

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	00185198579TRL00	XLON
126	605.00	08:00:51	00185199369TRL00	XLON
349	605.00	08:00:51	00185199370TRL00	XLON
152	607.40	08:02:35	00185199779TRL00	XLON
288	607.40	08:02:35	00185199780TRL00	XLON
98	608.00	08:07:54	00185200803TRL00	XLON
433	608.40	08:09:09	00185200960TRL00	XLON
492	606.00	08:10:17	00185201091TRL00	XLON
427	605.40	08:10:31	00185201112TRL00	XLON
429	604.40	08:12:11	00185201299TRL00	XLON
468	606.40	08:13:19	00185201443TRL00	XLON
503	607.20	08:18:23	00185202006TRL00	XLON
12	607.20	08:18:42	00185202054TRL00	XLON
514	609.20	08:21:11	00185202389TRL00	XLON
270	609.00	08:23:59	00185202641TRL00	XLON
245	609.00	08:23:59	00185202642TRL00	XLON
443	610.00	08:29:56	00185203253TRL00	XLON
256	609.60	08:30:27	00185203389TRL00	XLON
219	609.60	08:30:27	00185203390TRL00	XLON
124	609.60	08:31:34	00185203622TRL00	XLON
372	609.60	08:31:34	00185203623TRL00	XLON
13	609.40	08:33:43	00185203948TRL00	XLON
414	609.40	08:33:43	00185203949TRL00	XLON
495	611.20	08:43:48	00185205304TRL00	XLON
501	610.40	08:43:53	00185205322TRL00	XLON
500	608.80	08:48:22	00185205691TRL00	XLON
463	609.00	08:54:22	00185206304TRL00	XLON
172	610.20	09:05:52	00185207208TRL00	XLON
327	610.20	09:05:52	00185207209TRL00	XLON
477	610.00	09:06:17	00185207238TRL00	XLON

433	609.00	09:06:22	00185207248TRL00	XLON
476	608.60	09:07:39	00185207381TRL00	XLON
4	608.00	09:18:21	00185208125TRL00	XLON
458	608.00	09:18:21	00185208126TRL00	XLON
462	608.80	09:25:03	00185208694TRL00	XLON
60	608.40	09:28:51	00185208975TRL00	XLON
447	608.40	09:28:51	00185208976TRL00	XLON
473	609.00	09:31:56	00185209242TRL00	XLON
40	608.60	09:34:55	00185209415TRL00	XLON
12	608.60	09:34:55	00185209416TRL00	XLON
458	608.60	09:34:55	00185209417TRL00	XLON
451	608.00	09:37:13	00185209616TRL00	XLON
263	608.60	09:42:16	00185209973TRL00	XLON
229	608.60	09:42:16	00185209974TRL00	XLON
458	608.40	09:45:46	00185210193TRL00	XLON
357	608.60	10:06:47	00185211579TRL00	XLON
86	608.60	10:06:47	00185211580TRL00	XLON
323	608.20	10:08:23	00185211669TRL00	XLON
32,423	608.40	10:13:13	00185212101TRL00	XLON
1,000	605.80	10:33:34	00185213993TRL00	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
01675 437160

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