

03 November 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	31/10/2025
Aggregated number of Ordinary shares purchased:	45,100
Lowest price paid per share (GBP):	660.20
Highest price paid per share (GBP):	669.00
Volume weighted average price paid per share (GBP):	665.14

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 322,439,674 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,749,604. 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
402	664.20	08:00:22	00184380150TRL00	XLON
454	664.20	08:00:30	00184380312TRL00	XLON
410	665.80	08:02:24	00184380621TRL00	XLON
242	663.80	08:03:00	00184380704TRL00	XLON
186	663.80	08:03:00	00184380705TRL00	XLON
11	668.20	08:15:25	00184381915TRL00	XLON
370	668.20	08:15:44	00184381928TRL00	XLON
403	667.20	08:17:04	00184382023TRL00	XLON
419	667.60	08:17:11	00184382040TRL00	XLON
382	668.00	08:19:27	00184382215TRL00	XLON
404	667.40	08:22:26	00184382481TRL00	XLON
79	667.00	08:22:35	00184382500TRL00	XLON
370	667.00	08:22:35	00184382501TRL00	XLON
67	668.00	08:25:44	00184382670TRL00	XLON
375	669.00	08:30:12	00184383062TRL00	XLON
402	668.60	08:31:51	00184383376TRL00	XLON
394	667.60	08:32:02	00184383398TRL00	XLON
250	667.00	08:33:41	00184383684TRL00	XLON
186	667.00	08:33:41	00184383685TRL00	XLON
374	667.00	08:37:08	00184384247TRL00	XLON
330	667.00	08:38:44	00184384437TRL00	XLON
73	667.00	08:38:44	00184384438TRL00	XLON
45	667.00	08:38:44	00184384439TRL00	XLON
382	666.60	08:47:25	00184385067TRL00	XLON
399	666.20	08:48:22	00184385122TRL00	XLON
429	665.80	08:50:00	00184385219TRL00	XLON
427	665.00	08:52:31	00184385403TRL00	XLON
388	663.60	08:53:24	00184385509TRL00	XLON
377	662.40	08:53:56	00184385537TRL00	XLON
383	661.40	08:55:27	00184385601TRL00	XLON

421	662.40	08:56:10	00184385638TRL00	XLON
454	661.60	08:58:06	00184385742TRL00	XLON
372	660.80	09:00:01	00184385844TRL00	XLON
2	660.20	09:00:15	00184385870TRL00	XLON
99	660.60	09:02:45	00184386044TRL00	XLON
277	660.60	09:02:45	00184386045TRL00	XLON
411	661.00	09:04:44	00184386209TRL00	XLON
431	661.20	09:06:57	00184386363TRL00	XLON
32,120	665.20	09:12:03	00184386623TRL00	XLON
1,100	663.60	09:20:40	00184387057TRL00	XLON

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

Vistry Group PLC

Clare Bates, Chief People Officer & General Counsel
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