

04 September 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	03/09/2025
Aggregated number of Ordinary shares purchased:	84,225
Lowest price paid per share (GBP):	585.40
Highest price paid per share (GBP):	600.00
Volume weighted average price paid per share (GBP):	593.64

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 324,404,403 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 323,714,333. 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
226	597.00	08:02:19	00181552260TRLO0	XLON
387	600.00	08:02:21	00181552266TRLO0	XLON
452	600.00	08:03:06	00181552353TRLO0	XLON
428	600.00	08:06:21	00181552726TRLO0	XLON
23	600.00	08:06:33	00181552744TRLO0	XLON
397	596.40	08:06:36	00181552750TRLO0	XLON
411	595.60	08:06:37	00181552755TRLO0	XLON
149	595.80	08:09:34	00181552987TRLO0	XLON
101	595.80	08:10:46	00181553096TRLO0	XLON
188	595.80	08:10:46	00181553097TRLO0	XLON
440	593.20	08:12:29	00181553231TRLO0	XLON
445	593.20	08:13:03	00181553279TRLO0	XLON
446	591.40	08:13:24	00181553301TRLO0	XLON
465	592.80	08:13:41	00181553312TRLO0	XLON
412	592.60	08:13:56	00181553326TRLO0	XLON
421	592.00	08:17:32	00181553542TRLO0	XLON
422	590.40	08:18:05	00181553608TRLO0	XLON
356	589.60	08:18:11	00181553618TRLO0	XLON
36	589.60	08:18:11	00181553619TRLO0	XLON
416	588.60	08:18:26	00181553655TRLO0	XLON
459	588.40	08:21:49	00181553929TRLO0	XLON
466	588.00	08:21:50	00181553930TRLO0	XLON
454	587.20	08:24:25	00181554146TRLO0	XLON
72	586.80	08:25:36	00181554250TRLO0	XLON
366	586.80	08:27:17	00181554414TRLO0	XLON
400	586.40	08:27:41	00181554435TRLO0	XLON
429	585.40	08:28:30	00181554585TRLO0	XLON
17	585.80	08:28:54	00181554611TRLO0	XLON
187	587.00	08:30:32	00181554898TRLO0	XLON
270	587.00	08:30:35	00181554914TRLO0	XLON

117	586.60	08:30:51	00181554945TRLO0	XLON
301	586.60	08:30:51	00181554946TRLO0	XLON
469	587.60	08:35:53	00181555891TRLO0	XLON
416	587.20	08:35:57	00181555894TRLO0	XLON
416	587.80	08:36:26	00181555998TRLO0	XLON
395	586.80	08:37:04	00181556046TRLO0	XLON
224	586.60	08:37:05	00181556048TRLO0	XLON
470	587.20	08:38:33	00181556157TRLO0	XLON
411	586.80	08:43:06	00181556577TRLO0	XLON
427	586.20	08:45:08	00181556716TRLO0	XLON
396	586.00	08:45:11	00181556719TRLO0	XLON
411	586.60	08:48:48	00181557000TRLO0	XLON
111	587.60	08:50:36	00181557133TRLO0	XLON
239	587.80	08:51:17	00181557174TRLO0	XLON
187	587.80	08:51:35	00181557193TRLO0	XLON
399	587.80	08:52:25	00181557253TRLO0	XLON
453	589.00	08:54:13	00181557392TRLO0	XLON
135	590.40	08:59:50	00181557746TRLO0	XLON
315	590.40	08:59:50	00181557747TRLO0	XLON
413	590.00	09:00:16	00181557819TRLO0	XLON
472	589.40	09:00:28	00181557838TRLO0	XLON
314	589.60	09:03:29	00181558091TRLO0	XLON
446	590.40	09:03:42	00181558111TRLO0	XLON
393	590.20	09:03:47	00181558123TRLO0	XLON
465	590.40	09:04:30	00181558170TRLO0	XLON
446	590.40	09:04:38	00181558187TRLO0	XLON
397	590.20	09:04:43	00181558195TRLO0	XLON
440	590.80	09:05:22	00181558230TRLO0	XLON
