

28 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	27/08/2025
Aggregated number of Ordinary shares purchased:	47,000
Lowest price paid per share (GBp):	623.20
Highest price paid per share (GBp):	639.40
Volume weighted average price paid per share (GBp):	630.16

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 324,680,878 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 323,990,808. 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
176	638.40	08:53:45	00181282422TRLO0	XLON
267	638.40	08:53:45	00181282423TRLO0	XLON
388	638.40	08:55:36	00181282568TRLO0	XLON
421	638.20	08:55:57	00181282580TRLO0	XLON
451	638.20	08:56:00	00181282581TRLO0	XLON
13	638.20	08:56:01	00181282585TRLO0	XLON
383	638.20	08:56:10	00181282596TRLO0	XLON
224	638.20	08:56:19	00181282624TRLO0	XLON
16	638.20	08:56:24	00181282636TRLO0	XLON
403	638.60	08:56:38	00181282647TRLO0	XLON
386	639.20	09:00:33	00181282909TRLO0	XLON
225	638.40	09:04:03	00181283116TRLO0	XLON
172	638.40	09:04:38	00181283154TRLO0	XLON
415	638.00	09:05:04	00181283186TRLO0	XLON
360	638.00	09:08:27	00181283415TRLO0	XLON
45	638.00	09:08:27	00181283416TRLO0	XLON
447	638.20	09:11:47	00181283648TRLO0	XLON
266	639.40	09:17:07	00181284017TRLO0	XLON
142	639.40	09:17:07	00181284018TRLO0	XLON
456	639.20	09:25:41	00181284678TRLO0	XLON
386	638.60	09:26:20	00181284714TRLO0	XLON
343	637.80	09:26:41	00181284726TRLO0	XLON
19	637.80	09:27:10	00181284749TRLO0	XLON
40	637.80	09:27:30	00181284768TRLO0	XLON
70	638.40	09:27:59	00181284797TRLO0	XLON
315	638.40	09:27:59	00181284798TRLO0	XLON
467	638.00	09:28:01	00181284801TRLO0	XLON
397	638.00	09:29:12	00181284881TRLO0	XLON
452	637.80	09:40:09	00181285804TRLO0	XLON
410	636.60	09:43:29	00181285983TRLO0	XLON

5	636.60	09:43:29	00181285984TRLOO	XLON
412	635.20	09:46:56	00181286254TRLOO	XLON
300	635.20	09:59:22	00181287062TRLOO	XLON
156	635.20	09:59:39	00181287099TRLOO	XLON
447	635.20	10:07:01	00181287544TRLOO	XLON
121	633.80	10:07:32	00181287596TRLOO	XLON
288	633.80	10:07:32	00181287597TRLOO	XLON
413	635.80	10:16:32	00181288123TRLOO	XLON
161	636.00	10:19:39	00181288305TRLOO	XLON
237	636.00	10:22:13	00181288465TRLOO	XLON
447	636.40	10:23:43	00181288560TRLOO	XLON
5	636.00	10:25:45	00181288679TRLOO	XLON
17	636.00	10:25:45	00181288680TRLOO	XLON
387	636.00	10:25:45	00181288681TRLOO	XLON
433	635.80	10:25:46	00181288685TRLOO	XLON
436	636.60	10:33:34	00181289085TRLOO	XLON
398	636.40	10:36:29	00181289261TRLOO	XLON
408	636.00	10:36:59	00181289299TRLOO	XLON
41	635.60	10:42:52	00181289615TRLOO	XLON
409	635.60	10:43:00	00181289631TRLOO	XLON
401	635.00	10:43:01	00181289634TRLOO	XLON
437	634.40	10:45:25	00181289784TRLOO	XLON
432	634.20	10:48:05	00181289956TRLOO	XLON
411	633.80	10:48:09	00181289959TRLOO	XLON
394	634.20	10:55:45	00181290383TRLOO	XLON
442	633.80	10:58:16	00181290553TRLOO	XLON
416	633.60	10:59:56	00181290627TRLOO	XLON
408	633.00	11:14:12	00181291563TRLOO	XLON
427	632.80	11:16:00	00181291723TRLOO	XLON
449	632.00	11:24:44	00181292157TRLOO	XLON
2	631.20	11:24:48	00181292161TRLOO	XLON
36	631.20	11:28:55	00181292551TRLOO	XLON
408	631.20	11:36:51	00181293241TRLOO	XLON
433	631.80	11:42:10	00181293686TRLOO	XLON
82	631.60	11:42:31	00181293723TRLOO	XLON
309	631.60	11:42:31	00181293724TRLOO	XLON
424	631.40	11:43:06	00181293741TRLOO	XLON
385	630.60	11:49:30	00181294146TRLOO	XLON
383	629.40	11:55:15	00181294837TRLOO	XLON
11	629.40	11:55:15	00181294838TRLOO	XLON
316	628.40	12:00:00	00181295123TRLOO	XLON
129	628.40	12:00:00	00181295124TRLOO	XLON
425	628.00	12:02:00	00181295280TRLOO	XLON
312	627.80	12:03:35	00181295357TRLOO	XLON
98	627.80	12:03:35	00181295358TRLOO	XLON
411	627.80	12:05:13	00181295440TRLOO	XLON
408	627.40	12:08:16	00181295581TRLOO	XLON
405	626.60	12:09:59	00181295662TRLOO	XLON
397	628.80	12:13:29	00181295851TRLOO	XLON
421	628.20	12:13:30	00181295853TRLOO	XLON
469	627.60	12:13:49	00181295868TRLOO	XLON
442	627.40	12:18:13	00181296084TRLOO	XLON
408	627.20	12:21:10	00181296257TRLOO	XLON
425	626.60	12:27:01	00181296615TRLOO	XLON
432	626.20	12:40:43	00181297441TRLOO	XLON
427	626.20	12:45:52	00181297669TRLOO	XLON
431	626.40	12:47:35	00181297738TRLOO	XLON
437	625.80	12:51:30	00181297918TRLOO	XLON
415	625.80	12:58:46	00181298286TRLOO	XLON
174	625.60	13:07:02	00181298742TRLOO	XLON
453	626.00	13:11:30	00181299023TRLOO	XLON
395	626.60	13:17:56	00181299437TRLOO	XLON
410	626.80	13:24:33	00181299764TRLOO	XLON
388	626.20	13:25:55	00181299823TRLOO	XLON
398	626.20	13:30:06	00181300090TRLOO	XLON
467	625.80	13:31:15	00181300129TRLOO	XLON
422	625.20	13:31:38	00181300154TRLOO	XLON
215	625.40	13:32:58	00181300222TRLOO	XLON
460	625.80	13:39:57	00181300530TRLOO	XLON

