

20 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	19/08/2025
Aggregated number of Ordinary shares purchased:	46,000
Lowest price paid per share (GBp):	634.60
Highest price paid per share (GBp):	648.60
Volume weighted average price paid per share (GBp):	642.92

The purchased shares will be held in Treasury, following which the remaining number of Ordinary Shares in issue will be 324,743,578 with 519,770 held in Treasury. Therefore, the total voting rights in the Company will be 324,223,808. 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
447	636.60	08:05:03	00181005380TRLOO	XLON
400	635.20	08:06:24	00181005446TRLOO	XLON
51	637.20	08:23:29	00181006438TRLOO	XLON
12	637.20	08:23:29	00181006439TRLOO	XLON
408	637.20	08:23:29	00181006440TRLOO	XLON
31	637.00	08:24:25	00181006519TRLOO	XLON
3	637.00	08:24:25	00181006520TRLOO	XLON
9	637.00	08:24:25	00181006521TRLOO	XLON
420	637.00	08:24:25	00181006522TRLOO	XLON
427	636.40	08:25:57	00181006629TRLOO	XLON
94	635.40	08:29:02	00181006785TRLOO	XLON
348	635.40	08:29:02	00181006786TRLOO	XLON
29	635.40	08:29:18	00181006796TRLOO	XLON
402	635.40	08:30:03	00181006839TRLOO	XLON
423	634.60	08:30:07	00181006856TRLOO	XLON
269	636.00	08:47:01	00181008181TRLOO	XLON
170	636.00	08:47:01	00181008182TRLOO	XLON
433	637.20	08:56:07	00181008710TRLOO	XLON
302	636.80	08:56:14	00181008713TRLOO	XLON
165	636.80	08:56:29	00181008718TRLOO	XLON
391	636.20	08:58:04	00181008827TRLOO	XLON
465	638.00	09:05:00	00181009335TRLOO	XLON
399	638.60	09:14:18	00181009906TRLOO	XLON
398	638.40	09:21:48	00181010490TRLOO	XLON
169	639.40	09:27:01	00181010835TRLOO	XLON
252	641.00	09:29:07	00181011005TRLOO	XLON
172	641.00	09:29:07	00181011006TRLOO	XLON
406	640.60	09:33:11	00181011315TRLOO	XLON
474	640.40	09:33:13	00181011316TRLOO	XLON
305	640.60	09:33:58	00181011361TRLOO	XLON

159	640.60	09:34:35	00181011452TRLOO	XLON
393	640.40	09:35:33	00181011520TRLOO	XLON
300	639.60	09:35:35	00181011524TRLOO	XLON
83	640.60	09:37:54	00181011642TRLOO	XLON
402	641.40	09:41:21	00181011818TRLOO	XLON
474	641.00	09:41:27	00181011824TRLOO	XLON
141	641.40	09:43:08	00181011941TRLOO	XLON
249	641.40	09:45:59	00181012130TRLOO	XLON
399	641.80	09:46:37	00181012176TRLOO	XLON
27	641.40	09:46:48	00181012197TRLOO	XLON
381	641.40	09:46:49	00181012199TRLOO	XLON
55	642.00	09:46:50	00181012201TRLOO	XLON
415	642.00	09:46:51	00181012204TRLOO	XLON
419	642.20	09:47:16	00181012221TRLOO	XLON
435	641.60	09:50:47	00181012470TRLOO	XLON
457	641.40	09:50:54	00181012473TRLOO	XLON
474	641.20	09:51:51	00181012533TRLOO	XLON
436	641.00	09:52:44	00181012605TRLOO	XLON
403	639.80	09:59:00	00181013028TRLOO	XLON
463	639.20	10:02:12	00181013240TRLOO	XLON
474	641.20	10:14:19	00181014298TRLOO	XLON
393	641.00	10:15:09	00181014365TRLOO	XLON
408	642.20	10:17:14	00181014526TRLOO	XLON
396	642.40	10:17:14	00181014527TRLOO	XLON
150	642.00	10:22:54	00181014855TRLOO	XLON
255	642.00	10:22:55	00181014856TRLOO	XLON
405	641.60	10:27:04	00181015167TRLOO	XLON
34	642.80	10:33:55	00181015620TRLOO	XLON
372	643.60	10:41:46	00181016093TRLOO	XLON
54	643.60	10:41:48	00181016095TRLOO	XLON
6	643.40	10:48:44	00181016562TRLOO	XLON
456	643.80	10:48:46	00181016564TRLOO	XLON
436	645.40	10:52:01	00181016865TRLOO	XLON
457	644.40	10:54:51	00181017177TRLOO	XLON
475	644.20	10:55:06	00181017202TRLOO	XLON
456	644.00	10:55:33	00181017222TRLOO	XLON
391	643.40	11:01:57	00181017681TRLOO	XLON
466	644.20	11:05:04	00181017831TRLOO	XLON
412	644.20	11:06:04	00181017899TRLOO	XLON
391	644.20	11:08:58	00181018025TRLOO	XLON
53	644.20	11:09:04	00181018028TRLOO	XLON
347	644.20	11:09:30	00181018065TRLOO	XLON
402	643.00	11:14:12	00181018352TRLOO	XLON
413	643.00	11:15:19	00181018414TRLOO	XLON
474	642.80	11:16:29	00181018477TRLOO	XLON
409	642.60	11:16:37	00181018485TRLOO	XLON
446	642.80	11:41:11	00181019727TRLOO	XLON
408	644.20	12:00:36	00181020658TRLOO	XLON
470	644.40	12:09:55	00181021192TRLOO	XLON
435	644.20	12:29:01	00181022442TRLOO	XLON
390	643.80	12:34:12	00181022787TRLOO	XLON
25	644.80	12:41:44	00181023100TRLOO	XLON
390	647.80	13:02:56	00181024138TRLOO	XLON
394	647.20	13:04:13	00181024218TRLOO	XLON
463	646.80	13:12:38	00181024607TRLOO	XLON
465	646.60	13:14:15	00181024710TRLOO	XLON
447	647.20	13:18:07	00181025050TRLOO	XLON
469	648.20	13:27:30	00181025595TRLOO	XLON
392	648.60	13:36:56	00181026205TRLOO	XLON
438	648.00	13:37:51	00181026252TRLOO	XLON
458	647.40	13:44:29	00181026551TRLOO	XLON
473	646.20	13:48:51	00181026808TRLOO	XLON
400	645.80	13:54:32	00181027152TRLOO	XLON
406	645.40	13:54:40	00181027160TRLOO	XLON
456	646.40	13:56:17	00181027267TRLOO	XLON
415	646.60	13:57:12	00181027321TRLOO	XLON
414	646.00	13:57:25	00181027332TRLOO	XLON
462	646.00	13:58:01	00181027359TRLOO	XLON
441	646.80	13:59:00	00181027403TRLOO	XLON