440	590.40	09:05:26	00181558233TRLO0	XLON
389	591.40	09:08:47	00181558424TRLO0	XLON
398	591.40	09:09:37	00181558482TRLO0	XLON
396	591.20	09:11:00	00181558571TRLO0	XLON
332	593.00	09:17:09	00181559000TRLO0	XLON
439	593.80	09:18:27	00181559087TRLO0	XLON
449	594.40	09:20:54	00181559332TRLO0	XLON
469	595.00	09:23:52	00181559549TRLO0	XLON
286	594.00	09:27:07	00181559763TRLO0	XLON
172	594.00	09:27:07	00181559764TRLO0	XLON
263	593.20	09:27:12	00181559769TRLO0	XLON
201	593.20	09:27:12	00181559770TRLO0	XLON
178	593.00	09:29:34	00181559918TRLO0	XLON
454	593.20	09:33:06	00181560242TRLO0	XLON
433	593.40	09:34:18	00181560297TRLO0	XLON
29	593.40	09:34:18	00181560298TRLO0	XLON
423	593.00	09:35:39	00181560374TRLO0	XLON
218	593.40	09:38:55	00181560557TRLO0	XLON
233	593.40	09:39:26	00181560581TRLO0	XLON
88	593.00	09:44:55	00181561032TRLO0	XLON
358	593.00	09:44:55	00181561033TRLO0	XLON
412	593.00	09:54:25	00181561827TRLO0	XLON
393	592.60	09:54:38	00181561841TRLO0	XLON
298	594.20	10:00:24	00181562220TRLO0	XLON
25	594.20	10:00:24	00181562221TRLO0	XLON
137	594.20	10:00:24	00181562222TRLO0	XLON
402	594.20	10:05:27	00181562631TRLO0	XLON
419	593.20	10:07:56	00181562833TRLO0	XLON
455	595.60	10:20:28	00181563749TRLO0	XLON
388	595.20	10:22:16	00181563916TRLO0	XLON
409	594.60	10:37:28	00181564975TRLO0	XLON
136	596.60	10:40:26	00181565238TRLO0	XLON
190	597.60	10:45:52	00181565730TRLO0	XLON
223	597.60	10:45:52	00181565731TRLO0	XLON
444	597.00	10:46:26	00181565833TRLO0	XLON
82	596.60	10:48:01	00181565955TRLO0	XLON
357	596.60	10:48:01	00181565956TRLO0	XLON
369	596.80	10:48:47	00181566002TRLO0	XLON
24	596.80	10:49:39	00181566068TRLO0	XLON
74	596.20	10:51:23	00181566216TRLO0	XLON
74	596.20	10:51:52	00181566249TRLO0	XLON

291	596.20	10:51:52	00181566250TRLO0	XLON
444	595.80	10:55:38	00181566535TRLO0	XLON
139	597.40	10:59:58	00181566936TRLO0	XLON
289	597.40	10:59:58	00181566937TRLO0	XLON
454	596.60	11:00:14	00181566959TRLO0	XLON
403	596.40	11:00:24	00181566979TRLO0	XLON
420	596.20	11:00:27	00181566982TRLO0	XLON
391	596.00	11:07:24	00181567366TRLO0	XLON
22	596.00	11:07:24	00181567367TRLO0	XLON
418	595.40	11:09:40	00181567544TRLO0	XLON
398	594.80	11:09:50	00181567554TRLO0	XLON
228	595.60	11:19:35	00181568138TRLO0	XLON
173	595.60	11:19:54	00181568154TRLO0	XLON
114	594.80	11:20:05	00181568181TRLO0	XLON
434	597.00	11:28:15	00181568740TRLO0	XLON
416	596.20	11:30:40	00181568944TRLO0	XLON
473	596.00	11:37:09	00181569439TRLO0	XLON
400	596.40	11:40:39	00181569649TRLO0	XLON
26	596.20	11:46:59	00181570217TRLO0	XLON
373	596.20	11:46:59	00181570218TRLO0	XLON
223	595.60	11:48:31	00181570310TRLO0	XLON
236	595.60	11:50:02	00181570386TRLO0	XLON
282	595.20	11:55:11	00181570826TRLO0	XLON
182	595.20	11:55:11	00181570827TRLO0	XLON
446	595.80	11:55:33	00181570846TRLO0	XLON
417	595.60	11:57:17	00181570984TRLO0	XLON
424	595.60	11:58:16	00181571038TRLO0	XLON
