

11 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	10/11/2025
Aggregated number of Ordinary shares purchased:	46,000
Lowest price paid per share (GBp):	638.60
Highest price paid per share (GBp):	655.20
Volume weighted average price paid per share (GBp):	649.45

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 322,157,149 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,467,079. 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
181	640.00	08:00:30	00184815358TRLOO	XLON
291	640.00	08:00:30	00184815359TRLOO	XLON
433	641.40	08:05:21	00184816220TRLOO	XLON
65	638.60	08:07:18	00184816524TRLOO	XLON
372	638.60	08:07:18	00184816525TRLOO	XLON
447	639.00	08:13:10	00184817469TRLOO	XLON
427	639.60	08:13:14	00184817487TRLOO	XLON
44	639.40	08:15:42	00184817747TRLOO	XLON
10	639.40	08:15:42	00184817748TRLOO	XLON
2	639.40	08:15:42	00184817749TRLOO	XLON
413	639.40	08:15:42	00184817750TRLOO	XLON
395	644.40	08:26:45	00184818767TRLOO	XLON
393	645.00	08:35:02	00184820048TRLOO	XLON
456	644.40	08:35:53	00184820221TRLOO	XLON
270	645.60	08:46:31	00184822198TRLOO	XLON
129	645.60	08:46:31	00184822199TRLOO	XLON
418	647.60	08:57:30	00184823258TRLOO	XLON
23	648.00	09:00:55	00184823673TRLOO	XLON
398	648.00	09:03:58	00184823929TRLOO	XLON
466	648.00	09:10:16	00184824473TRLOO	XLON
417	647.20	09:12:18	00184824655TRLOO	XLON
455	646.80	09:14:15	00184824773TRLOO	XLON
418	650.60	09:19:23	00184825220TRLOO	XLON
412	652.20	09:38:17	00184826817TRLOO	XLON
391	654.80	09:41:09	00184827027TRLOO	XLON
389	654.40	09:50:47	00184827692TRLOO	XLON
426	653.20	09:50:50	00184827705TRLOO	XLON
441	655.20	09:54:24	00184827925TRLOO	XLON
456	653.80	09:54:31	00184827933TRLOO	XLON
431	654.20	10:00:17	00184828358TRLOO	XLON

434	654.40	10:01:05	00184828438TRLOO	XLON
392	654.00	10:03:57	00184828616TRLOO	XLON
427	653.40	10:04:07	00184828627TRLOO	XLON
404	654.60	10:15:23	00184829317TRLOO	XLON
43	654.60	10:15:23	00184829318TRLOO	XLON
469	654.60	10:18:13	00184829593TRLOO	XLON
399	654.60	10:28:30	00184830405TRLOO	XLON
429	654.80	10:31:30	00184830644TRLOO	XLON
36	655.00	10:34:58	00184830925TRLOO	XLON
416	655.00	10:34:58	00184830926TRLOO	XLON
399	654.60	10:38:09	00184831195TRLOO	XLON
413	654.60	10:46:39	00184831756TRLOO	XLON
13	654.60	10:46:39	00184831757TRLOO	XLON
393	654.80	10:50:49	00184832059TRLOO	XLON
457	654.20	10:52:50	00184832217TRLOO	XLON
434	654.20	10:55:11	00184832376TRLOO	XLON
432	654.40	11:03:56	00184832954TRLOO	XLON
443	653.60	11:07:48	00184833254TRLOO	XLON
456	653.40	11:07:56	00184833267TRLOO	XLON
21	653.00	11:17:04	00184833844TRLOO	XLON
42	653.00	11:17:04	00184833845TRLOO	XLON
331	653.00	11:17:04	00184833846TRLOO	XLON
423	654.20	11:23:20	00184834265TRLOO	XLON
404	653.60	11:38:10	00184835067TRLOO	XLON
410	653.00	11:43:34	00184835339TRLOO	XLON
423	652.40	11:44:57	00184835409TRLOO	XLON
176	652.80	12:02:29	00184836280TRLOO	XLON
290	652.80	12:02:29	00184836281TRLOO	XLON
435	652.60	12:07:46	00184836560TRLOO	XLON
321	652.80	12:16:13	00184837163TRLOO	XLON
142	652.80	12:16:13	00184837164TRLOO	XLON
418	652.60	12:16:35	00184837183TRLOO	XLON
392	652.20	12:17:34	00184837223TRLOO	XLON
364	651.80	12:19:15	00184837324TRLOO	XLON
66	651.80	12:19:15	00184837325TRLOO	XLON
11	652.40	12:36:37	00184838438TRLOO	XLON
170	652.40	12:36:37	00184838439TRLOO	XLON
216	652.40	12:36:37	00184838440TRLOO	XLON
411	652.60	12:41:13	00184839126TRLOO	XLON
1	652.20	12:44:44	00184839321TRLOO	XLON
400	652.20	12:44:44	00184839322TRLOO	XLON
59	652.20	12:44:44	00184839323TRLOO	XLON
326	652.00	12:47:41	00184839501TRLOO	XLON
64	652.00	12:47:41	00184839502TRLOO	XLON
244	651.40	12:48:00	00184839517TRLOO	XLON
179	651.40	12:48:00	00184839518TRLOO	XLON
56	650.80	12:55:44	00184840167TRLOO	XLON
28	651.00	12:55:44	00184840168TRLOO	XLON
398	651.00	13:06:04	00184840701TRLOO	XLON
9	651.00	13:06:04	00184840702TRLOO	XLON
177	652.00	13:12:17	00184840999TRLOO	XLON
253	652.00	13:12:17	00184841000TRLOO	XLON
441	651.80	13:15:52	00184841182TRLOO	XLON
156	651.60	13:18:54	00184841340TRLOO	XLON
313	651.60	13:18:54	00184841341TRLOO	XLON
195	651.20	13:23:04	00184841592TRLOO	XLON
193	651.20	13:23:04	00184841593TRLOO	XLON
461	651.20	13:30:47	00184841965TRLOO	XLON
399	651.20	13:36:59	00184842275TRLOO	XLON
457	650.20	13:37:34	00184842315TRLOO	XLON
415	649.00	13:37:37	00184842318TRLOO	XLON
314	648.80	13:37:41	00184842321TRLOO	XLON
79	648.80	13:37:41	00184842322TRLOO	XLON
456	648.20	13:37:49	00184842330TRLOO	XLON
399	648.60	13:37:52	00184842337TRLOO	XLON
420	647.80	13:37:58	00184842343TRLOO	XLON
389	647.20	13:38:19	00184842359TRLOO	XLON
457	647.60	13:39:12	00184842417TRLOO	XLON
420	648.00	13:40:04	00184842454TRLOO	XLON

