

06 October 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	03/10/2025
Aggregated number of Ordinary shares purchased:	45,500
Lowest price paid per share (GBP):	651.80
Highest price paid per share (GBP):	665.00
Volume weighted average price paid per share (GBP):	657.77

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,308,132 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,618,062. 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
477	651.80	08:08:40	00182919122TRLOO	XLON
425	653.80	08:11:23	00182919409TRLOO	XLON
478	655.00	08:24:39	00182920215TRLOO	XLON
476	653.60	08:27:24	00182920456TRLOO	XLON
499	652.00	08:28:30	00182920512TRLOO	XLON
513	653.40	08:43:04	00182922543TRLOO	XLON
68	654.80	08:46:42	00182922812TRLOO	XLON
443	657.20	08:54:03	00182923336TRLOO	XLON
164	659.20	08:59:53	00182923805TRLOO	XLON
334	659.20	08:59:53	00182923806TRLOO	XLON
30	659.00	09:01:31	00182924050TRLOO	XLON
445	661.40	09:05:00	00182924503TRLOO	XLON
456	660.20	09:05:22	00182924523TRLOO	XLON
487	659.20	09:05:49	00182924564TRLOO	XLON
484	658.60	09:05:52	00182924567TRLOO	XLON
456	658.00	09:06:37	00182924689TRLOO	XLON
479	657.00	09:08:30	00182924835TRLOO	XLON
446	658.40	09:18:57	00182925635TRLOO	XLON
504	658.00	09:24:34	00182926075TRLOO	XLON
453	657.20	09:26:44	00182926310TRLOO	XLON
83	657.40	09:35:15	00182927327TRLOO	XLON
379	657.40	09:35:15	00182927328TRLOO	XLON
466	657.20	09:38:38	00182927578TRLOO	XLON
286	657.00	09:40:34	00182927714TRLOO	XLON
218	657.00	09:40:34	00182927715TRLOO	XLON
438	656.60	09:44:01	00182927987TRLOO	XLON
452	657.20	09:50:01	00182928479TRLOO	XLON
498	657.00	09:51:11	00182928592TRLOO	XLON
496	656.60	09:53:30	00182928822TRLOO	XLON
468	657.20	10:04:36	00182929753TRLOO	XLON

480	659.60	10:08:09	00182930059TRLOO	XLON
434	659.60	10:08:45	00182930103TRLOO	XLON
429	659.40	10:09:01	00182930132TRLOO	XLON
340	660.00	10:14:28	00182930623TRLOO	XLON
91	660.80	10:17:42	00182930943TRLOO	XLON
388	660.80	10:17:42	00182930944TRLOO	XLON
453	660.20	10:18:54	00182931084TRLOO	XLON
485	659.80	10:19:45	00182931150TRLOO	XLON
107	659.40	10:21:00	00182931258TRLOO	XLON
367	659.40	10:21:00	00182931259TRLOO	XLON
467	659.80	10:31:29	00182932288TRLOO	XLON
488	662.60	10:51:20	00182933851TRLOO	XLON
87	662.20	10:51:39	00182933870TRLOO	XLON
393	662.20	10:51:39	00182933871TRLOO	XLON
509	662.60	10:56:44	00182934275TRLOO	XLON
135	663.60	10:59:54	00182934702TRLOO	XLON
348	663.60	10:59:54	00182934703TRLOO	XLON
514	665.00	11:04:01	00182935050TRLOO	XLON
504	665.00	11:05:54	00182935184TRLOO	XLON
35	664.80	11:11:15	00182935673TRLOO	XLON
423	664.80	11:11:15	00182935674TRLOO	XLON
489	664.60	11:11:52	00182935726TRLOO	XLON
487	664.40	11:12:41	00182935776TRLOO	XLON
429	663.60	11:13:21	00182935820TRLOO	XLON
333	663.60	11:14:22	00182935929TRLOO	XLON
174	663.60	11:14:22	00182935930TRLOO	XLON
100	663.00	11:15:20	00182936032TRLOO	XLON
328	663.00	11:15:20	00182936033TRLOO	XLON
462	662.40	11:16:19	00182936103TRLOO	XLON
444	661.40	11:18:08	00182936260TRLOO	XLON
430	661.00	11:24:19	00182936931TRLOO	XLON
28	661.00	11:24:19	00182936932TRLOO	XLON
490	660.60	11:24:23	00182936941TRLOO	XLON
433	660.00	11:26:33	00182937123TRLOO	XLON
455	660.20	11:27:47	00182937270TRLOO	XLON
477	660.20	11:32:06	00182937621TRLOO	XLON
479	659.80	11:32:33	00182937656TRLOO	XLON
449	659.00	11:35:44	00182938010TRLOO	XLON
454	658.20	11:41:09	00182938452TRLOO	XLON
502	657.40	11:45:05	00182938906TRLOO	XLON
58	657.20	11:46:11	00182939061TRLOO	XLON
375	657.20	11:46:11	00182939062TRLOO	XLON
475	657.40	11:58:03	00182940121TRLOO	XLON
469	657.80	11:59:22	00182940201TRLOO	XLON
446	657.60	11:59:57	00182940232TRLOO	XLON
470	658.20	12:00:42	00182940278TRLOO	XLON
3	658.20	12:03:09	00182940528TRLOO	XLON
434	656.00	12:04:24	00182940630TRLOO	XLON
249	655.80	12:07:20	00182940938TRLOO	XLON
204	655.80	12:09:16	00182941104TRLOO	XLON
420	654.60	12:12:54	00182941508TRLOO	XLON
31	654.60	12:12:54	00182941509TRLOO	XLON
14,545	655.20	12:13:39	00182941603TRLOO	XLON
500	653.80	12:19:48	00182942069TRLOO	XLON

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

Vistry Group PLC

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