

10 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	09/10/2025
Aggregated number of Ordinary shares purchased:	47,500
Lowest price paid per share (GBP):	624.80
Highest price paid per share (GBP):	635.00
Volume weighted average price paid per share (GBP):	629.66

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 323,122,632 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,432,562. 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)	Trade reference number	Trading venue
397	627.40	08:02:56	00183214470TRLO0	XLON
69	627.40	08:05:15	00183214816TRLO0	XLON
199	626.00	08:09:06	00183215364TRLO0	XLON
270	626.00	08:09:06	00183215365TRLO0	XLON
497	630.60	08:22:20	00183216646TRLO0	XLON
466	628.80	08:26:25	00183217093TRLO0	XLON
464	628.20	08:26:59	00183217151TRLO0	XLON
497	626.80	08:28:26	00183217342TRLO0	XLON
400	625.20	08:28:34	00183217361TRLO0	XLON
21	625.20	08:28:34	00183217362TRLO0	XLON
194	624.80	08:28:40	00183217374TRLO0	XLON
207	628.20	08:32:36	00183217980TRLO0	XLON
206	628.20	08:33:15	00183218141TRLO0	XLON
427	627.20	08:35:00	00183218394TRLO0	XLON
295	626.80	08:39:52	00183219283TRLO0	XLON
118	626.80	08:39:52	00183219284TRLO0	XLON
470	626.60	08:45:50	00183219827TRLO0	XLON
170	626.60	08:48:17	00183220029TRLO0	XLON
281	626.60	08:48:17	00183220030TRLO0	XLON
496	626.00	08:48:25	00183220047TRLO0	XLON
454	629.00	09:01:09	00183221082TRLO0	XLON
412	627.00	09:03:51	00183221293TRLO0	XLON
195	626.80	09:06:19	00183221506TRLO0	XLON
230	626.80	09:06:19	00183221507TRLO0	XLON
475	626.00	09:14:22	00183222234TRLO0	XLON
477	625.60	09:15:04	00183222300TRLO0	XLON
490	624.80	09:16:59	00183222451TRLO0	XLON
446	625.80	09:17:06	00183222463TRLO0	XLON
440	628.00	09:32:05	00183223947TRLO0	XLON
413	627.20	09:33:22	00183224059TRLO0	XLON

306	626.20	09:35:07	00183224199TRLO0	XLON
105	626.20	09:35:07	00183224200TRLO0	XLON
474	625.60	09:40:17	00183224558TRLO0	XLON
460	625.40	09:43:00	00183224774TRLO0	XLON
32	627.20	09:51:42	00183225452TRLO0	XLON
435	629.40	09:59:40	00183226005TRLO0	XLON
493	628.00	10:02:25	00183226217TRLO0	XLON
464	628.20	10:05:20	00183226425TRLO0	XLON
432	628.00	10:06:54	00183226594TRLO0	XLON
165	629.00	10:10:14	00183226836TRLO0	XLON
326	629.00	10:10:14	00183226837TRLO0	XLON
492	629.00	10:10:41	00183226861TRLO0	XLON
461	629.40	10:13:49	00183227069TRLO0	XLON
487	629.20	10:19:28	00183227525TRLO0	XLON
300	629.00	10:21:38	00183227788TRLO0	XLON
126	629.00	10:21:38	00183227789TRLO0	XLON
453	629.20	10:30:57	00183228518TRLO0	XLON
432	628.80	10:37:50	00183229060TRLO0	XLON
210	628.40	10:43:48	00183229541TRLO0	XLON
237	628.40	10:43:48	00183229542TRLO0	XLON
442	630.20	10:51:07	00183230117TRLO0	XLON
471	630.40	10:51:29	00183230134TRLO0	XLON
469	631.80	10:56:31	00183230529TRLO0	XLON
120	632.80	11:00:10	00183230915TRLO0	XLON
154	633.00	11:00:11	00183230919TRLO0	XLON
304	633.00	11:00:11	00183230920TRLO0	XLON
473	632.80	11:02:55	00183231092TRLO0	XLON
461	633.20	11:13:11	00183231857TRLO0	XLON
431	632.80	11:13:25	00183231883TRLO0	XLON
473	632.20	11:20:10	00183232431TRLO0	XLON
35	631.60	11:30:18	00183233211TRLO0	XLON
4	631.80	11:30:19	00183233213TRLO0	XLON
421	631.80	11:30:19	00183233214TRLO0	XLON
76	631.80	11:30:19	00183233215TRLO0	XLON
486	631.80	11:35:39	00183233545TRLO0	XLON
430	630.80	11:35:41	00183233550TRLO0	XLON
480	629.80	11:39:24	00183233794TRLO0	XLON
446	629.00	11:54:33	00183234963TRLO0	XLON
498	629.80	12:00:00	00183235324TRLO0	XLON
499	630.60	12:40:33	00183238159TRLO0	XLON
479	630.60	12:45:05	00183238479TRLO0	XLON
482	631.80	12:46:44	00183238560TRLO0	XLON
468	631.60	12:50:30	00183238869TRLO0	XLON
28	631.60	12:50:30	00183238870TRLO0	XLON
490	631.60	12:54:26	00183239100TRLO0	XLON
89	630.80	12:58:56	00183239403TRLO0	XLON
374	630.80	12:58:56	00183239404TRLO0	XLON
501	630.60	13:07:41	00183240129TRLO0	XLON
462	632.40	13:13:58	00183240562TRLO0	XLON
497	633.40	13:18:30	00183240845TRLO0	XLON
474	633.40	13:19:44	00183241063TRLO0	XLON
21	633.40	13:21:18	00183241188TRLO0	XLON
402	633.40	13:24:58	00183241462TRLO0	XLON
394	633.40	13:29:40	00183241722TRLO0	XLON
26	633.40	13:29:40	00183241723TRLO0	XLON
5	633.80	13:30:05	00183241777TRLO0	XLON
419	633.80	13:30:05	00183241778TRLO0	XLON
137	633.80	13:32:13	00183241914TRLO0	XLON
26	634.00	13:33:04	00183241979TRLO0	XLON
237	635.00	13:36:24	00183242173TRLO0	XLON
175	635.00	13:36:25	00183242176TRLO0	XLON
16	634.60	13:37:17	00183242231TRLO0	XLON
453	634.60	13:37:17	00183242232TRLO0	XLON
488	633.60	13:38:50	00183242362TRLO0	XLON
319	632.80	13:40:21	00183242474TRLO0	XLON
181	632.80	13:40:21	00183242475TRLO0	XLON
460	632.60	13:40:42	00183242506TRLO0	XLON
18	632.60	13:40:45	00183242515TRLO0	XLON
498	632.00	13:42:12	00183242598TRLO0	XLON

