

17 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	16/09/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBp):	608.60
Highest price paid per share (GBp):	620.00
Volume weighted average price paid per share (GBp):	613.19

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,837,775 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 323,147,705. 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
324	612.00	08:01:34	00182053317TRLOO	XLON
178	612.00	08:01:34	00182053318TRLOO	XLON
450	610.40	08:03:21	00182053569TRLOO	XLON
437	611.40	08:03:53	00182053614TRLOO	XLON
429	612.00	08:03:59	00182053632TRLOO	XLON
422	611.20	08:04:00	00182053636TRLOO	XLON
483	609.60	08:04:20	00182053673TRLOO	XLON
197	611.00	08:05:43	00182053826TRLOO	XLON
255	611.00	08:05:44	00182053830TRLOO	XLON
477	611.40	08:08:13	00182054092TRLOO	XLON
502	612.20	08:08:24	00182054109TRLOO	XLON
199	611.80	08:08:41	00182054147TRLOO	XLON
289	611.80	08:08:41	00182054148TRLOO	XLON
442	611.60	08:08:53	00182054170TRLOO	XLON
470	611.60	08:09:20	00182054233TRLOO	XLON
135	610.40	08:09:32	00182054283TRLOO	XLON
122	610.40	08:09:32	00182054284TRLOO	XLON
234	610.40	08:09:32	00182054285TRLOO	XLON
461	611.20	08:09:37	00182054291TRLOO	XLON
423	610.20	08:09:41	00182054296TRLOO	XLON
451	610.40	08:09:52	00182054311TRLOO	XLON
451	610.40	08:09:59	00182054319TRLOO	XLON
435	610.60	08:09:59	00182054320TRLOO	XLON
292	610.20	08:10:03	00182054334TRLOO	XLON
156	610.20	08:10:03	00182054335TRLOO	XLON
454	610.20	08:10:12	00182054354TRLOO	XLON
374	609.60	08:11:15	00182054459TRLOO	XLON
67	609.60	08:11:15	00182054460TRLOO	XLON
24	609.60	08:11:15	00182054461TRLOO	XLON
286	610.00	08:11:55	00182054503TRLOO	XLON

189	610.00	08:12:04	00182054515TRLOO	XLON
467	610.20	08:12:15	00182054536TRLOO	XLON
115	608.60	08:13:05	00182054612TRLOO	XLON
307	608.60	08:13:05	00182054613TRLOO	XLON
278	608.60	08:14:13	00182054728TRLOO	XLON
459	610.40	08:15:36	00182054839TRLOO	XLON
179	610.00	08:16:50	00182054923TRLOO	XLON
292	610.00	08:16:50	00182054924TRLOO	XLON
500	609.60	08:18:15	00182054980TRLOO	XLON
501	609.20	08:19:12	00182055097TRLOO	XLON
463	611.40	08:25:11	00182055711TRLOO	XLON
108	611.40	08:25:51	00182055755TRLOO	XLON
346	611.40	08:25:52	00182055758TRLOO	XLON
14	612.00	08:28:21	00182055945TRLOO	XLON
7	612.00	08:28:21	00182055946TRLOO	XLON
504	612.20	08:28:24	00182055949TRLOO	XLON
470	611.80	08:29:50	00182056049TRLOO	XLON
499	612.80	08:30:33	00182056194TRLOO	XLON
77	612.80	08:30:36	00182056209TRLOO	XLON
410	612.80	08:30:36	00182056210TRLOO	XLON
496	613.80	08:32:17	00182056515TRLOO	XLON
455	613.20	08:33:35	00182056760TRLOO	XLON
507	612.40	08:33:43	00182056765TRLOO	XLON
495	611.60	08:34:11	00182056881TRLOO	XLON
497	611.60	08:35:21	00182057084TRLOO	XLON
505	611.00	08:36:46	00182057249TRLOO	XLON
494	610.60	08:37:30	00182057348TRLOO	XLON
448	611.20	08:37:58	00182057377TRLOO	XLON
282	610.60	08:40:57	00182057537TRLOO	XLON
170	610.60	08:40:57	00182057538TRLOO	XLON
502	611.00	08:44:00	00182057791TRLOO	XLON
482	613.60	08:46:02	00182057932TRLOO	XLON
56	616.40	08:49:34	00182058171TRLOO	XLON
418	617.60	08:50:55	00182058289TRLOO	XLON
510	617.60	08:53:49	00182058481TRLOO	XLON
462	617.20	08:53:54	00182058485TRLOO	XLON
496	616.80	08:54:00	00182058494TRLOO	XLON
473	617.60	08:55:25	00182058642TRLOO	XLON
446	618.00	08:56:13	00182058691TRLOO	XLON
483	619.00	08:57:53	00182058872TRLOO	XLON
465	618.40	08:58:45	00182058952TRLOO	XLON
442	620.00	09:00:53	00182059153TRLOO	XLON
343	617.40	09:01:28	00182059215TRLOO	XLON
104	617.40	09:01:28	00182059216TRLOO	XLON
449	618.80	09:07:56	00182059834TRLOO	XLON
26	618.80	09:10:36	00182060023TRLOO	XLON
1	618.80	09:10:36	00182060024TRLOO	XLON
88	617.00	09:10:51	00182060045TRLOO	XLON
498	619.20	09:15:15	00182060446TRLOO	XLON
144	619.20	09:15:15	00182060447TRLOO	XLON
241	619.20	09:15:15	00182060448TRLOO	XLON
95	619.40	09:15:15	00182060449TRLOO	XLON
471	618.20	09:18:21	00182060722TRLOO	XLON
37	618.40	09:20:01	00182060891TRLOO	XLON
279	618.40	09:22:00	00182061030TRLOO	XLON
139	618.40	09:22:00	00182061031TRLOO	XLON
467	617.80	09:22:09	00182061044TRLOO	XLON
80	617.20	09:22:25	00182061058TRLOO	XLON
114	617.40	09:22:34	00182061064TRLOO	XLON
278	617.40	09:26:24	00182061401TRLOO	XLON
81	617.40	09:26:24	00182061402TRLOO	XLON
125	617.60	09:27:33	00182061459TRLOO	XLON
320	617.60	09:27:33	00182061460TRLOO	XLON
479	618.20	09:32:36	00182061842TRLOO	XLON
440	617.40	09:32:58	00182061865TRLOO	XLON
450	616.00	09:42:20	00182062499TRLOO	XLON
18	615.40	09:42:42	00182062535TRLOO	XLON
401	615.40	09:42:42	00182062536TRLOO	XLON
446	616.20	09:42:49	00182062543TRLOO	XLON

