

26 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	25/09/2025
Aggregated number of Ordinary shares purchased:	47,000
Lowest price paid per share (GBP):	627.40
Highest price paid per share (GBP):	636.20
Volume weighted average price paid per share (GBP):	633.29

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,569,411 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,879,341. 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
512	632.20	08:01:25	00182502678TRLOO	XLON
507	631.80	08:06:39	00182503415TRLOO	XLON
455	629.20	08:09:12	00182503705TRLOO	XLON
476	627.60	08:16:02	00182504307TRLOO	XLON
512	627.40	08:16:14	00182504330TRLOO	XLON
215	634.40	08:28:01	00182505231TRLOO	XLON
255	634.40	08:28:01	00182505232TRLOO	XLON
8	636.20	08:44:42	00182507610TRLOO	XLON
81	636.20	08:44:42	00182507611TRLOO	XLON
384	636.20	08:44:42	00182507613TRLOO	XLON
443	635.00	08:45:36	00182507701TRLOO	XLON
462	633.80	08:49:47	00182508107TRLOO	XLON
36	632.00	08:54:59	00182508489TRLOO	XLON
476	632.00	08:54:59	00182508490TRLOO	XLON
442	631.80	09:02:43	00182509156TRLOO	XLON
452	632.20	09:03:29	00182509220TRLOO	XLON
488	633.20	09:14:09	00182510112TRLOO	XLON
461	632.60	09:15:02	00182510174TRLOO	XLON
76	634.20	09:28:30	00182511199TRLOO	XLON
400	634.20	09:28:30	00182511200TRLOO	XLON
278	635.00	09:37:42	00182512062TRLOO	XLON
164	635.00	09:37:42	00182512063TRLOO	XLON
476	634.60	09:42:48	00182512462TRLOO	XLON
522	635.20	09:55:00	00182513332TRLOO	XLON
456	634.60	10:00:06	00182513659TRLOO	XLON
453	635.00	10:03:24	00182513852TRLOO	XLON
442	635.00	10:18:40	00182515348TRLOO	XLON
44	635.00	10:25:14	00182515783TRLOO	XLON
244	635.00	10:25:14	00182515784TRLOO	XLON
176	635.00	10:25:14	00182515785TRLOO	XLON

264	634.60	10:30:34	00182516161TRLOO	XLON
249	634.60	10:30:34	00182516162TRLOO	XLON
516	634.00	10:45:11	00182517254TRLOO	XLON
521	634.60	10:47:31	00182517481TRLOO	XLON
285	635.40	10:48:31	00182517544TRLOO	XLON
185	635.40	10:48:31	00182517545TRLOO	XLON
493	635.00	10:51:30	00182517795TRLOO	XLON
444	634.60	10:51:48	00182517856TRLOO	XLON
510	633.80	10:57:39	00182518256TRLOO	XLON
451	634.00	11:03:05	00182518742TRLOO	XLON
67	634.00	11:03:05	00182518743TRLOO	XLON
450	633.60	11:04:09	00182518809TRLOO	XLON
68	633.40	11:06:04	00182518986TRLOO	XLON
428	633.40	11:06:21	00182519017TRLOO	XLON
84	634.00	11:12:20	00182519363TRLOO	XLON
408	634.00	11:12:20	00182519364TRLOO	XLON
447	634.40	11:17:01	00182519719TRLOO	XLON
42	635.80	11:26:52	00182520351TRLOO	XLON
393	635.80	11:26:52	00182520352TRLOO	XLON
444	635.40	11:28:55	00182520504TRLOO	XLON
180	635.00	11:34:50	00182521090TRLOO	XLON
319	635.00	11:34:50	00182521091TRLOO	XLON
515	636.00	11:41:01	00182521496TRLOO	XLON
487	635.00	11:45:08	00182521806TRLOO	XLON
458	635.00	11:50:44	00182522159TRLOO	XLON
469	634.60	11:52:36	00182522248TRLOO	XLON
480	635.40	11:56:19	00182522428TRLOO	XLON
131	635.40	11:59:42	00182522600TRLOO	XLON
12	635.40	11:59:42	00182522601TRLOO	XLON
336	635.40	12:00:00	00182522631TRLOO	XLON
476	635.00	12:00:01	00182522641TRLOO	XLON
424	634.80	12:00:35	00182522710TRLOO	XLON
83	634.80	12:00:35	00182522711TRLOO	XLON
463	635.40	12:01:17	00182522766TRLOO	XLON
502	635.00	12:08:08	00182523507TRLOO	XLON
509	634.20	12:11:06	00182523945TRLOO	XLON
492	634.00	12:14:31	00182524460TRLOO	XLON
509	633.60	12:14:38	00182524478TRLOO	XLON
440	632.20	12:15:09	00182524579TRLOO	XLON
442	632.80	12:20:42	00182525030TRLOO	XLON
436	632.40	12:20:48	00182525062TRLOO	XLON
21,692	632.60	12:32:36	00182525819TRLOO	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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