

27 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	26/08/2025
Aggregated number of Ordinary shares purchased:	46,750
Lowest price paid per share (GBp):	632.00
Highest price paid per share (GBp):	640.80
Volume weighted average price paid per share (GBp):	635.94

31,050 of the shares purchased will be held in Treasury and the Company intends to cancel 15,700, following which the remaining number of Ordinary Shares in issue will be 324,727,878 with 690,070 held in Treasury. Therefore, the total voting rights in the Company will be 324,037,808. 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
426	638.40	08:00:34	00181220366TRLO0	XLON
420	637.20	08:01:01	00181220571TRLO0	XLON
451	635.60	08:01:32	00181220718TRLO0	XLON
436	634.40	08:02:58	00181221051TRLO0	XLON
254	634.20	08:03:32	00181221145TRLO0	XLON
144	634.20	08:03:32	00181221146TRLO0	XLON
389	632.80	08:06:32	00181221627TRLO0	XLON
455	634.60	08:10:38	00181222404TRLO0	XLON
291	634.00	08:11:40	00181222662TRLO0	XLON
138	634.00	08:11:40	00181222663TRLO0	XLON
462	633.80	08:11:50	00181222714TRLO0	XLON
462	634.00	08:12:21	00181222806TRLO0	XLON
88	634.40	08:12:30	00181222833TRLO0	XLON
303	634.40	08:12:30	00181222834TRLO0	XLON
459	640.80	08:19:35	00181223706TRLO0	XLON
140	639.20	08:19:40	00181223716TRLO0	XLON
14	639.20	08:20:57	00181223901TRLO0	XLON
249	639.20	08:20:57	00181223902TRLO0	XLON
413	639.60	08:22:05	00181224085TRLO0	XLON
469	639.20	08:22:24	00181224121TRLO0	XLON
292	639.20	08:22:27	00181224147TRLO0	XLON
143	639.20	08:22:27	00181224148TRLO0	XLON
409	639.80	08:22:46	00181224212TRLO0	XLON
430	640.20	08:22:56	00181224219TRLO0	XLON
397	638.80	08:23:46	00181224311TRLO0	XLON
398	638.60	08:24:07	00181224386TRLO0	XLON
389	638.60	08:25:54	00181224633TRLO0	XLON
349	637.60	08:27:26	00181224864TRLO0	XLON
82	637.60	08:27:26	00181224865TRLO0	XLON
441	636.60	08:30:17	00181225178TRLO0	XLON

421	635.60	08:30:18	00181225184TRLOO	XLON
216	637.00	08:31:41	00181225545TRLOO	XLON
185	637.00	08:31:41	00181225546TRLOO	XLON
450	637.00	08:31:43	00181225549TRLOO	XLON
416	637.20	08:31:53	00181225560TRLOO	XLON
415	637.80	08:34:49	00181226079TRLOO	XLON
463	637.00	08:37:27	00181226573TRLOO	XLON
400	635.20	08:37:28	00181226582TRLOO	XLON
392	634.40	08:37:37	00181226601TRLOO	XLON
411	634.60	08:38:01	00181226670TRLOO	XLON
149	636.00	08:41:07	00181227251TRLOO	XLON
247	636.00	08:41:07	00181227252TRLOO	XLON
458	635.40	08:42:19	00181227535TRLOO	XLON
441	634.00	08:45:25	00181228224TRLOO	XLON
474	633.00	08:49:47	00181228982TRLOO	XLON
426	632.60	08:50:01	00181229010TRLOO	XLON
444	632.60	08:50:02	00181229014TRLOO	XLON
391	633.60	08:52:16	00181229231TRLOO	XLON
393	634.20	08:59:10	00181229960TRLOO	XLON
338	632.80	09:00:00	00181230067TRLOO	XLON
75	632.80	09:00:00	00181230068TRLOO	XLON
407	632.40	09:01:31	00181230458TRLOO	XLON
254	632.00	09:02:04	00181230504TRLOO	XLON
163	632.00	09:02:04	00181230505TRLOO	XLON
389	633.00	09:10:33	00181231419TRLOO	XLON
213	633.20	09:11:58	00181231609TRLOO	XLON
465	634.40	09:15:39	00181231855TRLOO	XLON
454	635.00	09:17:33	00181232009TRLOO	XLON
406	635.00	09:17:49	00181232025TRLOO	XLON
219	635.00	09:21:09	00181232261TRLOO	XLON
205	635.00	09:21:09	00181232262TRLOO	XLON
441	634.80	09:21:22	00181232290TRLOO	XLON
440	635.80	09:21:51	00181232338TRLOO	XLON
59	636.20	09:26:45	00181232823TRLOO	XLON
397	636.20	09:26:45	00181232824TRLOO	XLON
318	635.40	09:27:36	00181232946TRLOO	XLON
94	635.40	09:27:36	00181232947TRLOO	XLON
91	635.40	09:27:38	00181232950TRLOO	XLON
168	635.40	09:27:38	00181232952TRLOO	XLON
210	635.40	09:27:38	00181232953TRLOO	XLON
473	635.40	09:29:07	00181233092TRLOO	XLON
422	635.00	09:30:22	00181233191TRLOO	XLON
437	634.40	09:30:52	00181233301TRLOO	XLON
430	636.00	09:33:27	00181233683TRLOO	XLON
420	636.80	09:35:21	00181233815TRLOO	XLON
466	636.40	09:35:32	00181233838TRLOO	XLON
420	635.60	09:35:38	00181233841TRLOO	XLON
391	636.00	09:50:19	00181235025TRLOO	XLON
434	636.60	09:57:40	00181235632TRLOO	XLON
95	636.20	09:59:01	00181235742TRLOO	XLON
309	636.20	09:59:01	00181235743TRLOO	XLON
461	636.00	09:59:02	00181235744TRLOO	XLON
467	636.80	10:07:13	00181236287TRLOO	XLON
450	636.40	10:07:20	00181236293TRLOO	XLON
394	636.00	10:08:20	00181236359TRLOO	XLON
399	636.40	10:23:46	00181237484TRLOO	XLON
390	636.40	10:23:47	00181237485TRLOO	XLON
413	636.00	10:23:52	00181237539TRLOO	XLON
458	635.40	10:28:10	00181237799TRLOO	XLON
470	634.20	10:28:30	00181237827TRLOO	XLON
401	635.40	10:32:33	00181238215TRLOO	XLON
449	635.20	10:40:03	00181238643TRLOO	XLON
454	634.80	10:40:04	00181238646TRLOO	XLON
268	634.00	10:40:15	00181238665TRLOO	XLON
139	634.00	10:40:15	00181238666TRLOO	XLON
421	633.20	10:40:27	00181238683TRLOO	XLON
75	633.40	10:40:39	00181238734TRLOO	XLON
362	633.40	10:40:39	00181238735TRLOO	XLON
469	632.80	10:41:13	00181238772TRLOO	XLON

