

13 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	12/08/2025
Aggregated number of Ordinary shares purchased:	47,500
Lowest price paid per share (GBp):	619.40
Highest price paid per share (GBp):	636.20
Volume weighted average price paid per share (GBp):	627.22

The purchased shares will be held in Treasury, following which the remaining number of Ordinary Shares in issue will be 324,743,578 with 285,070 held in Treasury. Therefore, the total voting rights in the Company will be 324,458,508. 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
476	630.40	08:06:14	00180731809TRLOO	XLON
429	634.20	08:06:18	00180731824TRLOO	XLON
418	633.40	08:07:01	00180731975TRLOO	XLON
435	633.40	08:07:02	00180731978TRLOO	XLON
422	633.60	08:07:14	00180732005TRLOO	XLON
482	633.80	08:07:26	00180732048TRLOO	XLON
160	633.20	08:08:03	00180732132TRLOO	XLON
310	633.20	08:08:03	00180732133TRLOO	XLON
438	634.00	08:09:26	00180732366TRLOO	XLON
476	635.40	08:09:28	00180732374TRLOO	XLON
465	633.20	08:10:03	00180732420TRLOO	XLON
242	633.00	08:13:07	00180732787TRLOO	XLON
232	633.00	08:13:07	00180732788TRLOO	XLON
487	632.20	08:14:01	00180732859TRLOO	XLON
455	635.60	08:15:03	00180732969TRLOO	XLON
147	634.60	08:16:40	00180733125TRLOO	XLON
435	636.00	08:17:11	00180733156TRLOO	XLON
488	636.20	08:17:13	00180733161TRLOO	XLON
138	636.00	08:18:09	00180733225TRLOO	XLON
425	636.20	08:19:13	00180733292TRLOO	XLON
37	635.00	08:19:29	00180733318TRLOO	XLON
427	635.00	08:19:29	00180733319TRLOO	XLON
257	633.80	08:21:39	00180733465TRLOO	XLON
173	633.80	08:21:39	00180733466TRLOO	XLON
492	633.60	08:23:00	00180733566TRLOO	XLON
147	633.00	08:24:19	00180733650TRLOO	XLON
334	633.00	08:24:23	00180733652TRLOO	XLON
420	632.80	08:25:03	00180733700TRLOO	XLON
431	632.40	08:25:14	00180733711TRLOO	XLON
418	632.20	08:25:39	00180733733TRLOO	XLON

62	632.20	08:25:39	00180733734TRLOO	XLON
412	631.40	08:26:38	00180733809TRLOO	XLON
471	631.00	08:27:03	00180733854TRLOO	XLON
434	630.20	08:29:34	00180734071TRLOO	XLON
443	629.20	08:30:14	00180734170TRLOO	XLON
450	629.60	08:32:08	00180734554TRLOO	XLON
477	628.60	08:35:19	00180735038TRLOO	XLON
487	627.60	08:35:26	00180735044TRLOO	XLON
475	627.40	08:37:37	00180735190TRLOO	XLON
424	626.80	08:41:36	00180735435TRLOO	XLON
496	627.80	08:46:47	00180735739TRLOO	XLON
29	628.00	08:46:47	00180735740TRLOO	XLON
197	628.00	08:46:47	00180735741TRLOO	XLON
239	628.00	08:46:47	00180735742TRLOO	XLON
303	627.80	08:47:18	00180735774TRLOO	XLON
121	627.80	08:50:40	00180736044TRLOO	XLON
479	627.00	08:50:43	00180736045TRLOO	XLON
460	626.80	08:50:49	00180736051TRLOO	XLON
241	625.00	08:50:52	00180736057TRLOO	XLON
461	626.20	08:56:03	00180736411TRLOO	XLON
419	625.60	08:56:06	00180736419TRLOO	XLON
438	625.20	08:56:52	00180736466TRLOO	XLON
434	625.40	08:56:59	00180736475TRLOO	XLON
199	626.00	08:58:18	00180736599TRLOO	XLON
214	626.00	08:58:18	00180736600TRLOO	XLON
472	625.40	08:58:45	00180736635TRLOO	XLON
495	625.20	09:00:08	00180736707TRLOO	XLON
417	624.20	09:00:55	00180736812TRLOO	XLON
35	624.00	09:03:15	00180736965TRLOO	XLON
438	624.00	09:03:15	00180736966TRLOO	XLON
480	625.20	09:06:51	00180737216TRLOO	XLON
413	625.00	09:07:26	00180737279TRLOO	XLON
492	626.60	09:10:37	00180737537TRLOO	XLON
12	626.60	09:14:06	00180737763TRLOO	XLON
452	626.60	09:14:09	00180737768TRLOO	XLON
484	626.20	09:14:15	00180737774TRLOO	XLON
453	626.00	09:14:17	00180737779TRLOO	XLON
63	625.80	09:14:34	00180737806TRLOO	XLON
497	626.20	09:14:35	00180737808TRLOO	XLON
481	626.00	09:14:39	00180737812TRLOO	XLON
223	625.40	09:15:00	00180737840TRLOO	XLON
205	625.40	09:15:00	00180737844TRLOO	XLON
431	625.40	09:15:10	00180737856TRLOO	XLON
434	625.40	09:15:15	00180737862TRLOO	XLON
60	626.20	09:15:18	00180737865TRLOO	XLON
434	626.20	09:15:18	00180737866TRLOO	XLON
185	626.40	09:16:26	00180737948TRLOO	XLON
241	626.40	09:16:28	00180737949TRLOO	XLON
496	626.60	09:24:26	00180738532TRLOO	XLON
34	626.80	09:24:26	00180738533TRLOO	XLON
401	626.80	09:24:26	00180738534TRLOO	XLON
447	626.40	09:25:46	00180738597TRLOO	XLON
36	626.40	09:26:43	00180738654TRLOO	XLON
236	626.80	09:30:21	00180738932TRLOO	XLON
35	626.80	09:30:21	00180738933TRLOO	XLON
201	626.80	09:30:22	00180738937TRLOO	XLON
469	626.60	09:31:23	00180739047TRLOO	XLON
413	626.40	09:49:47	00180740781TRLOO	XLON
446	626.20	09:51:15	00180740904TRLOO	XLON
109	627.20	09:51:39	00180740949TRLOO	XLON
380	627.20	09:51:39	00180740950TRLOO	XLON
114	627.00	09:52:01	00180740977TRLOO	XLON
296	627.00	09:52:01	00180740978TRLOO	XLON
46	626.80	09:55:00	00180741123TRLOO	XLON
398	626.80	09:55:00	00180741124TRLOO	XLON
423	626.20	09:56:10	00180741204TRLOO	XLON
456	626.00	09:56:48	00180741238TRLOO	XLON
447	625.80	09:57:11	00180741260TRLOO	XLON
430	625.60	10:00:43	00180741510TRLOO	XLON