438	648.00	13:40:04	00184842451TRLOO	XLON
412	647.80	13:42:05	00184842568TRLOO	XLON
401	649.00	13:51:02	00184843142TRLOO	XLON
344	648.40	13:51:39	00184843210TRLOO	XLON
79	648.40	13:51:39	00184843211TRLOO	XLON
388	648.40	13:58:45	00184843632TRLOO	XLON
158	648.00	14:02:22	00184843989TRLOO	XLON
247	648.00	14:02:22	00184843990TRLOO	XLON
452	647.80	14:10:11	00184844696TRLOO	XLON
197	647.80	14:21:05	00184845523TRLOO	XLON
118	647.80	14:21:05	00184845524TRLOO	XLON
116	647.80	14:21:05	00184845525TRLOO	XLON
228	647.20	14:21:15	00184845538TRLOO	XLON
233	647.20	14:21:15	00184845539TRLOO	XLON
215	646.80	14:25:40	00184845838TRLOO	XLON
183	646.80	14:25:44	00184845844TRLOO	XLON
396	646.40	14:27:18	00184845970TRLOO	XLON
427	647.40	14:29:50	00184846295TRLOO	XLON
416	647.40	14:32:35	00184847360TRLOO	XLON
1	646.60	14:32:45	00184847444TRLOO	XLON
411	646.60	14:32:45	00184847445TRLOO	XLON
452	647.00	14:34:46	00184848201TRLOO	XLON
415	645.80	14:36:12	00184848708TRLOO	XLON
402	645.00	14:38:51	00184849692TRLOO	XLON
418	648.20	14:50:12	00184852260TRLOO	XLON
448	647.00	14:51:21	00184852460TRLOO	XLON
393	646.00	14:52:45	00184852641TRLOO	XLON
410	645.60	14:57:40	00184853511TRLOO	XLON
1	646.20	14:58:46	00184853730TRLOO	XLON
443	648.40	15:17:33	00184857150TRLOO	XLON
462	648.40	15:27:06	00184858642TRLOO	XLON
403	648.20	15:28:40	00184858839TRLOO	XLON
252	648.40	15:35:58	00184860095TRLOO	XLON
143	648.40	15:35:58	00184860096TRLOO	XLON
72	647.40	15:40:34	00184860814TRLOO	XLON
336	647.40	15:40:34	00184860815TRLOO	XLON
445	647.60	15:46:11	00184861699TRLOO	XLON
196	648.00	15:49:19	00184862228TRLOO	XLON
209	648.00	15:49:19	00184862229TRLOO	XLON
221	647.00	15:49:30	00184862278TRLOO	XLON
238	647.00	15:49:30	00184862279TRLOO	XLON
3,819	647.20	15:50:21	00184862431TRLOO	XLON

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

Vistry Group PLC

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