

20 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                                    | 19/11/2025 |
| Aggregated number of Ordinary shares purchased:     | 49,700     |
| Lowest price paid per share (GBP):                  | 595.80     |
| Highest price paid per share (GBP):                 | 615.80     |
| Volume weighted average price paid per share (GBP): | 603.08     |

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,832,060 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,141,990. 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 |
|-------------------------------------|-------------------------------|-------------------------------|------------------------------|---------------|
| 451                                 | 615.40                        | 08:01:32                      | 00185267959TRL00             | XLON          |
| 448                                 | 615.80                        | 08:02:08                      | 00185268037TRL00             | XLON          |
| 472                                 | 614.00                        | 08:02:23                      | 00185268067TRL00             | XLON          |
| 456                                 | 612.60                        | 08:03:51                      | 00185268239TRL00             | XLON          |
| 145                                 | 611.00                        | 08:03:54                      | 00185268246TRL00             | XLON          |
| 359                                 | 611.00                        | 08:06:54                      | 00185268731TRL00             | XLON          |
| 465                                 | 609.60                        | 08:09:24                      | 00185268948TRL00             | XLON          |
| 441                                 | 608.80                        | 08:11:04                      | 00185269078TRL00             | XLON          |
| 437                                 | 609.40                        | 08:12:00                      | 00185269117TRL00             | XLON          |
| 487                                 | 608.80                        | 08:12:05                      | 00185269127TRL00             | XLON          |
| 430                                 | 607.80                        | 08:15:36                      | 00185269334TRL00             | XLON          |
| 476                                 | 606.80                        | 08:16:22                      | 00185269370TRL00             | XLON          |
| 438                                 | 610.00                        | 08:23:45                      | 00185269772TRL00             | XLON          |
| 453                                 | 610.80                        | 08:31:20                      | 00185270280TRL00             | XLON          |
| 506                                 | 611.20                        | 08:34:32                      | 00185270633TRL00             | XLON          |
| 445                                 | 610.40                        | 08:44:58                      | 00185271300TRL00             | XLON          |
| 437                                 | 609.60                        | 08:50:03                      | 00185271541TRL00             | XLON          |
| 513                                 | 609.40                        | 08:50:12                      | 00185271543TRL00             | XLON          |
| 521                                 | 609.00                        | 08:52:27                      | 00185271638TRL00             | XLON          |
