

24 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	23/09/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBp):	615.60
Highest price paid per share (GBp):	637.00
Volume weighted average price paid per share (GBp):	629.05

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,664,411 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,974,341. 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
459	627.40	08:00:16	00182358464TRLOO	XLON
426	615.60	08:00:20	00182358492TRLOO	XLON
431	626.00	08:10:20	00182360510TRLOO	XLON
160	626.20	08:10:20	00182360511TRLOO	XLON
348	626.20	08:10:20	00182360512TRLOO	XLON
484	624.00	08:10:30	00182360536TRLOO	XLON
507	624.40	08:10:32	00182360540TRLOO	XLON
400	624.80	08:15:49	00182361020TRLOO	XLON
46	624.80	08:15:49	00182361021TRLOO	XLON
435	625.00	08:21:14	00182361470TRLOO	XLON
432	626.40	08:21:16	00182361476TRLOO	XLON
353	626.60	08:23:02	00182361650TRLOO	XLON
12	626.60	08:23:02	00182361651TRLOO	XLON
483	627.20	08:23:10	00182361659TRLOO	XLON
510	628.00	08:23:47	00182361753TRLOO	XLON
467	628.00	08:23:52	00182361758TRLOO	XLON
417	628.20	08:23:57	00182361762TRLOO	XLON
503	628.80	08:24:05	00182361773TRLOO	XLON
429	629.20	08:24:31	00182361814TRLOO	XLON
421	627.80	08:27:02	00182362032TRLOO	XLON
472	631.00	08:29:15	00182362335TRLOO	XLON
484	630.60	08:30:16	00182362530TRLOO	XLON
504	630.20	08:35:16	00182363722TRLOO	XLON
513	630.20	08:35:37	00182363748TRLOO	XLON
145	629.80	08:36:35	00182363930TRLOO	XLON
308	629.80	08:36:35	00182363931TRLOO	XLON
440	628.00	08:38:51	00182364167TRLOO	XLON
83	626.40	08:39:20	00182364221TRLOO	XLON
392	626.40	08:39:20	00182364222TRLOO	XLON
510	627.80	08:46:35	00182364892TRLOO	XLON

