804TRLO0	XLON
437	630.00	08:00:21	00180670805TRLO0	XLON
460	633.60	08:00:46	00180671323TRLO0	XLON
500	633.00	08:00:48	00180671331TRLO0	XLON
500	631.80	08:02:01	00180671550TRLO0	XLON
470	630.60	08:02:02	00180671552TRLO0	XLON
445	630.20	08:02:08	00180671573TRLO0	XLON
493	632.00	08:10:27	00180673249TRLO0	XLON
440	632.40	08:11:02	00180673342TRLO0	XLON
500	635.60	08:17:06	00180673937TRLO0	XLON
34	635.60	08:18:48	00180674119TRLO0	XLON
428	635.60	08:18:48	00180674120TRLO0	XLON
462	635.00	08:20:30	00180674304TRLO0	XLON
427	634.60	08:23:22	00180674590TRLO0	XLON
485	634.20	08:24:26	00180674675TRLO0	XLON
249	634.20	08:25:05	00180674725TRLO0	XLON
226	634.20	08:25:05	00180674726TRLO0	XLON
500	632.60	08:25:13	00180674735TRLO0	XLON
259	632.40	08:26:57	00180674871TRLO0	XLON
211	632.40	08:26:57	00180674872TRLO0	XLON
488	632.20	08:27:01	00180674875TRLO0	XLON
505	631.80	08:27:03	00180674881TRLO0	XLON
449	633.00	08:35:25	00180676116TRLO0	XLON
483	633.00	08:35:53	00180676160TRLO0	XLON
317	633.20	08:35:53	00180676161TRLO0	XLON
179	633.20	08:35:53	00180676162TRLO0	XLON
432	633.80	08:36:00	00180676176TRLO0	XLON
425	633.20	08:36:30	00180676305TRLO0	XLON

468	634.60	08:41:08	00180677103TRLO0	XLON
452	634.40	08:41:21	00180677159TRLO0	XLON
420	634.00	08:42:37	00180677300TRLO0	XLON
434	634.00	08:42:43	00180677309TRLO0	XLON
469	634.00	08:42:48	00180677316TRLO0	XLON
452	634.00	08:42:50	00180677318TRLO0	XLON
421	634.80	08:43:01	00180677332TRLO0	XLON
452	634.60	08:46:37	00180677591TRLO0	XLON
474	633.80	08:47:01	00180677622TRLO0	XLON
44	633.00	08:51:51	00180678034TRLO0	XLON
12	633.00	08:59:16	00180678802TRLO0	XLON
406	633.00	08:59:16	00180678803TRLO0	XLON
431	632.40	09:00:10	00180678902TRLO0	XLON
476	632.60	09:02:40	00180679260TRLO0	XLON
481	632.00	09:02:43	00180679264TRLO0	XLON
443	632.60	09:05:07	00180679425TRLO0	XLON
236	631.60	09:06:00	00180679514TRLO0	XLON
231	631.60	09:06:00	00180679515TRLO0	XLON
444	631.40	09:11:01	00180679899TRLO0	XLON
446	631.00	09:11:50	00180679944TRLO0	XLON
455	631.80	09:21:43	00180680613TRLO0	XLON
477	630.40	09:21:47	00180680620TRLO0	XLON
480	630.00	09:23:59	00180680765TRLO0	XLON
496	631.80	09:38:23	00180681762TRLO0	XLON
275	631.00	09:40:02	00180681856TRLO0	XLON
173	631.00	09:40:02	00180681857TRLO0	XLON
200	630.80	09:42:35	00180682004TRLO0	XLON
284	630.80	09:42:49	00180682019TRLO0	XLON
455	631.00	09:46:28	00180682223TRLO0	XLON
495	631.40	09:47:43	00180682304TRLO0	XLON
476	631.20	09:50:03	00180682448TRLO0	XLON
433	631.00	09:50:05	00180682450TRLO0	XLON
424	630.40	09:51:04	00180682513TRLO0	XLON
441	630.00	09:51:05	00180682515TRLO0	XLON
47	630.00	09:51:05	00180682516TRLO0	XLON
433	630.00	10:01:13	00180683209TRLO0	XLON
430	629.80	10:01:16	00180683215TRLO0	XLON
470	629.60	10:01:30	00180683227TRLO0	XLON
436	629.40	10:02:07	00180683275TRLO0	XLON
449	629.40	10:06:13	00180683646TRLO0	XLON
490	629.20	10:06:42	00180683671TRLO0	XLON
5,000	628.80	10:07:40	00180683732TRLO0	XLON
477	628.80	10:07:41	00180683734TRLO0	XLON
477	628.60	10:08:04	00180683746TRLO0	XLON
293	628.40	10:08:23	00180683776TRLO0	XLON
41	628.40	10:08:25	00180683778TRLO0	XLON
148	628.40	10:08:27	00180683780TRLO0	XLON
275	628.20	10:09:25	00180683848TRLO0	XLON
191	628.20	10:09:45	00180683872TRLO0	XLON
451	628.40	10:11:35	00180683971TRLO0	XLON
258	628.00	10:14:37	00180684177TRLO0	XLON
188	628.00	10:14:37	00180684178TRLO0	XLON
456	628.20	10:23:30	00180684769TRLO0	XLON
458	627.80	10:23:36	00180684775TRLO0	XLON
511	627.60	10:24:12	00180684813TRLO0	XLON
476	628.20	10:33:40	00180685431TRLO0	XLON
460	628.80	10:47:00	00180686225TRLO0	XLON
457	629.00	10:53:18	00180686696TRLO0	XLON
118	628.80	10:55:30	00180686834TRLO0	XLON
303	628.80	10:55:30	00180686835TRLO0	XLON
469	629.00	10:57:23	00180686954TRLO0	XLON
225	628.80	10:58:00	00180686985TRLO0	XLON
246	628.80	10:58:00	00180686986TRLO0	XLON
479	628.40	11:00:06	00180687131TRLO0	XLON
357	628.00	11:10:44	00180687658TRLO0	XLON
126	628.00	11:10:44	00180687659TRLO0	XLON
486	628.00	11:11:44	00180687703TRLO0	XLON
492	627.80	11:14:12	00180687817TRLO0	XLON
224	626.80	11:16:00	00180687906TRLO0	XLON

LINE	PRICE	TIME	ISIN	EXCH
212	626.80	11:16:00	00180687907TRLO0	XLON
498	627.80	11:32:10	00180688873TRLO0	XLON
425	628.60	11:39:50	00180689373TRLO0	XLON
427	629.00	11:43:03	00180689557TRLO0	XLON
424	631.20	11:47:54	00180689868TRLO0	XLON
57	631.40	11:48:17	00180689881TRLO0	XLON
426	631.40	11:48:21	00180689884TRLO0	XLON
475	631.40	11:50:05	00180689977TRLO0	XLON
500	631.00	11:50:13	00180689983TRLO0	XLON
326	630.80	11:55:11	00180690333TRLO0	XLON
133	630.80	11:55:11	00180690334TRLO0	XLON
506	630.80	12:05:36	00180690870TRLO0	XLON
283	629.20	12:06:02	00180690885TRLO0	XLON
500	626.20	13:03:10	00180694400TRLO0	XLON

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

Vistry Group PLC

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