

08 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	07/10/2025
Aggregated number of Ordinary shares purchased:	46,000
Lowest price paid per share (GBP):	639.20
Highest price paid per share (GBP):	655.60
Volume weighted average price paid per share (GBP):	644.53

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,217,132 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,527,062. 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
281	655.60	08:01:12	00183066876TRLOO	XLON
185	655.60	08:01:12	00183066877TRLOO	XLON
369	654.80	08:02:03	00183067055TRLOO	XLON
67	654.80	08:02:03	00183067056TRLOO	XLON
442	653.20	08:03:49	00183067380TRLOO	XLON
4	651.20	08:04:14	00183067455TRLOO	XLON
478	652.40	08:05:00	00183067594TRLOO	XLON
431	650.00	08:05:10	00183067614TRLOO	XLON
470	650.00	08:05:11	00183067618TRLOO	XLON
292	649.20	08:06:54	00183067961TRLOO	XLON
480	649.40	08:20:34	00183069773TRLOO	XLON
213	648.20	08:20:57	00183069829TRLOO	XLON
275	648.20	08:20:57	00183069830TRLOO	XLON
484	646.20	08:21:34	00183069934TRLOO	XLON
469	645.40	08:23:30	00183070140TRLOO	XLON
494	644.00	08:23:33	00183070173TRLOO	XLON
501	644.00	08:23:47	00183070216TRLOO	XLON
455	644.00	08:23:48	00183070220TRLOO	XLON
219	642.00	08:25:32	00183070464TRLOO	XLON
277	642.00	08:26:09	00183070559TRLOO	XLON
492	646.40	08:39:51	00183072852TRLOO	XLON
143	645.20	08:40:04	00183072890TRLOO	XLON
42	645.20	08:40:04	00183072891TRLOO	XLON
11	645.20	08:40:41	00183072955TRLOO	XLON
235	645.20	08:40:41	00183072956TRLOO	XLON
131	645.60	08:48:11	00183073578TRLOO	XLON
289	645.60	08:48:11	00183073579TRLOO	XLON
464	645.20	08:57:18	00183074328TRLOO	XLON
304	645.00	08:58:48	00183074429TRLOO	XLON
191	645.00	08:58:48	00183074430TRLOO	XLON

