

14 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	13/08/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBp):	615.80
Highest price paid per share (GBp):	629.80
Volume weighted average price paid per share (GBp):	620.19

The purchased shares will be held in Treasury, following which the remaining number of Ordinary Shares in issue will be 324,743,578 with 333,070 held in Treasury. Therefore, the total voting rights in the Company will be 324,410,508. 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
215	629.80	08:01:41	00180787476TRLO0	XLON
25	629.80	08:01:41	00180787477TRLO0	XLON
261	629.80	08:01:41	00180787478TRLO0	XLON
259	627.00	08:01:57	00180787532TRLO0	XLON
185	627.00	08:02:20	00180787590TRLO0	XLON
494	626.00	08:03:56	00180787855TRLO0	XLON
490	624.20	08:04:17	00180787904TRLO0	XLON
415	622.80	08:05:31	00180788118TRLO0	XLON
436	621.80	08:06:17	00180788210TRLO0	XLON
20	621.80	08:06:17	00180788211TRLO0	XLON
413	622.40	08:07:52	00180788352TRLO0	XLON
449	620.60	08:10:09	00180788591TRLO0	XLON
492	622.20	08:18:30	00180789320TRLO0	XLON
496	624.00	08:27:06	00180790078TRLO0	XLON
295	625.40	08:27:07	00180790084TRLO0	XLON
170	625.40	08:27:07	00180790085TRLO0	XLON
458	624.80	08:29:05	00180790218TRLO0	XLON
273	624.20	08:32:12	00180790717TRLO0	XLON
34	624.20	08:32:13	00180790722TRLO0	XLON
166	624.20	08:32:13	00180790723TRLO0	XLON
456	625.00	08:35:54	00180791248TRLO0	XLON
21	625.00	08:38:38	00180791471TRLO0	XLON
392	625.00	08:38:38	00180791472TRLO0	XLON
470	624.40	08:40:30	00180791628TRLO0	XLON
447	624.20	08:41:10	00180791679TRLO0	XLON
468	624.60	08:43:50	00180791904TRLO0	XLON
246	623.00	08:45:10	00180792027TRLO0	XLON
201	623.00	08:45:10	00180792028TRLO0	XLON
26	621.80	08:52:20	00180792714TRLO0	XLON
25	621.80	08:52:20	00180792715TRLO0	XLON

