

13 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	12/11/2025
Aggregated number of Ordinary shares purchased:	45,300
Lowest price paid per share (GBp):	655.00
Highest price paid per share (GBp):	668.20
Volume weighted average price paid per share (GBp):	661.55

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 322,072,255 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,382,185. 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
487	668.20	08:00:29	00184939222TRLOO	XLON
346	666.40	08:00:36	00184939326TRLOO	XLON
94	666.40	08:00:36	00184939327TRLOO	XLON
480	661.00	08:02:16	00184939655TRLOO	XLON
407	662.00	08:06:22	00184940309TRLOO	XLON
426	658.20	08:06:43	00184940400TRLOO	XLON
466	657.20	08:08:17	00184940625TRLOO	XLON
447	657.40	08:08:28	00184940637TRLOO	XLON
438	656.60	08:08:32	00184940648TRLOO	XLON
412	655.40	08:10:23	00184940983TRLOO	XLON
452	655.20	08:11:07	00184941042TRLOO	XLON
427	659.40	08:18:47	00184941783TRLOO	XLON
430	658.80	08:19:37	00184941874TRLOO	XLON
93	657.80	08:20:21	00184941914TRLOO	XLON
340	657.80	08:20:21	00184941915TRLOO	XLON
459	657.80	08:20:22	00184941917TRLOO	XLON
147	657.60	08:22:25	00184942071TRLOO	XLON
327	657.60	08:22:25	00184942072TRLOO	XLON
202	657.40	08:24:37	00184942279TRLOO	XLON
258	657.40	08:25:43	00184942367TRLOO	XLON
128	658.00	08:28:06	00184942562TRLOO	XLON
352	658.00	08:29:10	00184942636TRLOO	XLON
451	659.60	08:33:43	00184943595TRLOO	XLON
472	659.20	08:37:06	00184944073TRLOO	XLON
483	659.00	08:38:39	00184944249TRLOO	XLON
414	659.40	08:39:50	00184944365TRLOO	XLON
464	658.60	08:42:37	00184944571TRLOO	XLON
469	657.60	08:44:23	00184944671TRLOO	XLON
441	657.00	08:49:22	00184945056TRLOO	XLON
23	657.00	08:49:22	00184945057TRLOO	XLON

