

21 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	20/11/2025
Aggregated number of Ordinary shares purchased:	50,000
Lowest price paid per share (GBp):	585.30
Highest price paid per share (GBp):	601.00
Volume weighted average price paid per share (GBp):	591.60

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,782,060 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 321,091,990. 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
495	601.00	08:03:02	00185323436TRLOO	XLON
452	597.20	08:03:08	00185323456TRLOO	XLON
528	594.60	08:10:21	00185324518TRLOO	XLON
434	594.60	08:11:00	00185324565TRLOO	XLON
444	593.00	08:11:30	00185324593TRLOO	XLON
472	593.40	08:11:37	00185324607TRLOO	XLON
513	594.20	08:16:20	00185325043TRLOO	XLON
495	595.00	08:18:25	00185325154TRLOO	XLON
132	595.00	08:18:34	00185325164TRLOO	XLON
167	595.40	08:18:34	00185325165TRLOO	XLON
332	595.40	08:18:34	00185325166TRLOO	XLON
155	596.20	08:24:52	00185325895TRLOO	XLON
323	596.20	08:24:52	00185325896TRLOO	XLON
438	595.40	08:25:36	00185325983TRLOO	XLON
480	594.80	08:34:58	00185327197TRLOO	XLON
483	595.40	08:35:42	00185327272TRLOO	XLON
231	594.40	08:39:05	00185327645TRLOO	XLON
370	596.40	08:45:30	00185328199TRLOO	XLON
117	596.40	08:48:27	00185328457TRLOO	XLON
133	597.60	09:00:18	00185329393TRLOO	XLON
339	597.60	09:00:18	00185329395TRLOO	XLON
486	595.40	09:01:00	00185329495TRLOO	XLON
526	595.20	09:01:46	00185329611TRLOO	XLON
446	596.00	09:11:44	00185330303TRLOO	XLON
520	596.20	09:17:17	00185330674TRLOO	XLON
10,000	595.30	09:24:42	00185331291TRLOO	XLON
28,489	589.40	13:39:25	00185345678TRLOO	XLON
2,000	585.30	14:44:18	00185352655TRLOO	XLON

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

Vistry Group PLC
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