

19 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	18/11/2025
Aggregated number of Ordinary shares purchased:	49,000
Lowest price paid per share (GBP):	604.40
Highest price paid per share (GBP):	611.20
Volume weighted average price paid per share (GBP):	608.33

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,881,760 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,191,690. 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
505	606.00	08:00:13	00185198579TRLOO	XLON
126	605.00	08:00:51	00185199369TRLOO	XLON
349	605.00	08:00:51	00185199370TRLOO	XLON
152	607.40	08:02:35	00185199779TRLOO	XLON
288	607.40	08:02:35	00185199780TRLOO	XLON
98	608.00	08:07:54	00185200803TRLOO	XLON
433	608.40	08:09:09	00185200960TRLOO	XLON
492	606.00	08:10:17	00185201091TRLOO	XLON
427	605.40	08:10:31	00185201112TRLOO	XLON
429	604.40	08:12:11	00185201299TRLOO	XLON
468	606.40	08:13:19	00185201443TRLOO	XLON
503	607.20	08:18:23	00185202006TRLOO	XLON
12	607.20	08:18:42	00185202054TRLOO	XLON
514	609.20	08:21:11	00185202389TRLOO	XLON
270	609.00	08:23:59	00185202641TRLOO	XLON
245	609.00	08:23:59	00185202642TRLOO	XLON
443	610.00	08:29:56	00185203253TRLOO	XLON
256	609.60	08:30:27	00185203389TRLOO	XLON
219	609.60	08:30:27	00185203390TRLOO	XLON
124	609.60	08:31:34	00185203622TRLOO	XLON
372	609.60	08:31:34	00185203623TRLOO	XLON
13	609.40	08:33:43	00185203948TRLOO	XLON
414	609.40	08:33:43	00185203949TRLOO	XLON
495	611.20	08:43:48	00185205304TRLOO	XLON
501	610.40	08:43:53	00185205322TRLOO	XLON
500	608.80	08:48:22	00185205691TRLOO	XLON
463	609.00	08:54:22	00185206304TRLOO	XLON
172	610.20	09:05:52	00185207208TRLOO	XLON
327	610.20	09:05:52	00185207209TRLOO	XLON
477	610.00	09:06:17	00185207238TRLOO	XLON

433	609.00	09:06:22	00185207248TRLOO	XLON
476	608.60	09:07:39	00185207381TRLOO	XLON
4	608.00	09:18:21	00185208125TRLOO	XLON
458	608.00	09:18:21	00185208126TRLOO	XLON
462	608.80	09:25:03	00185208694TRLOO	XLON
60	608.40	09:28:51	00185208975TRLOO	XLON
447	608.40	09:28:51	00185208976TRLOO	XLON
473	609.00	09:31:56	00185209242TRLOO	XLON
40	608.60	09:34:55	00185209415TRLOO	XLON
12	608.60	09:34:55	00185209416TRLOO	XLON
458	608.60	09:34:55	00185209417TRLOO	XLON
451	608.00	09:37:13	00185209616TRLOO	XLON
263	608.60	09:42:16	00185209973TRLOO	XLON
229	608.60	09:42:16	00185209974TRLOO	XLON
458	608.40	09:45:46	00185210193TRLOO	XLON
357	608.60	10:06:47	00185211579TRLOO	XLON
86	608.60	10:06:47	00185211580TRLOO	XLON
323	608.20	10:08:23	00185211669TRLOO	XLON
32,423	608.40	10:13:13	00185212101TRLOO	XLON
1,000	605.80	10:33:34	00185213993TRLOO	XLON

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

Vistry Group PLC

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