

16 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	15/10/2025
Aggregated number of Ordinary shares purchased:	46,000
Lowest price paid per share (GBP):	641.20
Highest price paid per share (GBP):	648.60
Volume weighted average price paid per share (GBP):	645.66

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 322,935,132 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,245,062. 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
442	645.00	08:00:51	00183527716TRLOO	XLON
196	642.20	08:03:47	00183528175TRLOO	XLON
216	642.20	08:03:47	00183528176TRLOO	XLON
8	641.20	08:04:28	00183528293TRLOO	XLON
412	641.20	08:04:28	00183528294TRLOO	XLON
141	642.80	08:07:48	00183528840TRLOO	XLON
319	642.80	08:07:48	00183528841TRLOO	XLON
393	641.80	08:11:26	00183529314TRLOO	XLON
453	644.40	08:15:12	00183529581TRLOO	XLON
413	643.20	08:15:58	00183529645TRLOO	XLON
220	643.80	08:16:25	00183529668TRLOO	XLON
174	643.80	08:16:25	00183529669TRLOO	XLON
413	645.80	08:17:23	00183529735TRLOO	XLON
461	644.40	08:18:13	00183529830TRLOO	XLON
447	643.40	08:18:30	00183529861TRLOO	XLON
426	643.40	08:19:20	00183529916TRLOO	XLON
178	644.60	08:21:07	00183530074TRLOO	XLON
416	646.00	08:21:20	00183530093TRLOO	XLON
392	645.60	08:21:46	00183530128TRLOO	XLON
423	644.40	08:22:34	00183530194TRLOO	XLON
307	645.40	08:24:02	00183530325TRLOO	XLON
402	646.60	08:24:06	00183530331TRLOO	XLON
231	646.80	08:24:19	00183530345TRLOO	XLON
172	646.80	08:24:19	00183530346TRLOO	XLON
61	646.00	08:24:25	00183530352TRLOO	XLON
378	646.00	08:24:25	00183530353TRLOO	XLON
117	647.20	08:25:40	00183530453TRLOO	XLON
281	647.20	08:25:40	00183530454TRLOO	XLON
457	647.00	08:26:01	00183530495TRLOO	XLON
37	646.80	08:26:02	00183530500TRLOO	XLON

251	646.80	08:26:21	00183530519TRLOO	XLON
137	646.80	08:26:21	00183530520TRLOO	XLON
454	646.80	08:27:16	00183530583TRLOO	XLON
408	646.40	08:28:22	00183530646TRLOO	XLON
445	645.20	08:28:53	00183530708TRLOO	XLON
426	644.40	08:35:43	00183532013TRLOO	XLON
467	643.80	08:37:00	00183532171TRLOO	XLON
419	643.20	08:37:09	00183532264TRLOO	XLON
395	643.20	08:37:19	00183532304TRLOO	XLON
366	643.60	08:37:38	00183532328TRLOO	XLON
48	643.60	08:37:38	00183532329TRLOO	XLON
418	643.00	08:38:45	00183532490TRLOO	XLON
393	643.20	08:39:52	00183532598TRLOO	XLON
13	644.20	08:41:17	00183532768TRLOO	XLON
21	644.20	08:41:18	00183532770TRLOO	XLON
441	644.20	08:41:18	00183532771TRLOO	XLON
463	644.80	08:41:41	00183532812TRLOO	XLON
391	644.40	08:42:11	00183532858TRLOO	XLON
468	644.20	08:43:06	00183532953TRLOO	XLON
410	643.20	08:44:36	00183533062TRLOO	XLON
403	645.20	08:47:47	00183533403TRLOO	XLON
274	644.60	08:48:51	00183533477TRLOO	XLON
279	644.80	08:50:01	00183533585TRLOO	XLON
152	644.80	08:53:04	00183533779TRLOO	XLON
393	644.00	08:57:17	00183534139TRLOO	XLON
257	644.00	09:00:42	00183534554TRLOO	XLON
184	644.00	09:00:42	00183534555TRLOO	XLON
411	643.60	09:03:35	00183534884TRLOO	XLON
461	643.00	09:05:56	00183535108TRLOO	XLON
69	642.40	09:07:20	00183535259TRLOO	XLON
369	642.40	09:07:20	00183535260TRLOO	XLON
173	643.20	09:13:02	00183535880TRLOO	XLON
253	643.20	09:13:47	00183535950TRLOO	XLON
406	644.60	09:29:40	00183537314TRLOO	XLON
397	644.80	09:30:34	00183537488TRLOO	XLON
404	644.20	09:31:11	00183537567TRLOO	XLON
395	646.20	09:35:44	00183537890TRLOO	XLON
466	647.00	09:36:33	00183537960TRLOO	XLON
176	646.00	09:36:51	00183537977TRLOO	XLON
242	646.00	09:36:52	00183537978TRLOO	XLON
16	645.40	09:38:59	00183538116TRLOO	XLON
436	645.40	09:38:59	00183538117TRLOO	XLON
453	645.00	09:40:42	00183538341TRLOO	XLON
464	645.00	09:45:07	00183538785TRLOO	XLON
12	645.60	09:57:50	00183539686TRLOO	XLON
463	645.60	09:57:50	00183539687TRLOO	XLON
394	646.80	10:03:58	00183540210TRLOO	XLON
214	647.20	10:06:29	00183540373TRLOO	XLON
283	647.80	10:09:56	00183540655TRLOO	XLON
108	647.80	10:09:56	00183540656TRLOO	XLON
431	646.40	10:12:35	00183540811TRLOO	XLON
437	647.40	10:17:07	00183541154TRLOO	XLON
21	646.60	10:20:04	00183541382TRLOO	XLON
46	646.60	10:20:04	00183541383TRLOO	XLON
55	646.60	10:20:04	00183541384TRLOO	XLON
19	646.60	10:20:04	00183541385TRLOO	XLON
12	646.60	10:23:00	00183541548TRLOO	XLON
31	646.60	10:23:00	00183541549TRLOO	XLON
266	646.60	10:23:00	00183541550TRLOO	XLON
449	647.60	10:38:42	00183542537TRLOO	XLON
444	646.80	10:42:40	00183542802TRLOO	XLON
418	646.20	10:44:14	00183542918TRLOO	XLON
471	646.40	11:00:01	00183544120TRLOO	XLON
261	646.20	11:01:56	00183544229TRLOO	XLON
330	646.40	11:04:46	00183544447TRLOO	XLON
63	646.40	11:04:46	00183544448TRLOO	XLON
427	646.20	11:10:22	00183544842TRLOO	XLON
353	646.00	11:10:22	00183544843TRLOO	XLON
80	646.00	11:10:22	00183544844TRLOO	XLON

