

20 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	17/10/2025
Aggregated number of Ordinary shares purchased:	46,348
Lowest price paid per share (GBp):	627.40
Highest price paid per share (GBp):	642.60
Volume weighted average price paid per share (GBp):	633.91

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 322,843,784 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 322,153,714. 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
418	639.20	08:00:32	00183653973TRLOO	XLON
68	642.60	08:03:03	00183654982TRLOO	XLON
331	642.60	08:03:03	00183654983TRLOO	XLON
260	642.60	08:03:07	00183655007TRLOO	XLON
155	642.60	08:03:07	00183655008TRLOO	XLON
330	642.00	08:06:08	00183655644TRLOO	XLON
116	642.00	08:09:04	00183656187TRLOO	XLON
420	640.80	08:10:00	00183656314TRLOO	XLON
29	638.80	08:14:54	00183657024TRLOO	XLON
435	638.80	08:15:25	00183657101TRLOO	XLON
18	637.80	08:17:11	00183657378TRLOO	XLON
129	637.80	08:17:11	00183657379TRLOO	XLON
268	637.80	08:17:51	00183657472TRLOO	XLON
404	636.60	08:20:24	00183657917TRLOO	XLON
399	636.40	08:21:29	00183658197TRLOO	XLON
468	635.00	08:22:16	00183658307TRLOO	XLON
481	635.00	08:24:13	00183658591TRLOO	XLON
418	634.60	08:25:39	00183658790TRLOO	XLON
411	634.80	08:27:15	00183659099TRLOO	XLON
401	634.80	08:31:35	00183660058TRLOO	XLON
483	634.60	08:31:38	00183660066TRLOO	XLON
376	634.20	08:31:58	00183660143TRLOO	XLON
21	634.20	08:31:58	00183660144TRLOO	XLON
400	634.40	08:32:30	00183660367TRLOO	XLON
451	633.60	08:33:05	00183660511TRLOO	XLON
472	634.60	08:34:49	00183661031TRLOO	XLON
190	635.20	08:35:19	00183661254TRLOO	XLON
262	635.20	08:35:28	00183661285TRLOO	XLON
427	634.60	08:36:10	00183661500TRLOO	XLON
427	635.40	08:40:12	00183662474TRLOO	XLON