| 487                                 | 608.40                        | 08:54:03                      | 00185271731TRL00             | XLON          |
| 460                                 | 607.60                        | 08:57:55                      | 00185271895TRL00             | XLON          |
| 521                                 | 606.80                        | 08:59:10                      | 00185271958TRL00             | XLON          |
| 499                                 | 606.00                        | 09:02:08                      | 00185272220TRL00             | XLON          |
| 445                                 | 605.80                        | 09:04:09                      | 00185272331TRL00             | XLON          |
| 352                                 | 605.60                        | 09:14:22                      | 00185272976TRL00             | XLON          |
| 116                                 | 605.60                        | 09:14:22                      | 00185272977TRL00             | XLON          |
| 481                                 | 606.00                        | 09:17:45                      | 00185273191TRL00             | XLON          |
| 460                                 | 605.80                        | 09:22:13                      | 00185273407TRL00             | XLON          |
| 11                                  | 604.60                        | 09:30:39                      | 00185273872TRL00             | XLON          |
| 507                                 | 604.60                        | 09:30:39                      | 00185273873TRL00             | XLON          |

|     |        |          |                  |      |
|-----|--------|----------|------------------|------|
| 203 | 603.80 | 09:34:02 | 00185274108TRLOO | XLON |
| 443 | 604.20 | 09:37:58 | 00185274348TRLOO | XLON |
| 440 | 603.40 | 09:47:32 | 00185274940TRLOO | XLON |
| 20  | 603.60 | 09:47:32 | 00185274941TRLOO | XLON |
| 492 | 603.60 | 09:47:32 | 00185274942TRLOO | XLON |
| 488 | 602.00 | 09:48:00 | 00185274969TRLOO | XLON |
| 467 | 602.00 | 09:53:12 | 00185275237TRLOO | XLON |
| 465 | 602.20 | 09:53:12 | 00185275238TRLOO | XLON |
| 515 | 602.80 | 10:01:49 | 00185275768TRLOO | XLON |
| 468 | 603.00 | 10:01:49 | 00185275769TRLOO | XLON |
| 431 | 602.00 | 10:04:11 | 00185275918TRLOO | XLON |
| 516 | 601.40 | 10:06:58 | 00185276154TRLOO | XLON |
| 462 | 601.00 | 10:07:07 | 00185276170TRLOO | XLON |
| 494 | 600.60 | 10:20:05 | 00185276934TRLOO | XLON |
| 493 | 600.20 | 10:26:07 | 00185277358TRLOO | XLON |
| 430 | 599.80 | 10:32:12 | 00185277731TRLOO | XLON |
| 441 | 599.80 | 10:38:06 | 00185278059TRLOO | XLON |
| 433 | 599.80 | 10:38:07 | 00185278060TRLOO | XLON |
| 451 | 599.00 | 10:39:42 | 00185278148TRLOO | XLON |
| 346 | 598.40 | 10:40:25 | 00185278227TRLOO | XLON |
| 136 | 598.40 | 10:40:25 | 00185278228TRLOO | XLON |
| 473 | 600.00 | 10:45:10 | 00185278487TRLOO | XLON |
| 509 | 599.60 | 10:47:50 | 00185278658TRLOO | XLON |
| 451 | 597.20 | 10:47:55 | 00185278710TRLOO | XLON |
| 472 | 595.80 | 10:48:02 | 00185278797TRLOO | XLON |
| 520 | 596.00 | 10:48:22 | 00185278918TRLOO | XLON |
| 286 | 600.00 | 10:56:12 | 00185279561TRLOO | XLON |
| 206 | 600.00 | 10:56:12 | 00185279562TRLOO | XLON |
| 354 | 598.80 | 11:13:09 | 00185280523TRLOO | XLON |
| 164 | 598.80 | 11:13:09 | 00185280524TRLOO | XLON |
| 486 | 599.60 | 11:19:16 | 00185280954TRLOO | XLON |
| 355 | 599.60 | 11:21:05 | 00185281093TRLOO | XLON |
| 156 | 599.60 | 11:21:05 | 00185281094TRLOO | XLON |
| 479 | 601.20 | 11:36:40 | 00185281951TRLOO | XLON |
| 446 | 601.40 | 11:39:33 | 00185282111TRLOO | XLON |
| 38  | 601.40 | 11:39:33 | 00185282112TRLOO | XLON |