144	597.00	12:09:58	00181571763TRLO0	XLON
317	597.00	12:09:58	00181571764TRLO0	XLON
410	597.60	12:12:08	00181571939TRLO0	XLON
408	597.40	12:15:30	00181572200TRLO0	XLON
418	597.60	12:17:00	00181572324TRLO0	XLON
420	597.20	12:20:35	00181572539TRLO0	XLON
459	597.00	12:22:08	00181572645TRLO0	XLON
473	597.00	12:22:15	00181572658TRLO0	XLON
391	596.60	12:23:05	00181572717TRLO0	XLON
388	596.60	12:26:14	00181572861TRLO0	XLON
410	596.40	12:27:24	00181572914TRLO0	XLON
327	595.80	12:27:55	00181572937TRLO0	XLON
78	595.80	12:30:38	00181573082TRLO0	XLON
140	595.00	12:33:35	00181573221TRLO0	XLON
250	595.00	12:33:35	00181573222TRLO0	XLON
472	595.80	12:36:47	00181573536TRLO0	XLON
416	595.40	12:39:02	00181573697TRLO0	XLON
413	596.40	12:42:23	00181573927TRLO0	XLON
423	596.40	12:49:29	00181574333TRLO0	XLON
428	595.60	12:50:29	00181574387TRLO0	XLON
469	596.00	12:55:10	00181574652TRLO0	XLON
389	596.00	12:59:10	00181574872TRLO0	XLON
402	595.20	12:59:30	00181574901TRLO0	XLON
467	594.60	13:01:17	00181574982TRLO0	XLON
93	594.20	13:01:49	00181575025TRLO0	XLON
307	594.20	13:01:49	00181575026TRLO0	XLON
234	594.00	13:03:24	00181575098TRLO0	XLON
162	594.00	13:03:24	00181575099TRLO0	XLON
416	594.40	13:09:14	00181575456TRLO0	XLON
395	594.60	13:10:12	00181575522TRLO0	XLON
29	594.20	13:14:11	00181575689TRLO0	XLON
380	594.20	13:14:11	00181575690TRLO0	XLON
401	594.40	13:14:21	00181575705TRLO0	XLON
408	594.00	13:15:45	00181575772TRLO0	XLON
193	593.80	13:16:57	00181575833TRLO0	XLON
217	593.80	13:16:57	00181575834TRLO0	XLON
416	593.20	13:17:13	00181575845TRLO0	XLON
396	592.80	13:17:42	00181575860TRLO0	XLON
50	592.80	13:18:53	00181575913TRLO0	XLON
73	593.60	13:22:01	00181576075TRLO0	XLON
351	593.60	13:22:01	00181576076TRLO0	XLON
78	593.80	13:28:25	00181576426TRLO0	XLON

78	593.80	13:28:23	001815764361TRLO0	XLON
99	593.80	13:28:41	00181576443TRLO0	XLON
248	593.80	13:28:41	00181576444TRLO0	XLON
451	593.60	13:29:56	00181576490TRLO0	XLON
405	593.40	13:30:11	00181576507TRLO0	XLON
401	594.20	13:31:48	00181576580TRLO0	XLON
293	594.20	13:37:44	00181576911TRLO0	XLON
116	594.20	13:37:44	00181576912TRLO0	XLON
407	594.00	13:38:20	00181577011TRLO0	XLON
441	593.80	13:42:30	00181577606TRLO0	XLON
407	593.60	13:42:56	00181577685TRLO0	XLON
61	595.00	13:44:58	00181578158TRLO0	XLON
338	595.00	13:44:58	00181578159TRLO0	XLON
447	594.80	13:45:11	00181578192TRLO0	XLON
388	594.80	13:48:23	00181578701TRLO0	XLON
443	594.60	13:49:52	00181578959TRLO0	XLON
466	593.80	13:54:54	00181579610TRLO0	XLON
468	593.60	13:58:13	00181579919TRLO0	XLON
469	593.40	13:58:40	00181579973TRLO0	XLON
434	594.00	14:04:19	00181580354TRLO0	XLON
387	594.40	14:08:05	00181580605TRLO0	XLON
100	594.00	14:09:50	00181580707TRLO0	XLON
325	594.00	14:09:50	00181580708TRLO0	XLON
447	594.80	14:11:51	00181580817TRLO0	XLON
445	595.00	14:20:00	00181581382TRLO0	XLON
137	594.60	14:20:39	00181581433TRLO0	XLON
302	594.60	14:20:39	00181581434TRLO0	XLON
