

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>					
a)	Name	James Warrington				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	Executive Chair				
b)	Initial notification /Amendment	Initial notification				
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>					
a)	Name	Vistry Group PLC				
b)	LEI	2138001KOWN7CG9SLK53				
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>					
a)	Description of the financial instrument, type of instrument  Identification code	Ordinary Shares of 50p each  GB0001859296				
b)	Nature of the transaction	Grant of share options on 14 October 2025 under the Vistry Group PLC Save As You Earn Share Option Scheme. Option price has been set at £4.864				
c)	Price(s) and volume(s)	<table border="1"><thead><tr><th>Price(s)</th><th>Volume(s)</th></tr></thead><tbody><tr><td>N/A</td><td>3,752</td></tr></tbody></table>	Price(s)	Volume(s)	N/A	3,752
Price(s)	Volume(s)					
N/A	3,752					
d)	Aggregated information  - Aggregated volume  - Price	3,752  N/A				
e)	Date of the transaction	14/10/2025				
f)	Place of the transaction	Outside of a trading venue				

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>
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a)	Name	Sharon Warrington				
<b>2 Reason for the notification</b>						
a)	Position/status	Person closely associated with James Warrington Executive Chair				
b)	Initial notification /Amendment	Initial notification				
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>						
a)	Name	Vistry Group PLC				
b)	LEI	2138001KOWN7CG9SLK53				
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Price(s)	Volume(s)					
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d)	Aggregated information  - Aggregated volume  - Price	3,752  N/A				
e)	Date of the transaction	14/10/2025				
f)	Place of the transaction	Outside of a trading venue				

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>	
a)	Name	Clare Bates
<b>2 Reason for the notification</b>		
a)	Position/status	Chief People Officer and General Counsel
b)	Initial notification /Amendment	Initial notification
<b>3 Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>		

a)	Name	Vistry Group PLC				
b)	LEI	2138001KOWN7CG9SLK53				
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N/A	3,752					
d)	Aggregated information  - Aggregated volume  - Price	3,752  N/A				
e)	Date of the transaction	14/10/2025				
f)	Place of the transaction	Outside of a trading venue				

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