

11 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	10/09/2025
Aggregated number of Ordinary shares purchased:	85,000
Lowest price paid per share (GBp):	550.20
Highest price paid per share (GBp):	595.00
Volume weighted average price paid per share (GBp):	578.18

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 324,105,450 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 323,415,380. 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
443	573.20	08:00:24	00181823616TRLOO	XLON
397	572.20	08:00:25	00181823629TRLOO	XLON
398	572.00	08:00:30	00181823720TRLOO	XLON
399	562.00	08:00:37	00181823791TRLOO	XLON
464	561.40	08:00:38	00181823816TRLOO	XLON
424	557.20	08:00:43	00181823837TRLOO	XLON
471	555.00	08:00:44	00181823848TRLOO	XLON
428	553.80	08:00:46	00181823856TRLOO	XLON
403	551.80	08:00:49	00181823870TRLOO	XLON
470	550.20	08:00:53	00181823876TRLOO	XLON
395	558.60	08:01:00	00181823894TRLOO	XLON
442	559.80	08:01:03	00181823905TRLOO	XLON
426	559.00	08:01:05	00181823911TRLOO	XLON
423	559.20	08:01:05	00181823912TRLOO	XLON
395	557.00	08:01:06	00181823915TRLOO	XLON
436	557.20	08:01:06	00181823916TRLOO	XLON
433	555.00	08:01:12	00181823934TRLOO	XLON
412	557.40	08:01:13	00181823941TRLOO	XLON
410	557.20	08:01:24	00181823969TRLOO	XLON
474	553.00	08:01:27	00181823978TRLOO	XLON
434	555.60	08:01:30	00181823987TRLOO	XLON
448	555.40	08:01:31	00181823994TRLOO	XLON
474	560.00	08:01:36	00181824000TRLOO	XLON
434	559.20	08:01:38	00181824002TRLOO	XLON
456	556.60	08:01:39	00181824018TRLOO	XLON
398	561.80	08:01:52	00181824035TRLOO	XLON
404	564.80	08:01:57	00181824047TRLOO	XLON
411	562.00	08:02:00	00181824070TRLOO	XLON
44	562.00	08:02:11	00181824107TRLOO	XLON
404	562.00	08:02:11	00181824108TRLOO	XLON

