

30 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	29/09/2025
Aggregated number of Ordinary shares purchased:	30,779
Lowest price paid per share (GBP):	632.40
Highest price paid per share (GBP):	644.20
Volume weighted average price paid per share (GBP):	640.77

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,491,132 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,801,062. 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
479	636.20	08:00:40	00182626289TRLOO	XLON
444	635.00	08:01:12	00182626485TRLOO	XLON
431	632.40	08:01:42	00182626564TRLOO	XLON
191	632.80	08:02:12	00182626662TRLOO	XLON
270	634.20	08:03:12	00182626815TRLOO	XLON
435	636.00	08:03:51	00182626917TRLOO	XLON
283	635.20	08:10:46	00182628107TRLOO	XLON
1	635.20	08:10:46	00182628108TRLOO	XLON
58	635.40	08:11:33	00182628231TRLOO	XLON
3	635.80	08:11:34	00182628232TRLOO	XLON
438	637.60	08:13:30	00182628489TRLOO	XLON
518	637.40	08:13:31	00182628490TRLOO	XLON
498	637.80	08:15:31	00182628915TRLOO	XLON
200	637.80	08:16:25	00182629057TRLOO	XLON
438	638.80	08:17:32	00182629348TRLOO	XLON
446	640.80	08:18:56	00182629685TRLOO	XLON
462	641.20	08:19:10	00182629808TRLOO	XLON
270	639.80	08:20:21	00182630014TRLOO	XLON
192	639.80	08:20:21	00182630015TRLOO	XLON
277	641.20	08:23:38	00182630516TRLOO	XLON
226	641.40	08:24:19	00182630614TRLOO	XLON
266	641.40	08:24:19	00182630615TRLOO	XLON
271	641.20	08:25:16	00182630729TRLOO	XLON
214	641.20	08:25:17	00182630730TRLOO	XLON
47	640.80	08:26:03	00182630806TRLOO	XLON
426	640.80	08:26:03	00182630807TRLOO	XLON
486	640.20	08:26:38	00182630867TRLOO	XLON
442	640.60	08:30:05	00182631313TRLOO	XLON
430	641.00	08:30:30	00182631488TRLOO	XLON
478	642.60	08:31:00	00182631650TRLOO	XLON

464	642.00	08:32:54	00182632032TRLOO	XLON
176	642.60	08:34:59	00182632430TRLOO	XLON
310	642.60	08:34:59	00182632431TRLOO	XLON
441	642.20	08:35:39	00182632594TRLOO	XLON
509	641.60	08:36:15	00182632746TRLOO	XLON
516	641.80	08:38:54	00182633241TRLOO	XLON
474	644.20	08:42:19	00182634036TRLOO	XLON
491	644.00	08:43:43	00182634292TRLOO	XLON
454	643.20	08:43:45	00182634294TRLOO	XLON
457	643.60	08:44:00	00182634310TRLOO	XLON
497	642.60	08:45:01	00182634530TRLOO	XLON
289	642.20	08:47:24	00182635088TRLOO	XLON
215	642.20	08:47:24	00182635089TRLOO	XLON
512	641.60	08:48:04	00182635167TRLOO	XLON
197	641.20	08:48:09	00182635238TRLOO	XLON
292	641.20	08:48:09	00182635239TRLOO	XLON
485	642.80	08:49:30	00182635488TRLOO	XLON
490	643.20	08:51:40	00182635919TRLOO	XLON
505	643.20	08:52:31	00182636039TRLOO	XLON
442	642.80	08:52:41	00182636054TRLOO	XLON
457	642.80	08:52:55	00182636074TRLOO	XLON
457	643.20	08:53:30	00182636109TRLOO	XLON
220	642.80	08:53:45	00182636129TRLOO	XLON
231	642.80	08:53:45	00182636130TRLOO	XLON
454	643.20	08:54:09	00182636173TRLOO	XLON
490	643.60	08:54:46	00182636208TRLOO	XLON
30	643.80	08:54:46	00182636209TRLOO	XLON
182	643.80	08:54:46	00182636210TRLOO	XLON
49	643.80	08:54:46	00182636211TRLOO	XLON
194	643.80	08:54:46	00182636212TRLOO	XLON
376	643.40	08:55:19	00182636258TRLOO	XLON
75	643.40	08:55:19	00182636259TRLOO	XLON
376	643.40	08:55:28	00182636293TRLOO	XLON
86	643.40	08:55:28	00182636294TRLOO	XLON
57	643.20	08:55:42	00182636316TRLOO	XLON
439	643.20	08:55:42	00182636317TRLOO	XLON
515	643.20	08:55:55	00182636337TRLOO	XLON
467	642.80	08:55:59	00182636353TRLOO	XLON
431	642.20	08:56:03	00182636364TRLOO	XLON
483	641.40	08:56:59	00182636451TRLOO	XLON
181	640.80	08:57:06	00182636466TRLOO	XLON
68	640.80	08:57:06	00182636467TRLOO	XLON
231	640.80	08:57:06	00182636468TRLOO	XLON
444	640.40	08:57:25	00182636502TRLOO	XLON
499	640.20	08:57:35	00182636529TRLOO	XLON
430	640.00	08:57:36	00182636530TRLOO	XLON
432	639.80	08:58:08	00182636629TRLOO	XLON
440	639.40	08:58:43	00182636709TRLOO	XLON
486	639.20	08:59:30	00182636809TRLOO	XLON
449	640.40	09:00:01	00182636900TRLOO	XLON
227	639.80	09:00:45	00182637006TRLOO	XLON
233	639.80	09:00:45	00182637007TRLOO	XLON
455	641.40	09:03:07	00182637352TRLOO	XLON
507	641.40	09:03:33	00182637396TRLOO	XLON
433	641.00	09:04:40	00182637525TRLOO	XLON
62	639.80	09:05:17	00182637593TRLOO	XLON
37	639.80	09:05:17	00182637594TRLOO	XLON
367	639.80	09:05:17	00182637595TRLOO	XLON
429	635.00	13:54:24	00182662308TRLOO	XLON
212	635.00	13:59:27	00182662669TRLOO	XLON
252	635.00	14:06:41	00182663188TRLOO	XLON

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

Vistry Group PLC

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