| 458 | 602.80 | 11:51:35 | 00185282744TRLOO | XLON |
| 510 | 602.20 | 11:54:51 | 00185282965TRLOO | XLON |
| 438 | 601.20 | 11:55:31 | 00185283020TRLOO | XLON |
| 435 | 601.20 | 12:16:03 | 00185284065TRLOO | XLON |
| 502 | 600.60 | 12:20:00 | 00185284271TRLOO | XLON |
| 36  | 601.00 | 12:26:10 | 00185284647TRLOO | XLON |
| 21  | 601.00 | 12:26:10 | 00185284648TRLOO | XLON |
| 12  | 601.00 | 12:26:10 | 00185284649TRLOO | XLON |
| 12  | 601.00 | 12:26:17 | 00185284654TRLOO | XLON |
| 300 | 601.00 | 12:26:17 | 00185284655TRLOO | XLON |
| 12  | 601.00 | 12:26:57 | 00185284708TRLOO | XLON |
| 50  | 601.00 | 12:27:00 | 00185284710TRLOO | XLON |
| 6   | 601.00 | 12:27:00 | 00185284711TRLOO | XLON |
| 16  | 600.60 | 12:29:16 | 00185284859TRLOO | XLON |
| 12  | 600.60 | 12:29:16 | 00185284860TRLOO | XLON |
| 154 | 600.60 | 12:29:16 | 00185284861TRLOO | XLON |
| 202 | 600.60 | 12:29:16 | 00185284862TRLOO | XLON |
| 97  | 600.60 | 12:29:44 | 00185284876TRLOO | XLON |
| 511 | 601.20 | 12:36:37 | 00185285331TRLOO | XLON |
| 504 | 600.60 | 12:39:03 | 00185285450TRLOO | XLON |
| 472 | 602.20 | 12:48:35 | 00185286035TRLOO | XLON |
| 509 | 602.00 | 12:48:43 | 00185286041TRLOO | XLON |
| 432 | 601.20 | 12:48:47 | 00185286043TRLOO | XLON |
| 433 | 600.80 | 12:49:23 | 00185286067TRLOO | XLON |
| 442 | 601.40 | 12:51:45 | 00185286271TRLOO | XLON |
| 448 | 601.00 | 12:55:15 | 00185286423TRLOO | XLON |
| 494 | 599.80 | 13:00:13 | 00185286654TRLOO | XLON |
| 489 | 600.00 | 13:00:40 | 00185286677TRLOO | XLON |
| 6   | 600.00 | 13:00:40 | 00185286678TRLOO | XLON |
| 239 | 600.40 | 13:04:26 | 00185286912TRLOO | XLON |
| 210 | 600.40 | 13:04:26 | 00185286913TRLOO | XLON |
| 60  | 600.40 | 13:04:26 | 00185286914TRLOO | XLON |
| 456 | 600.80 | 13:13:50 | 00185287481TRLOO | XLON |

| TSV   | PRICE  | TIME     | ORDER ID         | STATUS |
|-------|--------|----------|------------------|--------|
| 459   | 601.60 | 13:19:05 | 00185287749TRLOO | XLON   |
| 507   | 601.60 | 13:20:01 | 00185287794TRLOO | XLON   |
| 461   | 601.40 | 13:21:25 | 00185287874TRLOO | XLON   |
| 429   | 601.40 | 13:22:26 | 00185287944TRLOO | XLON   |
| 500   | 602.20 | 13:22:56 | 00185287959TRLOO | XLON   |
| 443   | 601.80 | 13:22:58 | 00185287963TRLOO | XLON   |
| 104   | 601.20 | 13:28:32 | 00185288272TRLOO | XLON   |
| 373   | 601.20 | 13:28:32 | 00185288273TRLOO | XLON   |
| 505   | 600.40 | 13:32:16 | 00185288476TRLOO | XLON   |
| 463   | 600.00 | 13:33:59 | 00185288528TRLOO | XLON   |
| 457   | 599.80 | 13:34:51 | 00185288556TRLOO | XLON   |
| 463   | 599.40 | 13:35:30 | 00185288603TRLOO | XLON   |
| 251   | 600.80 | 13:42:52 | 00185288997TRLOO | XLON   |
| 222   | 600.80 | 13:42:52 | 00185288998TRLOO | XLON   |
| 443   | 600.60 | 13:42:54 | 00185288999TRLOO | XLON   |
| 444   | 601.00 | 13:44:01 | 00185289044TRLOO | XLON   |
| 506   | 603.00 | 13:50:08 | 00185289443TRLOO | XLON   |
| 469   | 602.80 | 13:50:09 | 00185289444TRLOO | XLON   |
| 440   | 602.80 | 13:50:11 | 00185289448TRLOO | XLON   |
| 479   | 602.80 | 13:50:12 | 00185289449TRLOO | XLON   |
| 474   | 602.80 | 13:50:47 | 00185289491TRLOO | XLON   |
| 482   | 602.80 | 13:51:00 | 00185289506TRLOO | XLON   |
| 481   | 603.80 | 13:57:49 | 00185289972TRLOO | XLON   |
| 521   | 603.20 | 13:58:32 | 00185290001TRLOO | XLON   |
| 493   | 603.20 | 14:01:14 | 00185290147TRLOO | XLON   |
| 508   | 602.20 | 14:04:30 | 00185290366TRLOO | XLON   |
| 505   | 602.20 | 14:07:09 | 00185290540TRLOO | XLON   |
| 392   | 601.00 | 14:07:15 | 00185290558TRLOO | XLON   |
| 1,700 | 599.00 | 14:30:14 | 00185292565TRLOO | 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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