450	574.60	08:02:27	00181824151TRLOO	XLON
422	574.00	08:02:37	00181824184TRLOO	XLON
446	571.80	08:02:39	00181824191TRLOO	XLON
394	571.40	08:02:43	00181824205TRLOO	XLON
414	570.20	08:02:48	00181824218TRLOO	XLON
438	568.80	08:02:53	00181824231TRLOO	XLON
444	570.00	08:03:11	00181824284TRLOO	XLON
456	571.20	08:03:11	00181824285TRLOO	XLON
420	576.60	08:03:19	00181824306TRLOO	XLON
473	576.00	08:03:23	00181824318TRLOO	XLON
466	573.20	08:03:38	00181824352TRLOO	XLON
407	572.60	08:03:46	00181824378TRLOO	XLON
274	581.60	08:04:15	00181824436TRLOO	XLON
115	581.60	08:04:15	00181824437TRLOO	XLON
467	580.00	08:04:17	00181824443TRLOO	XLON
390	578.20	08:04:34	00181824484TRLOO	XLON
403	576.40	08:05:02	00181824568TRLOO	XLON
304	574.80	08:05:16	00181824592TRLOO	XLON
64	574.80	08:05:16	00181824593TRLOO	XLON
64	574.80	08:05:16	00181824594TRLOO	XLON
29	574.80	08:05:16	00181824595TRLOO	XLON
452	573.60	08:05:18	00181824601TRLOO	XLON
392	572.20	08:05:20	00181824608TRLOO	XLON
442	570.00	08:05:21	00181824616TRLOO	XLON
419	568.20	08:05:23	00181824617TRLOO	XLON
447	569.00	08:05:23	00181824618TRLOO	XLON
462	568.40	08:05:24	00181824622TRLOO	XLON
452	567.60	08:05:33	00181824643TRLOO	XLON
406	569.60	08:05:35	00181824648TRLOO	XLON
429	569.80	08:05:40	00181824671TRLOO	XLON
412	573.00	08:06:00	00181824761TRLOO	XLON
378	574.20	08:06:34	00181824836TRLOO	XLON
34	574.20	08:06:34	00181824837TRLOO	XLON
363	574.00	08:06:40	00181824859TRLOO	XLON
79	574.00	08:06:40	00181824860TRLOO	XLON
467	573.20	08:06:43	00181824864TRLOO	XLON
402	576.80	08:07:01	00181824902TRLOO	XLON
317	576.00	08:07:08	00181824913TRLOO	XLON
108	576.00	08:07:08	00181824914TRLOO	XLON
404	578.20	08:07:20	00181824938TRLOO	XLON
443	580.00	08:07:42	00181824968TRLOO	XLON
424	579.40	08:07:52	00181824977TRLOO	XLON
440	578.20	08:08:03	00181824993TRLOO	XLON
446	577.00	08:08:39	00181825058TRLOO	XLON
422	576.20	08:08:43	00181825071TRLOO	XLON
451	575.60	08:08:54	00181825090TRLOO	XLON
393	575.40	08:09:01	00181825099TRLOO	XLON
473	576.20	08:09:12	00181825110TRLOO	XLON
421	575.60	08:09:30	00181825127TRLOO	XLON
398	573.80	08:09:48	00181825151TRLOO	XLON
28	574.20	08:09:49	00181825152TRLOO	XLON
378	574.20	08:09:49	00181825153TRLOO	XLON
394	574.00	08:09:52	00181825157TRLOO	XLON
448	576.80	08:10:31	00181825203TRLOO	XLON
451	576.20	08:10:34	00181825205TRLOO	XLON
175	574.60	08:10:38	00181825207TRLOO	XLON
10	574.60	08:10:38	00181825208TRLOO	XLON
258	574.60	08:10:38	00181825209TRLOO	XLON
450	577.40	08:10:44	00181825217TRLOO	XLON
464	580.40	08:10:58	00181825232TRLOO	XLON
196	579.40	08:11:23	00181825259TRLOO	XLON
15	579.40	08:11:23	00181825260TRLOO	XLON
466	579.60	08:11:23	00181825261TRLOO	XLON
411	579.20	08:11:45	00181825286TRLOO	XLON
394	580.20	08:11:58	00181825300TRLOO	XLON
446	580.00	08:12:02	00181825305TRLOO	XLON
437	584.80	08:12:12	00181825326TRLOO	XLON
473	585.00	08:12:47	00181825365TRLOO	XLON
36	585.40	08:12:50	00181825371TRLOO	XLON

