

29 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	28/08/2025
Aggregated number of Ordinary shares purchased:	47,500
Lowest price paid per share (GBp):	618.20
Highest price paid per share (GBp):	631.40
Volume weighted average price paid per share (GBp):	623.46

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 324,633,378 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 323,943,308. 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
28	628.20	08:03:19	00181329435TRLOO	XLON
459	630.20	08:08:01	00181329961TRLOO	XLON
328	629.00	08:10:01	00181330150TRLOO	XLON
65	629.00	08:10:01	00181330151TRLOO	XLON
451	628.60	08:12:14	00181330307TRLOO	XLON
28	629.00	08:23:04	00181331073TRLOO	XLON
391	631.40	08:27:05	00181331472TRLOO	XLON
410	630.60	08:27:06	00181331484TRLOO	XLON
388	631.40	08:27:48	00181331568TRLOO	XLON
432	631.20	08:28:53	00181331678TRLOO	XLON
465	630.00	08:28:57	00181331682TRLOO	XLON
407	629.00	08:30:21	00181331797TRLOO	XLON
398	628.40	08:30:29	00181331819TRLOO	XLON
414	628.60	08:40:35	00181333200TRLOO	XLON
419	628.20	08:40:44	00181333220TRLOO	XLON
402	628.40	08:45:08	00181333488TRLOO	XLON
148	628.40	08:49:52	00181333932TRLOO	XLON
253	628.40	08:49:52	00181333933TRLOO	XLON
430	628.20	08:49:59	00181333940TRLOO	XLON
126	628.40	08:50:01	00181333945TRLOO	XLON
288	628.40	08:50:09	00181333956TRLOO	XLON
270	628.40	08:56:03	00181334347TRLOO	XLON
12	628.40	08:56:48	00181334398TRLOO	XLON
183	628.40	08:56:48	00181334399TRLOO	XLON
271	628.80	08:59:28	00181334531TRLOO	XLON
160	628.80	08:59:28	00181334532TRLOO	XLON
179	628.40	09:00:06	00181334590TRLOO	XLON
137	628.40	09:00:26	00181334657TRLOO	XLON
103	628.40	09:00:26	00181334658TRLOO	XLON
182	627.60	09:01:49	00181334874TRLOO	XLON

245	627.60	09:01:49	00181334875TRLOO	XLON
10	627.00	09:02:19	00181334937TRLOO	XLON
271	627.00	09:03:14	00181334997TRLOO	XLON
126	627.00	09:03:14	00181334998TRLOO	XLON
47	627.60	09:05:15	00181335133TRLOO	XLON
261	627.60	09:06:50	00181335218TRLOO	XLON
147	627.60	09:07:16	00181335242TRLOO	XLON
469	628.00	09:12:27	00181335576TRLOO	XLON
469	628.00	09:15:04	00181335706TRLOO	XLON
400	627.60	09:16:00	00181335775TRLOO	XLON
285	626.80	09:18:55	00181335989TRLOO	XLON
131	626.80	09:18:55	00181335990TRLOO	XLON
29	626.60	09:20:35	00181336072TRLOO	XLON
416	627.40	09:24:57	00181336303TRLOO	XLON
37	626.60	09:26:47	00181336451TRLOO	XLON
172	626.60	09:27:35	00181336505TRLOO	XLON
259	626.60	09:28:25	00181336560TRLOO	XLON
459	625.60	09:28:49	00181336574TRLOO	XLON
405	625.00	09:33:00	00181336973TRLOO	XLON
81	624.80	09:33:04	00181336974TRLOO	XLON
388	624.80	09:33:04	00181336975TRLOO	XLON
407	624.20	09:33:10	00181336978TRLOO	XLON
43	624.60	09:39:55	00181337488TRLOO	XLON
12	625.60	09:44:46	00181337821TRLOO	XLON
446	625.60	09:44:50	00181337827TRLOO	XLON
129	624.80	09:44:53	00181337831TRLOO	XLON
322	624.80	09:45:11	00181337856TRLOO	XLON
44	624.80	09:49:59	00181338231TRLOO	XLON
351	624.80	09:52:30	00181338453TRLOO	XLON
456	625.80	09:55:28	00181338647TRLOO	XLON
416	625.80	09:56:33	00181338761TRLOO	XLON
445	625.60	10:00:43	00181339116TRLOO	XLON
222	625.40	10:02:08	00181339215TRLOO	XLON
197	625.40	10:02:08	00181339216TRLOO	XLON
388	624.80	10:05:45	00181339524TRLOO	XLON
22	624.60	10:19:04	00181340402TRLOO	XLON
389	624.60	10:19:04	00181340403TRLOO	XLON
208	623.80	10:19:08	00181340408TRLOO	XLON
191	623.80	10:19:08	00181340409TRLOO	XLON
433	623.40	10:30:16	00181341279TRLOO	XLON
461	622.20	10:37:00	00181341909TRLOO	XLON
12	621.60	10:47:58	00181342816TRLOO	XLON
423	621.60	10:47:58	00181342817TRLOO	XLON
396	621.20	10:58:03	00181343431TRLOO	XLON
427	620.40	11:03:51	00181343914TRLOO	XLON
316	620.20	11:05:04	00181344004TRLOO	XLON
88	620.20	11:05:07	00181344008TRLOO	XLON
256	620.20	11:05:08	00181344009TRLOO	XLON
82	620.20	11:09:43	00181344298TRLOO	XLON
99	620.20	11:09:43	00181344299TRLOO	XLON
460	620.00	11:09:45	00181344303TRLOO	XLON
186	620.80	11:10:42	00181344353TRLOO	XLON
81	620.80	11:10:50	00181344357TRLOO	XLON
174	620.80	11:10:50	00181344358TRLOO	XLON
437	620.20	11:11:20	00181344380TRLOO	XLON
437	620.60	11:20:48	00181344897TRLOO	XLON
410	620.40	11:22:18	00181345040TRLOO	XLON
397	620.00	11:37:46	00181346126TRLOO	XLON
460	620.20	11:45:04	00181346603TRLOO	XLON
470	619.60	11:46:05	00181346687TRLOO	XLON
284	619.40	11:50:07	00181346958TRLOO	XLON
133	619.40	11:50:07	00181346959TRLOO	XLON
455	619.40	11:54:43	00181347243TRLOO	XLON
413	618.80	11:54:48	00181347245TRLOO	XLON
351	618.60	11:54:53	00181347247TRLOO	XLON
55	618.60	11:54:53	00181347248TRLOO	XLON
248	618.20	11:59:35	00181347531TRLOO	XLON
139	618.20	11:59:35	00181347532TRLOO	XLON
448	619.00	11:59:44	00181347547TRLOO	XLON