TRN	PRICE	TIME	ISIN	STATUS
498	632.40	13:44:48	00183242754TRLO0	XLON
461	632.00	13:50:38	00183243228TRLO0	XLON
177	631.80	14:09:31	00183244738TRLO0	XLON
279	631.80	14:09:31	00183244739TRLO0	XLON
431	631.40	14:17:07	00183245363TRLO0	XLON
425	633.80	14:30:31	00183247004TRLO0	XLON
198	633.20	14:31:20	00183247215TRLO0	XLON
279	633.20	14:31:20	00183247216TRLO0	XLON
430	632.80	14:31:24	00183247230TRLO0	XLON
189	633.20	14:32:36	00183247565TRLO0	XLON
89	633.20	14:33:56	00183248125TRLO0	XLON
180	633.20	14:34:55	00183248429TRLO0	XLON
455	633.00	14:38:46	00183249420TRLO0	XLON
421	632.80	14:45:07	00183250974TRLO0	XLON
462	632.00	14:46:04	00183251191TRLO0	XLON
478	631.80	14:46:07	00183251213TRLO0	XLON
426	631.00	14:49:15	00183252167TRLO0	XLON
418	630.40	14:57:37	00183254172TRLO0	XLON
443	629.80	15:02:43	00183255326TRLO0	XLON
427	629.80	15:02:45	00183255332TRLO0	XLON
423	628.80	15:06:29	00183255907TRLO0	XLON
468	627.60	15:07:25	00183256019TRLO0	XLON
472	627.60	15:08:34	00183256140TRLO0	XLON
479	627.00	15:09:15	00183256261TRLO0	XLON
478	626.60	15:09:45	00183256321TRLO0	XLON
487	626.60	15:18:13	00183258114TRLO0	XLON
416	626.40	15:21:31	00183258833TRLO0	XLON
454	626.80	15:22:48	00183259046TRLO0	XLON
475	626.80	15:30:30	00183260401TRLO0	XLON
396	628.20	15:37:06	00183261739TRLO0	XLON
1	628.20	15:37:06	00183261740TRLO0	XLON
60	628.20	15:37:06	00183261741TRLO0	XLON
474	628.20	15:37:11	00183261758TRLO0	XLON
426	628.20	15:37:51	00183261875TRLO0	XLON
450	627.80	15:37:56	00183261907TRLO0	XLON
474	627.60	15:39:12	00183262126TRLO0	XLON
456	627.20	15:40:26	00183262303TRLO0	XLON
432	627.20	15:40:31	00183262331TRLO0	XLON
155	627.00	15:41:03	00183262393TRLO0	XLON

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

Vistry Group PLC

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