LINE	PRICE	TIME	ORDERNO	STATUS
457	616.40	09:46:53	00182062785TRLOO	XLON
400	616.00	09:47:10	00182062803TRLOO	XLON
101	616.00	09:47:10	00182062804TRLOO	XLON
484	616.20	09:47:10	00182062805TRLOO	XLON
68	615.40	09:47:59	00182062842TRLOO	XLON
210	615.40	09:47:59	00182062843TRLOO	XLON
226	615.40	09:47:59	00182062844TRLOO	XLON
460	614.60	09:48:35	00182062877TRLOO	XLON
14	614.60	09:48:35	00182062878TRLOO	XLON
459	615.40	09:48:40	00182062885TRLOO	XLON
423	616.20	09:49:39	00182062931TRLOO	XLON
422	615.80	09:50:49	00182063015TRLOO	XLON
485	615.40	09:54:00	00182063179TRLOO	XLON
463	615.40	09:57:00	00182063350TRLOO	XLON
347	614.80	10:01:19	00182063647TRLOO	XLON
119	614.80	10:01:19	00182063648TRLOO	XLON
169	613.80	10:02:17	00182063766TRLOO	XLON
467	614.20	10:05:13	00182063940TRLOO	XLON
408	613.40	10:10:03	00182064245TRLOO	XLON
15	613.40	10:10:09	00182064252TRLOO	XLON
504	614.60	10:17:00	00182064721TRLOO	XLON
450	614.00	10:18:50	00182064863TRLOO	XLON
13	613.00	10:22:30	00182065167TRLOO	XLON
405	613.00	10:22:30	00182065168TRLOO	XLON
483	613.20	10:27:35	00182065563TRLOO	XLON
186	612.00	10:29:56	00182065758TRLOO	XLON
264	612.00	10:29:56	00182065759TRLOO	XLON
472	610.80	10:36:56	00182066297TRLOO	XLON
437	610.00	10:39:02	00182066544TRLOO	XLON
448	611.00	10:57:58	00182068145TRLOO	XLON
3	611.00	10:57:58	00182068146TRLOO	XLON
506	610.40	10:58:35	00182068170TRLOO	XLON
62	610.00	10:58:37	00182068171TRLOO	XLON
375	610.00	10:58:50	00182068187TRLOO	XLON
442	610.00	11:01:46	00182068498TRLOO	XLON
64	610.40	11:22:12	00182070134TRLOO	XLON
409	610.40	11:22:12	00182070135TRLOO	XLON
405	610.00	11:26:31	00182070484TRLOO	XLON
66	610.00	11:26:31	00182070485TRLOO	XLON
469	610.40	11:33:20	00182070916TRLOO	XLON
486	610.00	11:42:03	00182071512TRLOO	XLON
476	610.00	11:52:36	00182072511TRLOO	XLON
435	610.00	12:02:15	00182073264TRLOO	XLON
448	610.60	12:05:26	00182073493TRLOO	XLON
467	612.20	12:15:31	00182074266TRLOO	XLON
509	611.80	12:17:30	00182074443TRLOO	XLON
217	611.00	12:20:04	00182074577TRLOO	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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