398	646.60	14:00:11	00181027496TRLOO	XLON
468	646.00	14:00:50	00181027563TRLOO	XLON
438	645.60	14:00:59	00181027568TRLOO	XLON
466	645.60	14:03:19	00181027730TRLOO	XLON
421	646.00	14:09:14	00181028086TRLOO	XLON
446	647.20	14:15:25	00181028449TRLOO	XLON
390	646.60	14:19:38	00181028756TRLOO	XLON
396	646.00	14:22:08	00181028911TRLOO	XLON
454	645.80	14:22:10	00181028912TRLOO	XLON
399	645.60	14:24:47	00181029073TRLOO	XLON
316	644.80	14:25:38	00181029125TRLOO	XLON
141	644.80	14:25:38	00181029126TRLOO	XLON
434	644.60	14:26:46	00181029214TRLOO	XLON
412	645.00	14:31:51	00181030296TRLOO	XLON
457	645.40	14:39:57	00181031815TRLOO	XLON
422	645.60	14:42:06	00181032560TRLOO	XLON
390	644.80	14:43:17	00181032762TRLOO	XLON
32	644.80	14:44:23	00181032910TRLOO	XLON
402	644.80	14:44:23	00181032911TRLOO	XLON
453	644.60	14:44:28	00181032921TRLOO	XLON
389	644.40	14:44:30	00181032932TRLOO	XLON
275	644.00	14:45:04	00181033018TRLOO	XLON
121	644.00	14:45:04	00181033019TRLOO	XLON
441	644.40	14:46:17	00181033245TRLOO	XLON
434	644.20	14:47:21	00181033378TRLOO	XLON
424	644.00	14:48:07	00181033508TRLOO	XLON
418	644.00	14:48:14	00181033528TRLOO	XLON
265	644.00	14:49:03	00181033647TRLOO	XLON
131	644.00	14:49:03	00181033648TRLOO	XLON
465	643.60	14:49:35	00181033733TRLOO	XLON
185	643.40	14:50:03	00181033836TRLOO	XLON
262	643.40	14:50:11	00181033862TRLOO	XLON
12	643.40	14:55:24	00181034663TRLOO	XLON
399	642.20	14:58:07	00181035042TRLOO	XLON
197	641.60	14:59:04	00181035179TRLOO	XLON
201	641.60	14:59:21	00181035214TRLOO	XLON
138	641.20	15:00:20	00181035403TRLOO	XLON
127	641.20	15:00:20	00181035404TRLOO	XLON

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

Vistry Group PLC

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