

| 1 | Details of the person discharging managerial responsibilities / person closely associated | | | | | |
|----------|--|---|----------|-----------|----------|----|
| a) | Name | T Lawlor | | | | |
| 2 | Reason for the notification | | | | | |
| a) | Position/status | Chief Financial Officer | | | | |
| b) | Initial notification /Amendment | Initial notification | | | | |
| 3 | Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor | | | | | |
| a) | Name | Vistry Group PLC | | | | |
| b) | LEI | 2138001KOWN7CG9SLK53 | | | | |
| 4 | Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted | | | | | |
| a) | Description of the financial instrument, type of instrument Identification code | Ordinary Shares of 50p each GB0001859296 | | | | |
| b) | Nature of the transaction | Purchase of shares by the Trustee of the Vistry Group PLC Share Incentive Plan (the "Plan"). This is a continuing membership in the Plan which is funded via deductions from salary each month. | | | | |
| c) | Price(s) and volume(s) | <table border="1"> <thead> <tr> <th>Price(s)</th> <th>Volume(s)</th> </tr> </thead> <tbody> <tr> <td>£6.24931</td> <td>24</td> </tr> </tbody> </table> | Price(s) | Volume(s) | £6.24931 | 24 |
| Price(s) | Volume(s) | | | | | |
| £6.24931 | 24 | | | | | |
| d) | Aggregated information - Aggregated volume - Price | 24 £6.24931 | | | | |
| e) | Date of the transaction | 17/11/2025 | | | | |
| f) | Place of the transaction | London Stock Exchange (XLON) | | | | |

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