194	625.20	13:39:58	00181300533TRLOO	XLON
235	625.20	13:39:58	00181300534TRLOO	XLON
132	625.20	13:40:00	00181300536TRLOO	XLON
286	625.20	13:40:00	00181300537TRLOO	XLON
421	625.00	13:40:06	00181300541TRLOO	XLON
391	624.60	13:40:16	00181300549TRLOO	XLON
401	624.20	13:40:28	00181300558TRLOO	XLON
394	624.60	13:46:00	00181300813TRLOO	XLON
271	624.00	13:47:08	00181300867TRLOO	XLON
146	624.00	13:48:03	00181300907TRLOO	XLON
395	623.80	13:51:00	00181301112TRLOO	XLON
143	623.60	13:55:10	00181301411TRLOO	XLON
262	623.60	13:55:10	00181301412TRLOO	XLON
398	623.40	13:55:16	00181301422TRLOO	XLON
409	623.20	13:55:17	00181301424TRLOO	XLON
140	623.40	13:55:56	00181301487TRLOO	XLON
56	623.40	13:56:00	00181301491TRLOO	XLON
55	623.40	13:56:00	00181301492TRLOO	XLON
216	623.40	13:56:00	00181301493TRLOO	XLON
383	625.20	14:00:21	00181301782TRLOO	XLON
42	625.20	14:00:21	00181301783TRLOO	XLON
433	625.00	14:02:06	00181301857TRLOO	XLON
126	625.20	14:05:26	00181301984TRLOO	XLON
340	625.20	14:05:26	00181301985TRLOO	XLON
399	624.80	14:05:56	00181302004TRLOO	XLON
394	624.80	14:06:01	00181302006TRLOO	XLON
399	624.40	14:06:13	00181302027TRLOO	XLON
435	625.00	14:07:32	00181302082TRLOO	XLON
400	626.00	14:09:23	00181302212TRLOO	XLON
82	625.60	14:14:04	00181302592TRLOO	XLON
305	625.60	14:14:04	00181302593TRLOO	XLON
427	625.20	14:14:18	00181302605TRLOO	XLON
451	626.00	14:18:11	00181302830TRLOO	XLON
389	625.60	14:18:45	00181302852TRLOO	XLON
405	625.60	14:19:58	00181302921TRLOO	XLON
387	625.60	14:22:08	00181303085TRLOO	XLON
407	625.20	14:22:15	00181303130TRLOO	XLON
440	624.80	14:22:54	00181303210TRLOO	XLON
468	625.00	14:24:21	00181303288TRLOO	XLON
464	625.20	14:29:38	00181303632TRLOO	XLON
434	624.60	14:31:38	00181304297TRLOO	XLON
442	624.20	14:31:47	00181304362TRLOO	XLON
463	624.20	14:32:07	00181304471TRLOO	XLON
309	627.60	14:40:09	00181305790TRLOO	XLON
75	627.60	14:40:09	00181305791TRLOO	XLON
1,000	626.00	15:32:29	00181312831TRLOO	XLON

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

Vistry Group PLC

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