LINE	PRICE	TIME	ORDER NUMBER	STATUS
393	619.40	12:02:56	00181347689TRLOO	XLON
404	619.40	12:03:01	00181347691TRLOO	XLON
447	619.00	12:07:00	00181347908TRLOO	XLON
415	618.60	12:08:32	00181347987TRLOO	XLON
21	618.60	12:11:58	00181348202TRLOO	XLON
180	618.60	12:12:21	00181348219TRLOO	XLON
257	618.60	12:12:21	00181348220TRLOO	XLON
393	619.40	12:21:45	00181348762TRLOO	XLON
418	618.80	12:26:38	00181349047TRLOO	XLON
463	618.60	12:27:07	00181349086TRLOO	XLON
447	621.00	12:50:54	00181350158TRLOO	XLON
228	620.80	12:51:43	00181350202TRLOO	XLON
187	620.80	12:51:43	00181350203TRLOO	XLON
428	620.60	12:51:44	00181350205TRLOO	XLON
281	621.00	13:05:12	00181350862TRLOO	XLON
437	621.40	13:09:44	00181351071TRLOO	XLON
416	623.00	13:22:47	00181351722TRLOO	XLON
445	622.40	13:26:43	00181351905TRLOO	XLON
25	622.00	13:35:25	00181352355TRLOO	XLON
377	622.00	13:37:03	00181352433TRLOO	XLON
395	622.00	13:44:44	00181352947TRLOO	XLON
96	621.00	13:51:28	00181353297TRLOO	XLON
368	621.00	13:51:28	00181353298TRLOO	XLON
393	621.40	14:05:16	00181354058TRLOO	XLON
430	621.40	14:05:25	00181354063TRLOO	XLON
131	621.80	14:11:53	00181354535TRLOO	XLON
264	621.80	14:11:57	00181354542TRLOO	XLON
435	622.80	14:19:58	00181355092TRLOO	XLON
394	622.80	14:22:00	00181355203TRLOO	XLON
23	622.60	14:23:32	00181355294TRLOO	XLON
385	622.60	14:23:32	00181355295TRLOO	XLON
465	622.00	14:26:02	00181355443TRLOO	XLON
400	621.60	14:27:13	00181355558TRLOO	XLON
32	621.00	14:29:47	00181355766TRLOO	XLON
397	621.00	14:29:47	00181355767TRLOO	XLON
452	620.00	14:30:49	00181356072TRLOO	XLON
389	619.60	14:31:28	00181356222TRLOO	XLON
403	620.00	14:33:16	00181356910TRLOO	XLON
398	620.60	14:33:25	00181356969TRLOO	XLON
407	621.20	14:38:26	00181358125TRLOO	XLON
420	621.20	14:39:01	00181358211TRLOO	XLON
398	622.00	14:46:25	00181359451TRLOO	XLON
405	622.00	14:47:16	00181359600TRLOO	XLON
426	621.40	14:47:25	00181359616TRLOO	XLON
427	622.00	14:50:44	00181359943TRLOO	XLON
453	623.40	15:01:01	00181361442TRLOO	XLON
439	623.40	15:05:56	00181362178TRLOO	XLON
437	623.00	15:06:00	00181362198TRLOO	XLON
416	622.20	15:08:01	00181362489TRLOO	XLON
395	622.40	15:09:42	00181362786TRLOO	XLON
394	622.80	15:11:22	00181363033TRLOO	XLON
438	623.20	15:14:33	00181363477TRLOO	XLON
394	622.40	15:16:26	00181363804TRLOO	XLON
411	623.00	15:23:08	00181364717TRLOO	XLON
275	622.60	15:24:03	00181364800TRLOO	XLON
1,000	622.40	15:33:34	00181365913TRLOO	XLON

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

Vistry Group PLC

Clare Bates, Chief People Officer & General Counsel
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information, please contact ms@seg.com or visit www.ms.com.

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