479	659.60	08:50:22	00184945139TRLOO	XLON
455	659.80	08:54:04	00184945459TRLOO	XLON
426	659.40	08:55:01	00184945570TRLOO	XLON
407	660.00	08:55:54	00184945636TRLOO	XLON
390	659.80	08:55:58	00184945642TRLOO	XLON
90	659.80	08:55:58	00184945643TRLOO	XLON
461	661.40	09:00:32	00184946090TRLOO	XLON
482	663.60	09:18:17	00184947347TRLOO	XLON
410	663.00	09:18:45	00184947379TRLOO	XLON
453	662.60	09:19:35	00184947418TRLOO	XLON
408	664.20	09:27:24	00184948009TRLOO	XLON
449	664.20	09:27:56	00184948043TRLOO	XLON
406	664.00	09:28:14	00184948066TRLOO	XLON
478	663.60	09:31:01	00184948353TRLOO	XLON
459	663.40	09:31:18	00184948384TRLOO	XLON
84	663.20	09:32:04	00184948430TRLOO	XLON
327	663.20	09:32:04	00184948431TRLOO	XLON
419	662.40	09:33:13	00184948519TRLOO	XLON
9	661.60	09:33:56	00184948570TRLOO	XLON
414	661.60	09:33:56	00184948571TRLOO	XLON
262	661.40	09:35:42	00184948668TRLOO	XLON
92	661.40	09:35:42	00184948669TRLOO	XLON
478	662.00	09:36:26	00184948716TRLOO	XLON
197	662.00	09:36:28	00184948718TRLOO	XLON
197	662.00	09:36:28	00184948719TRLOO	XLON
42	662.00	09:36:28	00184948720TRLOO	XLON
408	661.80	09:41:27	00184949054TRLOO	XLON
436	662.40	09:46:00	00184949365TRLOO	XLON
470	662.80	09:49:39	00184949619TRLOO	XLON
427	662.80	09:51:28	00184949801TRLOO	XLON
435	662.80	09:51:34	00184949815TRLOO	XLON
52	662.80	09:51:34	00184949816TRLOO	XLON
428	663.20	09:52:11	00184949877TRLOO	XLON
418	662.60	09:54:53	00184950076TRLOO	XLON
428	661.80	09:58:09	00184950399TRLOO	XLON
467	661.40	09:59:05	00184950477TRLOO	XLON
471	660.80	10:02:05	00184950830TRLOO	XLON
436	662.60	10:04:26	00184951002TRLOO	XLON
418	662.20	10:06:40	00184951145TRLOO	XLON
385	664.80	10:25:05	00184952796TRLOO	XLON
83	664.80	10:25:05	00184952797TRLOO	XLON
83	664.40	10:32:52	00184953332TRLOO	XLON
358	664.40	10:32:52	00184953333TRLOO	XLON
470	664.00	10:35:42	00184953574TRLOO	XLON
442	664.60	10:41:08	00184953992TRLOO	XLON
479	665.60	10:48:32	00184954621TRLOO	XLON
421	665.40	10:51:15	00184954881TRLOO	XLON
493	665.20	10:52:26	00184954945TRLOO	XLON
447	665.20	10:59:58	00184955368TRLOO	XLON
474	665.20	11:02:17	00184955556TRLOO	XLON
409	664.60	11:02:42	00184955596TRLOO	XLON
417	663.80	11:05:13	00184955717TRLOO	XLON
429	663.60	11:07:50	00184955868TRLOO	XLON
485	663.40	11:18:55	00184956562TRLOO	XLON
443	662.60	11:20:56	00184956684TRLOO	XLON
340	662.40	11:20:58	00184956685TRLOO	XLON
73	662.40	11:20:58	00184956686TRLOO	XLON
430	663.20	11:29:08	00184957291TRLOO	XLON
411	663.60	11:41:13	00184958161TRLOO	XLON
406	663.00	11:43:00	00184958321TRLOO	XLON
1	662.00	11:44:54	00184958443TRLOO	XLON
432	662.00	11:44:54	00184958444TRLOO	XLON
475	661.60	11:49:38	00184958820TRLOO	XLON
422	661.40	11:59:42	00184959519TRLOO	XLON
470	662.80	12:05:05	00184960026TRLOO	XLON
473	664.00	12:12:56	00184960506TRLOO	XLON
457	663.60	12:13:59	00184960575TRLOO	XLON
428	665.00	12:36:07	00184962001TRLOO	XLON
445	664.80	12:52:05	00184962054TRLOO	XLON

413	664.80	12:52:05	00184963051TRLOO	XLON
414	664.40	12:58:12	00184963435TRLOO	XLON
147	664.20	13:13:05	00184964189TRLOO	XLON
273	664.20	13:13:05	00184964190TRLOO	XLON
473	664.00	13:13:36	00184964236TRLOO	XLON
41	663.80	13:15:44	00184964486TRLOO	XLON
52	663.80	13:15:44	00184964487TRLOO	XLON
246	664.00	13:16:13	00184964542TRLOO	XLON
163	664.00	13:16:13	00184964543TRLOO	XLON
489	663.00	13:17:18	00184964614TRLOO	XLON
449	662.40	13:17:44	00184964674TRLOO	XLON
468	661.00	13:17:46	00184964678TRLOO	XLON
436	660.20	13:26:16	00184965135TRLOO	XLON
448	662.00	13:31:02	00184965387TRLOO	XLON
477	661.20	13:33:20	00184965486TRLOO	XLON
415	661.40	13:35:45	00184965657TRLOO	XLON
490	661.60	13:35:45	00184965658TRLOO	XLON
459	660.40	13:35:55	00184965672TRLOO	XLON
455	660.20	13:36:10	00184965680TRLOO	XLON
473	660.00	13:36:47	00184965721TRLOO	XLON
362	659.80	13:38:51	00184965857TRLOO	XLON
126	659.80	13:40:02	00184965959TRLOO	XLON
190	659.00	13:40:19	00184965972TRLOO	XLON
1,300	655.00	14:19:06	00184968471TRLOO	XLON

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

Vistry Group PLC

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