25	621.80	08:56:20	00180793009TRLO0	XLON
357	621.80	08:56:21	00180793012TRLO0	XLON
429	621.80	08:56:29	00180793018TRLO0	XLON
142	621.60	08:57:45	00180793095TRLO0	XLON
294	621.60	08:57:48	00180793098TRLO0	XLON
423	621.60	09:00:43	00180793320TRLO0	XLON
23	621.60	09:00:43	00180793321TRLO0	XLON
490	620.60	09:01:01	00180793345TRLO0	XLON
462	620.20	09:03:55	00180793546TRLO0	XLON
443	620.00	09:19:58	00180794667TRLO0	XLON
486	619.40	09:20:04	00180794674TRLO0	XLON
412	620.40	09:20:27	00180794708TRLO0	XLON
498	620.40	09:28:43	00180795396TRLO0	XLON
478	618.80	09:28:44	00180795401TRLO0	XLON
472	620.00	09:35:19	00180795972TRLO0	XLON
471	620.00	09:35:54	00180796023TRLO0	XLON
470	620.00	09:36:27	00180796068TRLO0	XLON
474	619.40	09:38:51	00180796269TRLO0	XLON
414	618.20	09:39:53	00180796371TRLO0	XLON
445	618.20	09:40:26	00180796416TRLO0	XLON
73	618.00	09:40:28	00180796425TRLO0	XLON
389	618.00	09:40:28	00180796426TRLO0	XLON
120	618.00	09:44:05	00180796750TRLO0	XLON
325	618.00	09:44:05	00180796751TRLO0	XLON
453	617.80	09:44:06	00180796755TRLO0	XLON
9	617.60	09:45:49	00180796876TRLO0	XLON
1	617.60	09:47:07	00180796953TRLO0	XLON
1	617.60	09:47:08	00180796954TRLO0	XLON
169	617.60	09:47:29	00180797000TRLO0	XLON
1	617.60	09:48:13	00180797055TRLO0	XLON
294	617.60	09:48:13	00180797056TRLO0	XLON
435	617.00	09:49:51	00180797172TRLO0	XLON
134	616.60	09:51:00	00180797253TRLO0	XLON
342	616.60	09:52:21	00180797352TRLO0	XLON
412	616.60	09:54:00	00180797469TRLO0	XLON
194	617.00	09:55:09	00180797554TRLO0	XLON
297	617.00	09:55:09	00180797555TRLO0	XLON
375	617.00	09:55:30	00180797610TRLO0	XLON
116	617.00	09:55:31	00180797611TRLO0	XLON
472	616.60	09:55:45	00180797631TRLO0	XLON
426	617.80	10:06:05	00180798537TRLO0	XLON
448	618.20	10:11:50	00180798957TRLO0	XLON
450	619.80	10:19:45	00180799566TRLO0	XLON
5,000	620.40	10:20:22	00180799627TRLO0	XLON
412	620.40	10:21:12	00180799673TRLO0	XLON
493	620.20	10:22:35	00180799771TRLO0	XLON
451	619.80	10:23:31	00180799815TRLO0	XLON
493	619.60	10:27:15	00180800052TRLO0	XLON
493	619.60	10:32:45	00180800450TRLO0	XLON
488	619.40	10:33:01	00180800465TRLO0	XLON
438	620.40	10:46:46	00180801576TRLO0	XLON
423	619.60	10:46:47	00180801579TRLO0	XLON
483	619.40	10:47:25	00180801618TRLO0	XLON
464	619.20	11:01:22	00180802518TRLO0	XLON
432	619.20	11:01:23	00180802521TRLO0	XLON
445	620.00	11:04:39	00180802742TRLO0	XLON
441	619.60	11:04:42	00180802746TRLO0	XLON
452	619.60	11:12:57	00180803256TRLO0	XLON
477	619.40	11:12:58	00180803264TRLO0	XLON
486	618.80	11:14:05	00180803341TRLO0	XLON
442	619.40	11:17:08	00180803527TRLO0	XLON
411	619.60	11:18:37	00180803603TRLO0	XLON
452	620.00	11:25:32	00180804076TRLO0	XLON
479	621.80	11:27:24	00180804226TRLO0	XLON
448	621.00	11:27:41	00180804249TRLO0	XLON
490	620.60	11:28:42	00180804297TRLO0	XLON
430	620.40	11:28:48	00180804301TRLO0	XLON
489	620.40	11:31:27	00180804466TRLO0	XLON
470	619.40	11:32:33	00180804534TRLO0	XLON

NO	PRICE	TIME	ORDER NO	EXCH
485	619.80	11:34:35	00180804696TRLO0	XLON
455	619.40	11:37:02	00180804862TRLO0	XLON
411	620.00	11:41:53	00180805157TRLO0	XLON
479	619.40	11:41:54	00180805161TRLO0	XLON
426	619.20	11:43:34	00180805260TRLO0	XLON
275	618.60	11:43:46	00180805271TRLO0	XLON
197	618.60	11:43:46	00180805272TRLO0	XLON
432	618.40	11:45:13	00180805355TRLO0	XLON
17	618.40	11:45:15	00180805358TRLO0	XLON
451	618.40	11:59:59	00180806326TRLO0	XLON
483	618.20	12:02:40	00180806551TRLO0	XLON
12	618.20	12:02:40	00180806552TRLO0	XLON
448	618.00	12:02:42	00180806555TRLO0	XLON
496	618.80	12:15:13	00180807429TRLO0	XLON
438	618.40	12:15:49	00180807471TRLO0	XLON
216	618.40	12:30:02	00180808395TRLO0	XLON
272	618.40	12:30:02	00180808396TRLO0	XLON
451	618.20	12:34:36	00180808637TRLO0	XLON
428	618.00	12:34:37	00180808642TRLO0	XLON
419	617.80	12:34:42	00180808643TRLO0	XLON
414	617.60	12:39:47	00180808879TRLO0	XLON
344	617.20	12:43:14	00180809053TRLO0	XLON
27	617.20	12:43:14	00180809054TRLO0	XLON
1,000	615.80	14:34:57	00180817656TRLO0	XLON

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

Vistry Group PLC

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