471	634.60	08:40:19	00183662486TRLOO	XLON
41	635.00	08:40:51	00183662550TRLOO	XLON
438	635.00	08:40:51	00183662551TRLOO	XLON
423	634.80	08:41:25	00183662610TRLOO	XLON
433	633.80	08:44:57	00183663058TRLOO	XLON
475	633.20	08:46:36	00183663251TRLOO	XLON
471	631.80	08:48:57	00183663553TRLOO	XLON
476	633.60	08:52:55	00183664086TRLOO	XLON
422	632.60	08:55:01	00183664502TRLOO	XLON
469	633.40	08:55:49	00183664613TRLOO	XLON
439	633.80	09:02:02	00183665410TRLOO	XLON
116	632.80	09:02:57	00183665526TRLOO	XLON
320	632.80	09:02:57	00183665527TRLOO	XLON
476	632.60	09:04:15	00183665740TRLOO	XLON
465	631.80	09:04:23	00183665829TRLOO	XLON
453	631.00	09:05:55	00183666253TRLOO	XLON
404	631.00	09:08:40	00183666743TRLOO	XLON
436	629.60	09:09:34	00183666902TRLOO	XLON
444	629.20	09:11:26	00183667171TRLOO	XLON
468	629.60	09:12:35	00183667300TRLOO	XLON
451	629.20	09:17:12	00183668014TRLOO	XLON
460	628.00	09:19:14	00183668299TRLOO	XLON
397	627.40	09:20:09	00183668427TRLOO	XLON
177	628.80	09:21:59	00183668666TRLOO	XLON
275	628.80	09:21:59	00183668667TRLOO	XLON
475	628.80	09:27:34	00183669389TRLOO	XLON
452	628.20	09:27:50	00183669432TRLOO	XLON
476	628.40	09:30:48	00183669903TRLOO	XLON
460	629.80	09:37:50	00183670921TRLOO	XLON
435	630.40	09:38:14	00183670964TRLOO	XLON
439	629.60	09:40:00	00183671196TRLOO	XLON
422	629.40	09:40:08	00183671208TRLOO	XLON
417	629.40	09:41:09	00183671343TRLOO	XLON
438	629.20	09:41:12	00183671350TRLOO	XLON
470	628.80	09:41:29	00183671378TRLOO	XLON
467	630.20	09:41:40	00183671390TRLOO	XLON
415	629.00	09:42:31	00183671474TRLOO	XLON
460	629.40	09:43:01	00183671535TRLOO	XLON
171	629.60	09:46:15	00183671916TRLOO	XLON
225	629.60	09:46:15	00183671917TRLOO	XLON
457	629.00	09:46:33	00183671947TRLOO	XLON
430	629.60	09:56:31	00183673037TRLOO	XLON
407	629.80	10:01:07	00183673696TRLOO	XLON
443	630.00	10:02:21	00183673835TRLOO	XLON
65	630.60	10:04:32	00183674049TRLOO	XLON
368	630.60	10:04:33	00183674051TRLOO	XLON
399	630.60	10:06:40	00183674293TRLOO	XLON
461	630.20	10:09:48	00183674650TRLOO	XLON
477	629.80	10:10:15	00183674687TRLOO	XLON
360	630.60	10:14:50	00183675130TRLOO	XLON
464	632.40	10:17:08	00183675407TRLOO	XLON
300	632.40	10:17:17	00183675424TRLOO	XLON
12	632.60	10:17:33	00183675500TRLOO	XLON
407	632.80	10:17:35	00183675505TRLOO	XLON
325	632.80	10:18:52	00183675671TRLOO	XLON
82	632.80	10:18:52	00183675672TRLOO	XLON
100	633.40	10:19:15	00183675715TRLOO	XLON
451	635.00	10:23:27	00183676123TRLOO	XLON
449	634.80	10:24:45	00183676270TRLOO	XLON
398	633.60	10:24:51	00183676280TRLOO	XLON
484	634.40	10:24:52	00183676281TRLOO	XLON
412	633.80	10:25:05	00183676311TRLOO	XLON
414	635.80	10:29:36	00183676715TRLOO	XLON
404	635.40	10:31:10	00183676835TRLOO	XLON
436	634.80	10:34:46	00183677148TRLOO	XLON
426	635.60	10:41:12	00183677728TRLOO	XLON
4	635.60	10:41:21	00183677755TRLOO	XLON
425	635.60	10:41:41	00183677800TRLOO	XLON
1	636.20	10:43:40	00183678026TRLOO	XLON

	637.20	10:45:08	00183678176TRLOO	XLON
68	637.20	10:45:08	00183678176TRLOO	XLON
406	637.20	10:45:08	00183678177TRLOO	XLON
109	637.00	10:47:15	00183678393TRLOO	XLON
298	637.00	10:47:15	00183678394TRLOO	XLON
471	636.80	10:49:48	00183678640TRLOO	XLON
288	635.60	10:49:49	00183678643TRLOO	XLON
192	635.60	10:49:49	00183678644TRLOO	XLON
411	635.80	10:52:13	00183678903TRLOO	XLON
471	635.20	10:52:40	00183678989TRLOO	XLON
400	635.20	10:59:47	00183679655TRLOO	XLON
83	635.20	10:59:47	00183679656TRLOO	XLON
245	636.20	11:00:46	00183679858TRLOO	XLON
170	636.20	11:00:46	00183679859TRLOO	XLON
441	636.00	11:03:04	00183680089TRLOO	XLON
481	635.80	11:10:15	00183680680TRLOO	XLON
15	635.20	11:10:16	00183680686TRLOO	XLON
6,348	638.20	15:13:28	00183708061TRLOO	XLON

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

Vistry Group PLC

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