483	625.20	10:03:21	00180741691TRLOO	XLON
441	625.00	10:03:22	00180741693TRLOO	XLON
492	624.80	10:03:24	00180741697TRLOO	XLON
463	625.60	10:14:58	00180742422TRLOO	XLON
411	625.40	10:16:31	00180742530TRLOO	XLON
418	625.40	10:19:47	00180742794TRLOO	XLON
451	625.40	10:22:57	00180743016TRLOO	XLON
463	625.00	10:25:00	00180743149TRLOO	XLON
455	624.80	10:27:33	00180743364TRLOO	XLON
413	624.40	10:34:37	00180743829TRLOO	XLON
460	624.40	10:35:24	00180743879TRLOO	XLON
462	624.40	10:45:30	00180744483TRLOO	XLON
479	624.00	10:45:31	00180744486TRLOO	XLON
408	624.20	10:46:51	00180744602TRLOO	XLON
470	623.40	10:48:40	00180744753TRLOO	XLON
347	623.00	10:50:06	00180744899TRLOO	XLON
90	623.00	10:50:06	00180744900TRLOO	XLON
148	623.00	10:51:01	00180744978TRLOO	XLON
12	623.00	10:51:01	00180744979TRLOO	XLON
37	623.00	10:51:01	00180744980TRLOO	XLON
265	623.00	10:51:01	00180744981TRLOO	XLON
447	623.00	10:53:42	00180745157TRLOO	XLON
445	622.80	10:54:08	00180745169TRLOO	XLON
409	622.40	10:57:11	00180745387TRLOO	XLON
439	621.20	11:04:10	00180745874TRLOO	XLON
12	621.40	11:09:33	00180746284TRLOO	XLON
420	621.40	11:09:33	00180746285TRLOO	XLON
490	621.00	11:09:59	00180746308TRLOO	XLON
485	620.80	11:11:29	00180746432TRLOO	XLON
419	620.20	11:15:07	00180746685TRLOO	XLON
427	620.00	11:28:27	00180747451TRLOO	XLON
468	619.60	11:28:28	00180747460TRLOO	XLON
476	619.40	11:28:30	00180747461TRLOO	XLON
323	620.40	11:33:13	00180747757TRLOO	XLON
172	620.40	11:33:13	00180747758TRLOO	XLON
129	620.20	11:38:03	00180748080TRLOO	XLON
500	622.40	12:31:12	00180751376TRLOO	XLON

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

Vistry Group PLC

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