269	594.20	14:20:40	00181581435TRLO0	XLON
132	594.20	14:20:40	00181581436TRLO0	XLON
443	593.80	14:20:41	00181581438TRLO0	XLON
436	593.60	14:29:05	00181581929TRLO0	XLON
438	594.20	14:30:47	00181582287TRLO0	XLON
191	593.80	14:30:48	00181582289TRLO0	XLON
270	593.80	14:30:49	00181582291TRLO0	XLON
443	593.60	14:30:51	00181582300TRLO0	XLON
445	593.40	14:31:54	00181582614TRLO0	XLON
200	593.00	14:31:57	00181582623TRLO0	XLON
192	593.00	14:31:57	00181582624TRLO0	XLON
417	592.80	14:33:04	00181582979TRLO0	XLON
463	592.80	14:33:39	00181583140TRLO0	XLON
253	592.20	14:34:14	00181583260TRLO0	XLON
182	592.20	14:34:14	00181583261TRLO0	XLON
390	593.40	14:34:22	00181583294TRLO0	XLON
78	594.20	14:35:01	00181583363TRLO0	XLON
326	594.20	14:35:02	00181583364TRLO0	XLON
439	594.60	14:36:35	00181583723TRLO0	XLON
319	594.00	14:38:15	00181584041TRLO0	XLON
73	594.00	14:40:16	00181584412TRLO0	XLON
347	594.60	14:43:37	00181585182TRLO0	XLON
448	595.20	14:45:22	00181585508TRLO0	XLON
390	594.20	14:45:29	00181585520TRLO0	XLON
447	594.40	14:45:44	00181585555TRLO0	XLON
421	594.00	14:46:37	00181585680TRLO0	XLON
308	594.00	14:46:51	00181585709TRLO0	XLON
421	594.40	14:49:06	00181586122TRLO0	XLON
155	593.80	14:49:52	00181586241TRLO0	XLON
286	593.80	14:50:32	00181586357TRLO0	XLON
397	594.20	14:51:31	00181586523TRLO0	XLON
468	594.00	14:51:33	00181586525TRLO0	XLON
407	593.80	14:52:47	00181586891TRLO0	XLON
423	593.00	14:53:35	00181587029TRLO0	XLON
387	593.20	14:54:01	00181587095TRLO0	XLON
441	592.80	14:54:14	00181587157TRLO0	XLON
125	593.40	14:55:02	00181587318TRLO0	XLON
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433	591.60	15:29:56	00181593320TRLO0	XLON
394	593.40	15:34:53	00181594126TRLO0	XLON
471	594.60	15:37:20	00181594523TRLO0	XLON
391	595.80	15:42:16	00181595249TRLO0	XLON

417	595.40	15:43:06	00181595347TRLO0	XLON
18	595.80	15:46:31	00181595895TRLO0	XLON
398	595.80	15:46:31	00181595896TRLO0	XLON
450	595.60	15:51:26	00181596635TRLO0	XLON
279	595.60	15:54:53	00181597310TRLO0	XLON
14	595.60	15:54:53	00181597312TRLO0	XLON
161	595.60	15:54:53	00181597313TRLO0	XLON
411	595.80	15:55:33	00181597485TRLO0	XLON
450	596.00	15:58:56	00181598042TRLO0	XLON
443	595.80	15:59:20	00181598089TRLO0	XLON
394	595.00	16:00:08	00181598280TRLO0	XLON
171	594.40	16:00:47	00181598405TRLO0	XLON
227	594.40	16:00:47	00181598406TRLO0	XLON
449	594.60	16:00:52	00181598434TRLO0	XLON
430	595.00	16:01:20	00181598512TRLO0	XLON
432	596.20	16:04:08	00181599111TRLO0	XLON
456	597.00	16:04:18	00181599147TRLO0	XLON
262	596.40	16:04:20	00181599157TRLO0	XLON
188	596.40	16:04:20	00181599159TRLO0	XLON
189	596.40	16:04:27	00181599197TRLO0	XLON
466	596.60	16:05:10	00181599287TRLO0	XLON
76	596.20	16:05:13	00181599290TRLO0	XLON
79	596.20	16:06:00	00181599384TRLO0	XLON
225	593.40	16:13:17	00181600467TRLO0	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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