383	585.40	08:12:50	00181825372TRLOO	XLON
291	586.00	08:13:03	00181825386TRLOO	XLON
110	586.00	08:13:10	00181825391TRLOO	XLON
434	585.20	08:13:33	00181825418TRLOO	XLON
452	585.80	08:13:40	00181825432TRLOO	XLON
56	587.00	08:13:43	00181825438TRLOO	XLON
26	587.80	08:13:45	00181825439TRLOO	XLON
388	587.80	08:13:45	00181825440TRLOO	XLON
145	586.80	08:14:04	00181825461TRLOO	XLON
255	587.40	08:14:45	00181825501TRLOO	XLON
136	587.40	08:15:03	00181825526TRLOO	XLON
275	587.60	08:15:13	00181825556TRLOO	XLON
444	587.80	08:15:51	00181825620TRLOO	XLON
275	587.40	08:16:05	00181825631TRLOO	XLON
127	587.40	08:16:05	00181825632TRLOO	XLON
449	586.80	08:16:06	00181825634TRLOO	XLON
32	586.40	08:16:34	00181825687TRLOO	XLON
409	586.80	08:16:34	00181825688TRLOO	XLON
411	586.80	08:17:00	00181825723TRLOO	XLON
447	587.80	08:17:41	00181825780TRLOO	XLON
458	587.20	08:17:48	00181825785TRLOO	XLON
413	587.00	08:17:59	00181825800TRLOO	XLON
470	595.00	08:19:20	00181825893TRLOO	XLON
419	593.40	08:19:56	00181825929TRLOO	XLON
467	593.80	08:19:56	00181825930TRLOO	XLON
446	592.00	08:19:57	00181825931TRLOO	XLON
461	592.20	08:19:57	00181825932TRLOO	XLON
168	590.60	08:19:58	00181825934TRLOO	XLON
242	590.60	08:19:58	00181825935TRLOO	XLON
242	591.00	08:20:00	00181825938TRLOO	XLON
4	591.00	08:20:00	00181825939TRLOO	XLON
121	591.00	08:20:00	00181825940TRLOO	XLON
101	591.00	08:20:00	00181825941TRLOO	XLON
431	592.00	08:20:00	00181825942TRLOO	XLON
4	591.00	08:20:01	00181825943TRLOO	XLON
15	591.00	08:20:01	00181825944TRLOO	XLON
5	591.00	08:20:01	00181825945TRLOO	XLON
1	591.00	08:20:01	00181825946TRLOO	XLON
6	591.00	08:20:01	00181825947TRLOO	XLON
5	591.00	08:20:01	00181825948TRLOO	XLON
80	591.00	08:20:01	00181825949TRLOO	XLON
402	585.00	15:06:03	00181858559TRLOO	XLON
473	584.80	15:06:05	00181858562TRLOO	XLON
446	584.40	15:06:58	00181858682TRLOO	XLON
433	584.40	15:07:05	00181858701TRLOO	XLON
390	587.00	15:09:00	00181858998TRLOO	XLON
424	587.00	15:10:01	00181859131TRLOO	XLON
198	587.00	15:10:15	00181859173TRLOO	XLON
205	587.00	15:10:15	00181859174TRLOO	XLON
429	587.20	15:10:15	00181859175TRLOO	XLON
414	587.00	15:10:21	00181859180TRLOO	XLON
434	587.00	15:10:26	00181859193TRLOO	XLON
343	586.40	15:10:31	00181859200TRLOO	XLON
102	586.40	15:10:31	00181859201TRLOO	XLON
459	585.80	15:10:52	00181859238TRLOO	XLON
457	585.20	15:11:48	00181859383TRLOO	XLON
393	584.80	15:11:50	00181859393TRLOO	XLON
393	586.00	15:13:20	00181859645TRLOO	XLON
450	585.80	15:14:35	00181859843TRLOO	XLON
429	586.20	15:15:28	00181859940TRLOO	XLON
461	585.00	15:17:20	00181860233TRLOO	XLON
422	584.80	15:18:20	00181860315TRLOO	XLON
409	584.00	15:18:31	00181860333TRLOO	XLON
397	584.20	15:20:19	00181860588TRLOO	XLON
457	583.20	15:21:04	00181860675TRLOO	XLON
466	582.00	15:22:46	00181860949TRLOO	XLON
459	581.60	15:25:19	00181861347TRLOO	XLON
399	581.40	15:27:06	00181861533TRLOO	XLON
399	580.80	15:28:56	00181861744TRLOO	XLON

200	580.80	15:28:56	00181861744TRLOO	XLON
214	580.80	15:28:56	00181861745TRLOO	XLON
441	581.20	15:30:25	00181861962TRLOO	XLON
435	580.80	15:31:13	00181862093TRLOO	XLON
406	581.40	15:36:14	00181862714TRLOO	XLON
25,560	583.00	15:39:06	00181863176TRLOO	XLON

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

Vistry Group PLC

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