

25 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	24/11/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBP):	606.80
Highest price paid per share (GBP):	632.80
Volume weighted average price paid per share (GBP):	625.34

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,684,060 with 690,070 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,993,990. 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
218	609.20	08:02:33	00185444694TRLOO	XLON
250	609.20	08:02:33	00185444695TRLOO	XLON
162	606.80	08:02:52	00185444737TRLOO	XLON
512	608.80	08:06:10	00185445188TRLOO	XLON
47	614.00	08:10:35	00185445832TRLOO	XLON
482	614.00	08:10:35	00185445833TRLOO	XLON
491	614.20	08:10:51	00185445864TRLOO	XLON
467	613.60	08:11:00	00185445884TRLOO	XLON
137	614.00	08:11:00	00185445885TRLOO	XLON
156	614.00	08:11:00	00185445886TRLOO	XLON
462	615.20	08:11:02	00185445892TRLOO	XLON
1	614.60	08:11:10	00185445901TRLOO	XLON
483	614.60	08:11:11	00185445904TRLOO	XLON
542	614.60	08:11:17	00185445928TRLOO	XLON
523	614.60	08:12:50	00185446063TRLOO	XLON
469	613.40	08:13:56	00185446163TRLOO	XLON
541	613.60	08:15:13	00185446311TRLOO	XLON
471	614.80	08:17:03	00185446448TRLOO	XLON
496	615.00	08:17:43	00185446489TRLOO	XLON
529	615.40	08:17:44	00185446492TRLOO	XLON
176	614.60	08:17:54	00185446515TRLOO	XLON
360	614.60	08:17:54	00185446516TRLOO	XLON
502	614.80	08:17:54	00185446517TRLOO	XLON
530	614.20	08:18:00	00185446521TRLOO	XLON
514	615.00	08:19:26	00185446643TRLOO	XLON
543	614.80	08:22:05	00185446841TRLOO	XLON
3	615.40	08:23:14	00185446918TRLOO	XLON
532	615.40	08:23:14	00185446919TRLOO	XLON
492	614.40	08:24:59	00185447037TRLOO	XLON
524	618.00	08:29:59	00185447429TRLOO	XLON

283	617.40	08:30:02	00185447438TRLO0	XLON
194	617.40	08:30:02	00185447439TRLO0	XLON
526	618.60	08:30:07	00185447449TRLO0	XLON
552	618.40	08:32:21	00185447833TRLO0	XLON
1	618.20	08:33:56	00185447992TRLO0	XLON
504	618.20	08:34:07	00185448016TRLO0	XLON
460	620.60	08:38:47	00185448515TRLO0	XLON
457	620.20	08:39:09	00185448572TRLO0	XLON
512	623.20	08:44:25	00185449078TRLO0	XLON
502	623.80	08:45:59	00185449177TRLO0	XLON
489	626.20	08:47:44	00185449295TRLO0	XLON
461	626.60	08:49:50	00185449424TRLO0	XLON
471	627.00	08:50:00	00185449441TRLO0	XLON
529	627.40	08:51:06	00185449507TRLO0	XLON
477	629.20	08:52:45	00185449615TRLO0	XLON
474	629.00	08:52:57	00185449626TRLO0	XLON
15,000	628.20	08:54:11	00185449701TRLO0	XLON
10,000	632.20	09:57:10	00185453872TRLO0	XLON
4,493	632.80	10:09:25	00185454677TRLO0	XLON

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

Vistry Group PLC

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