512	628.00	08:46:38	00182364905TRLOO	XLON
290	629.20	08:47:28	00182364981TRLOO	XLON
184	629.20	08:47:28	00182364982TRLOO	XLON
450	628.60	08:48:13	00182365088TRLOO	XLON
444	627.80	08:49:27	00182365192TRLOO	XLON
501	628.00	08:57:06	00182365918TRLOO	XLON
490	628.20	08:57:06	00182365919TRLOO	XLON
287	627.80	08:57:50	00182366027TRLOO	XLON
138	627.80	08:57:50	00182366028TRLOO	XLON
436	627.60	08:59:50	00182366186TRLOO	XLON
458	628.40	09:09:02	00182366949TRLOO	XLON
442	626.60	09:09:15	00182366959TRLOO	XLON
436	626.80	09:09:16	00182366960TRLOO	XLON
294	626.80	09:10:13	00182367020TRLOO	XLON
163	626.80	09:10:13	00182367021TRLOO	XLON
94	627.20	09:13:45	00182367313TRLOO	XLON
354	627.20	09:13:45	00182367314TRLOO	XLON
509	627.60	09:14:45	00182367371TRLOO	XLON
483	627.40	09:15:37	00182367410TRLOO	XLON
434	627.40	09:15:58	00182367426TRLOO	XLON
450	626.20	09:19:43	00182367610TRLOO	XLON
476	626.40	09:20:16	00182367635TRLOO	XLON
468	626.20	09:20:34	00182367656TRLOO	XLON
211	625.60	09:21:00	00182367684TRLOO	XLON
11	625.60	09:24:38	00182367991TRLOO	XLON
1	625.60	09:24:38	00182367992TRLOO	XLON
211	625.60	09:24:38	00182367993TRLOO	XLON
428	626.00	09:25:12	00182368029TRLOO	XLON
413	625.20	09:27:55	00182368163TRLOO	XLON
63	625.20	09:27:55	00182368164TRLOO	XLON
495	625.60	09:30:44	00182368423TRLOO	XLON
457	626.20	09:33:19	00182368646TRLOO	XLON
503	626.60	09:34:13	00182368738TRLOO	XLON
214	626.20	09:34:15	00182368750TRLOO	XLON
287	626.20	09:34:15	00182368751TRLOO	XLON
59	626.40	09:34:16	00182368762TRLOO	XLON
163	626.40	09:34:16	00182368763TRLOO	XLON
239	626.40	09:34:16	00182368764TRLOO	XLON
461	626.20	09:34:26	00182368786TRLOO	XLON
461	626.80	09:34:29	00182368787TRLOO	XLON
497	628.40	09:36:14	00182368942TRLOO	XLON
451	627.00	09:36:45	00182368968TRLOO	XLON
448	627.00	09:37:15	00182369002TRLOO	XLON
54	627.00	09:37:15	00182369003TRLOO	XLON
503	627.20	09:37:40	00182369020TRLOO	XLON
456	627.00	09:37:50	00182369031TRLOO	XLON
425	627.00	09:38:02	00182369040TRLOO	XLON
441	627.00	09:38:05	00182369043TRLOO	XLON
425	626.80	09:43:34	00182369414TRLOO	XLON
446	626.40	09:43:35	00182369415TRLOO	XLON
438	629.20	09:48:14	00182369824TRLOO	XLON
470	628.20	09:50:49	00182370049TRLOO	XLON
484	628.20	09:52:09	00182370140TRLOO	XLON
441	631.00	09:54:23	00182370319TRLOO	XLON
508	631.20	09:54:33	00182370333TRLOO	XLON
515	630.60	10:01:12	00182370803TRLOO	XLON
433	629.40	10:03:29	00182370942TRLOO	XLON
457	631.00	10:06:53	00182371241TRLOO	XLON
425	630.60	10:07:40	00182371340TRLOO	XLON
446	631.80	10:10:43	00182371519TRLOO	XLON
472	632.60	10:11:59	00182371644TRLOO	XLON
433	632.20	10:12:00	00182371651TRLOO	XLON
25	631.60	10:17:18	00182372054TRLOO	XLON
406	631.60	10:17:52	00182372076TRLOO	XLON
482	633.60	10:23:00	00182372541TRLOO	XLON
483	634.00	10:25:02	00182372672TRLOO	XLON
464	633.60	10:31:11	00182373152TRLOO	XLON
439	633.80	10:36:00	00182373491TRLOO	XLON
500	635.20	10:37:00	00182373566TRLOO	XLON

473	635.20	10:37:34	00182373601TRLOO	XLON
516	636.20	10:40:14	00182373825TRLOO	XLON
496	636.40	10:41:00	00182373893TRLOO	XLON
493	636.20	10:41:16	00182373910TRLOO	XLON
454	637.00	10:45:30	00182374272TRLOO	XLON
476	636.80	10:59:27	00182375514TRLOO	XLON
444	636.00	11:06:14	00182376285TRLOO	XLON
441	635.00	11:06:27	00182376303TRLOO	XLON
441	635.00	11:07:19	00182376389TRLOO	XLON
441	634.80	11:07:24	00182376399TRLOO	XLON
489	633.40	11:07:46	00182376466TRLOO	XLON
431	633.00	11:08:14	00182376505TRLOO	XLON
516	632.40	11:10:33	00182376690TRLOO	XLON
426	631.60	11:13:16	00182376906TRLOO	XLON
485	630.40	11:16:37	00182377156TRLOO	XLON
461	629.80	11:20:00	00182377392TRLOO	XLON
516	629.20	11:22:24	00182377577TRLOO	XLON
495	629.00	11:23:12	00182377635TRLOO	XLON
509	628.40	11:25:50	00182377890TRLOO	XLON
489	627.80	11:27:11	00182377966TRLOO	XLON
484	626.80	11:31:33	00182378380TRLOO	XLON
463	626.80	11:34:19	00182378585TRLOO	XLON
50	626.20	11:34:22	00182378589TRLOO	XLON

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

Vistry Group PLC

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