474	645.00	09:01:55	00183074723TRLOO	XLON
462	644.80	09:02:32	00183074758TRLOO	XLON
431	644.80	09:02:44	00183074764TRLOO	XLON
456	644.20	09:03:32	00183074830TRLOO	XLON
474	644.20	09:04:08	00183074952TRLOO	XLON
422	643.40	09:05:46	00183075118TRLOO	XLON
486	643.80	09:06:02	00183075159TRLOO	XLON
432	643.60	09:07:25	00183075256TRLOO	XLON
452	643.00	09:08:18	00183075308TRLOO	XLON
509	643.60	09:08:25	00183075314TRLOO	XLON
437	643.20	09:08:39	00183075335TRLOO	XLON
502	643.00	09:08:55	00183075360TRLOO	XLON
478	642.60	09:10:14	00183075470TRLOO	XLON
424	642.00	09:10:50	00183075514TRLOO	XLON
456	643.20	09:11:00	00183075524TRLOO	XLON
474	643.40	09:11:10	00183075538TRLOO	XLON
507	643.60	09:11:17	00183075559TRLOO	XLON
471	644.80	09:12:56	00183075658TRLOO	XLON
42	644.20	09:14:54	00183075841TRLOO	XLON
424	644.40	09:18:50	00183076277TRLOO	XLON
300	643.60	09:20:39	00183076392TRLOO	XLON
195	643.60	09:20:39	00183076393TRLOO	XLON
418	642.20	09:25:59	00183076763TRLOO	XLON
357	642.60	09:30:23	00183077121TRLOO	XLON
62	642.60	09:31:01	00183077209TRLOO	XLON
384	641.40	09:33:04	00183077453TRLOO	XLON
102	641.40	09:33:04	00183077454TRLOO	XLON
471	643.20	09:41:16	00183078109TRLOO	XLON
457	642.40	09:42:42	00183078246TRLOO	XLON
447	642.20	09:52:27	00183078935TRLOO	XLON
462	643.20	09:56:01	00183079183TRLOO	XLON
510	643.80	09:58:33	00183079336TRLOO	XLON
458	643.80	10:09:50	00183080095TRLOO	XLON
508	644.00	10:14:33	00183080490TRLOO	XLON
441	642.80	10:15:19	00183080573TRLOO	XLON
437	642.40	10:15:57	00183080625TRLOO	XLON
455	641.40	10:16:27	00183080692TRLOO	XLON
472	641.20	10:17:00	00183080733TRLOO	XLON
463	641.40	10:19:25	00183080943TRLOO	XLON
465	641.60	10:23:17	00183081199TRLOO	XLON
448	640.80	10:25:20	00183081348TRLOO	XLON
506	640.60	10:29:50	00183081719TRLOO	XLON
443	640.00	10:34:35	00183082154TRLOO	XLON
454	640.20	10:34:35	00183082155TRLOO	XLON
429	639.80	10:43:08	00183082882TRLOO	XLON
450	639.20	10:45:50	00183083136TRLOO	XLON
426	639.60	10:48:30	00183083360TRLOO	XLON
447	641.00	10:50:58	00183083545TRLOO	XLON
426	641.20	11:09:09	00183085009TRLOO	XLON
440	640.40	11:09:14	00183085016TRLOO	XLON
467	640.20	11:11:49	00183085197TRLOO	XLON
441	641.40	11:26:27	00183086149TRLOO	XLON
438	642.60	11:26:38	00183086156TRLOO	XLON
431	643.00	11:33:20	00183086596TRLOO	XLON
499	643.40	11:39:37	00183087115TRLOO	XLON
455	642.80	11:43:41	00183087424TRLOO	XLON
423	643.60	11:52:01	00183088131TRLOO	XLON
457	643.40	11:59:38	00183088615TRLOO	XLON
380	642.60	11:59:56	00183088646TRLOO	XLON
123	642.60	11:59:56	00183088647TRLOO	XLON
194	642.20	12:02:32	00183088794TRLOO	XLON
298	642.20	12:02:32	00183088795TRLOO	XLON
51	644.80	12:46:09	00183091625TRLOO	XLON
387	644.80	12:46:09	00183091626TRLOO	XLON
428	644.20	12:47:41	00183091722TRLOO	XLON
492	643.60	12:48:00	00183091740TRLOO	XLON
485	644.20	13:02:46	00183092772TRLOO	XLON
54	646.00	13:05:20	00183092970TRLOO	XLON
265	646.00	13:06:18	00183093026TRLOO	XLON

200	646.00	13:06:18	00183093027TRLOO	XLON
109	646.00	13:06:18	00183093027TRLOO	XLON
445	646.40	13:12:31	00183093325TRLOO	XLON
435	646.40	13:12:59	00183093349TRLOO	XLON
443	646.80	13:14:33	00183093493TRLOO	XLON
36	647.20	13:23:08	00183094195TRLOO	XLON
458	647.20	13:23:08	00183094196TRLOO	XLON
509	646.80	13:25:30	00183094335TRLOO	XLON
451	647.00	13:28:33	00183094563TRLOO	XLON
486	648.20	13:30:00	00183094621TRLOO	XLON
9	648.20	13:30:00	00183094622TRLOO	XLON
481	647.00	13:30:14	00183094633TRLOO	XLON
437	646.40	13:30:30	00183094644TRLOO	XLON
474	645.80	13:30:51	00183094669TRLOO	XLON
485	646.00	13:31:44	00183094721TRLOO	XLON
488	646.00	13:31:45	00183094723TRLOO	XLON
507	646.60	13:32:04	00183094746TRLOO	XLON
469	648.60	13:41:00	00183095313TRLOO	XLON
442	648.20	13:45:41	00183095560TRLOO	XLON
159	648.60	13:53:40	00183096065TRLOO	XLON
70	648.60	13:53:40	00183096066TRLOO	XLON
241	648.60	13:53:40	00183096067TRLOO	XLON
264	648.00	13:53:41	00183096068TRLOO	XLON
1,000	647.00	14:07:52	00183097134TRLOO	XLON

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

Vistry Group PLC

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