100	633.60	10:47:03	00181239283TRLO0	XLON
440	633.60	10:47:03	00181239283TRLO0	XLON
310	634.60	10:57:50	00181240020TRLO0	XLON
95	634.60	10:57:50	00181240021TRLO0	XLON
429	634.40	10:57:51	00181240023TRLO0	XLON
401	634.60	11:02:04	00181240274TRLO0	XLON
103	636.60	11:20:01	00181241397TRLO0	XLON
364	636.60	11:20:01	00181241398TRLO0	XLON
472	636.20	11:21:40	00181241510TRLO0	XLON
9	636.00	11:25:20	00181241749TRLO0	XLON
445	636.00	11:25:20	00181241750TRLO0	XLON
422	636.00	11:26:00	00181241793TRLO0	XLON
98	636.00	11:30:12	00181242050TRLO0	XLON
292	636.00	11:30:12	00181242051TRLO0	XLON
81	637.80	11:45:11	00181242793TRLO0	XLON
7	637.80	11:45:11	00181242794TRLO0	XLON
322	637.80	11:45:11	00181242795TRLO0	XLON
420	637.60	11:50:15	00181243118TRLO0	XLON
61	638.60	11:51:09	00181243181TRLO0	XLON
434	639.40	11:59:34	00181243591TRLO0	XLON
5	639.80	11:59:52	00181243601TRLO0	XLON
410	639.80	12:02:01	00181243708TRLO0	XLON
398	639.20	12:02:02	00181243710TRLO0	XLON
427	639.00	12:02:07	00181243713TRLO0	XLON
397	638.80	12:02:09	00181243715TRLO0	XLON
438	638.00	12:02:14	00181243718TRLO0	XLON
416	637.40	12:03:40	00181243788TRLO0	XLON
450	636.80	12:05:16	00181243851TRLO0	XLON
430	636.20	12:16:25	00181244456TRLO0	XLON
224	637.60	12:16:53	00181244507TRLO0	XLON
174	637.60	12:16:53	00181244508TRLO0	XLON
418	637.80	12:17:01	00181244514TRLO0	XLON
424	637.60	12:21:00	00181244711TRLO0	XLON
402	637.40	12:26:33	00181245011TRLO0	XLON
463	636.40	12:26:38	00181245023TRLO0	XLON
155	636.40	12:28:03	00181245093TRLO0	XLON
278	636.40	12:34:25	00181245440TRLO0	XLON
133	636.00	12:35:28	00181245543TRLO0	XLON
61	636.00	12:35:29	00181245545TRLO0	XLON
164	636.20	12:40:12	00181245805TRLO0	XLON
1,250	635.20	13:01:40	00181247127TRLO0	XLON

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

Vistry Group PLC

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