NO	STOOR	TIDEL	0010007077TRLOO	XLON
66	644.80	11:16:52	00183545355TRLOO	XLON
377	644.80	11:16:52	00183545356TRLOO	XLON
446	645.60	11:17:46	00183545412TRLOO	XLON
423	647.20	11:22:29	00183545697TRLOO	XLON
109	647.40	11:22:29	00183545698TRLOO	XLON
301	647.40	11:22:29	00183545699TRLOO	XLON
207	647.00	11:23:23	00183545774TRLOO	XLON
25	648.00	11:24:37	00183545865TRLOO	XLON
158	648.00	11:25:37	00183545935TRLOO	XLON
211	648.00	11:25:37	00183545936TRLOO	XLON
425	648.00	11:27:07	00183546024TRLOO	XLON
474	647.80	11:31:29	00183546280TRLOO	XLON
172	646.80	11:36:08	00183546701TRLOO	XLON
286	646.80	11:36:12	00183546704TRLOO	XLON
11	646.80	11:36:15	00183546706TRLOO	XLON
465	646.40	11:39:45	00183547035TRLOO	XLON
221	646.20	11:43:06	00183547306TRLOO	XLON
231	646.20	11:43:06	00183547307TRLOO	XLON
436	645.80	11:47:23	00183547595TRLOO	XLON
395	648.20	12:07:52	00183548970TRLOO	XLON
271	648.60	12:21:28	00183549737TRLOO	XLON
123	648.60	12:21:28	00183549738TRLOO	XLON
441	648.20	12:21:55	00183549753TRLOO	XLON
152	648.00	12:22:16	00183549777TRLOO	XLON
246	648.00	12:22:19	00183549779TRLOO	XLON
401	647.60	12:22:43	00183549792TRLOO	XLON
16	647.00	12:29:18	00183550181TRLOO	XLON
48	647.00	12:29:18	00183550182TRLOO	XLON
364	647.00	12:29:18	00183550183TRLOO	XLON
340	646.60	12:30:11	00183550262TRLOO	XLON
426	647.00	12:37:29	00183550641TRLOO	XLON
417	647.40	12:42:03	00183550989TRLOO	XLON
61	648.00	12:47:42	00183551281TRLOO	XLON
409	648.00	12:47:42	00183551282TRLOO	XLON
147	647.60	12:50:05	00183551396TRLOO	XLON
260	647.60	12:50:05	00183551397TRLOO	XLON
422	647.20	12:56:38	00183551762TRLOO	XLON
25	647.40	12:56:38	00183551763TRLOO	XLON
186	647.40	12:56:38	00183551764TRLOO	XLON
169	647.40	12:56:38	00183551765TRLOO	XLON
86	647.40	12:56:38	00183551766TRLOO	XLON
390	647.00	12:59:00	00183551891TRLOO	XLON
211	647.40	13:03:44	00183552220TRLOO	XLON
254	647.40	13:03:44	00183552221TRLOO	XLON
456	646.80	13:06:06	00183552335TRLOO	XLON
416	646.40	13:14:52	00183552810TRLOO	XLON
280	646.40	13:16:11	00183552873TRLOO	XLON
112	646.40	13:17:04	00183552925TRLOO	XLON
408	646.00	13:20:16	00183553112TRLOO	XLON
34	645.40	13:24:09	00183553366TRLOO	XLON
242	645.40	13:24:09	00183553367TRLOO	XLON
191	645.40	13:24:09	00183553368TRLOO	XLON
158	645.60	13:24:11	00183553373TRLOO	XLON
299	645.60	13:24:11	00183553374TRLOO	XLON
461	645.60	13:26:17	00183553480TRLOO	XLON
413	645.60	13:31:55	00183553797TRLOO	XLON
303	645.60	13:32:34	00183553837TRLOO	XLON
120	645.60	13:32:34	00183553838TRLOO	XLON
387	647.40	13:41:21	00183554239TRLOO	XLON
72	647.40	13:41:21	00183554240TRLOO	XLON
122	647.00	13:44:55	00183554418TRLOO	XLON
119	647.00	13:44:55	00183554419TRLOO	XLON
97	647.00	13:44:55	00183554420TRLOO	XLON
74	647.00	13:44:55	00183554421TRLOO	XLON
42	647.00	13:44:55	00183554422TRLOO	XLON
12	646.40	13:46:43	00183554532TRLOO	XLON
424	647.00	13:54:56	00183555036TRLOO	XLON
13	647.20	13:54:56	00183555037TRLOO	XLON

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

Vistry Group PLC

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