

03 December 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	02/12/2025
Aggregated number of Ordinary shares purchased:	45,500
Lowest price paid per share (GBP):	652.60
Highest price paid per share (GBP):	664.20
Volume weighted average price paid per share (GBP):	657.16

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,447,414 with 653,122 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,794,292. 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
572	658.40	08:05:06	00185762464TRL00	XLON
139	657.00	08:05:07	00185762467TRL00	XLON
417	657.00	08:05:07	00185762468TRL00	XLON
177	655.00	08:05:10	00185762474TRL00	XLON
30	655.20	08:06:39	00185762771TRL00	XLON
489	655.40	08:07:05	00185762823TRL00	XLON
567	656.00	08:22:55	00185764214TRL00	XLON
310	654.80	08:24:26	00185764338TRL00	XLON
269	654.80	08:24:26	00185764339TRL00	XLON
564	657.80	08:34:08	00185765348TRL00	XLON
494	659.40	08:34:08	00185765349TRL00	XLON
233	663.00	08:37:15	00185765754TRL00	XLON
25	663.00	08:37:15	00185765755TRL00	XLON
30	663.00	08:37:15	00185765756TRL00	XLON
84	663.00	08:37:15	00185765757TRL00	XLON
30	663.00	08:37:15	00185765758TRL00	XLON
36	663.00	08:37:15	00185765759TRL00	XLON
84	663.00	08:37:15	00185765760TRL00	XLON
25	663.00	08:37:15	00185765761TRL00	XLON
8	663.00	08:37:15	00185765762TRL00	XLON
558	663.80	08:37:22	00185765770TRL00	XLON
542	664.00	08:37:41	00185765780TRL00	XLON
498	664.20	08:37:41	00185765781TRL00	XLON
507	663.80	08:38:12	00185765819TRL00	XLON
495	663.00	08:39:21	00185765870TRL00	XLON
324	662.80	08:39:22	00185765871TRL00	XLON
228	662.80	08:39:22	00185765872TRL00	XLON
503	662.20	08:43:08	00185766085TRL00	XLON
482	660.40	08:44:28	00185766166TRL00	XLON
522	658.60	08:45:50	00185766277TRL00	XLON

156	657.60	08:48:47	00185766450TRLOO	XLON
503	657.80	08:49:22	00185766478TRLOO	XLON
265	656.20	08:52:44	00185766697TRLOO	XLON
488	656.80	08:52:52	00185766703TRLOO	XLON
229	656.20	08:52:54	00185766706TRLOO	XLON
252	656.20	08:52:54	00185766707TRLOO	XLON
485	656.40	08:52:54	00185766708TRLOO	XLON
519	657.60	09:05:24	00185767613TRLOO	XLON
542	658.20	09:05:34	00185767627TRLOO	XLON
485	658.40	09:05:41	00185767641TRLOO	XLON
523	658.60	09:05:45	00185767646TRLOO	XLON
567	658.80	09:05:45	00185767647TRLOO	XLON
556	659.20	09:06:22	00185767677TRLOO	XLON
492	658.80	09:07:56	00185767762TRLOO	XLON
519	658.60	09:10:00	00185767884TRLOO	XLON
488	658.60	09:10:08	00185767895TRLOO	XLON
580	658.60	09:10:10	00185767898TRLOO	XLON
529	658.40	09:10:11	00185767900TRLOO	XLON
485	658.40	09:10:47	00185767937TRLOO	XLON
577	658.60	09:10:50	00185767940TRLOO	XLON
279	658.40	09:10:57	00185767949TRLOO	XLON
41	658.80	09:10:58	00185767951TRLOO	XLON
484	658.80	09:10:58	00185767952TRLOO	XLON
522	658.00	09:11:26	00185767978TRLOO	XLON
183	658.40	09:19:51	00185768407TRLOO	XLON
394	658.40	09:19:51	00185768408TRLOO	XLON
362	658.80	09:21:33	00185768492TRLOO	XLON
127	658.80	09:21:33	00185768493TRLOO	XLON
534	658.80	09:21:48	00185768507TRLOO	XLON
507	658.40	09:22:47	00185768545TRLOO	XLON
486	658.60	09:22:47	00185768546TRLOO	XLON
513	658.00	09:22:48	00185768549TRLOO	XLON
172	657.40	09:25:47	00185768729TRLOO	XLON
579	657.60	09:26:31	00185768773TRLOO	XLON
506	658.00	09:33:17	00185769198TRLOO	XLON
534	657.80	09:33:22	00185769207TRLOO	XLON
526	657.00	09:39:48	00185769558TRLOO	XLON
561	655.40	09:40:41	00185769629TRLOO	XLON
477	655.40	09:40:43	00185769632TRLOO	XLON
581	655.00	09:40:49	00185769640TRLOO	XLON
552	655.20	09:42:02	00185769723TRLOO	XLON
527	654.80	09:53:24	00185770342TRLOO	XLON
511	654.80	09:58:00	00185770634TRLOO	XLON
572	653.80	10:01:10	00185770850TRLOO	XLON
513	653.40	10:03:13	00185770951TRLOO	XLON
194	652.60	10:04:18	00185770997TRLOO	XLON
336	652.60	10:04:18	00185770998TRLOO	XLON
280	652.80	10:12:09	00185771512TRLOO	XLON
225	652.80	10:12:09	00185771513TRLOO	XLON
510	654.20	10:19:45	00185771904TRLOO	XLON
569	655.20	10:28:57	00185772460TRLOO	XLON
429	656.00	10:38:05	00185772966TRLOO	XLON
65	656.00	10:45:57	00185773486TRLOO	XLON
56	656.00	10:45:57	00185773487TRLOO	XLON
534	656.00	10:47:20	00185773586TRLOO	XLON
515	656.00	10:47:24	00185773593TRLOO	XLON
98	655.80	10:48:24	00185773666TRLOO	XLON
32	655.80	10:48:24	00185773667TRLOO	XLON
428	655.80	10:48:36	00185773689TRLOO	XLON
1	655.00	10:48:38	00185773691TRLOO	XLON
9	655.00	10:48:38	00185773692TRLOO	XLON
1	655.00	10:48:38	00185773693TRLOO	XLON
2	655.00	10:48:38	00185773694TRLOO	XLON
30	655.00	10:48:38	00185773695TRLOO	XLON
140	655.80	10:50:20	00185773797TRLOO	XLON
45	655.80	10:50:20	00185773798TRLOO	XLON
567	656.00	10:54:46	00185774054TRLOO	XLON
554	656.20	10:57:15	00185774259TRLOO	XLON
581	655.80	10:59:15	00185774416TRLOO	XLON

73	655.60	10:59:16	00185774418TRLOO	XLON
524	656.40	11:05:37	00185774872TRLOO	XLON
13	656.20	11:17:10	00185775640TRLOO	XLON
68	656.20	11:17:10	00185775641TRLOO	XLON
68	656.20	11:17:10	00185775642TRLOO	XLON
392	656.20	11:17:11	00185775643TRLOO	XLON
527	655.00	11:19:20	00185775945TRLOO	XLON
527	655.80	11:26:13	00185776331TRLOO	XLON
358	655.40	11:26:39	00185776360TRLOO	XLON
130	655.40	11:28:21	00185776464TRLOO	XLON
54	655.40	11:42:56	00185777330TRLOO	XLON
108	655.40	11:42:56	00185777331TRLOO	XLON
49	655.40	11:42:56	00185777332TRLOO	XLON
289	655.40	11:43:23	00185777371TRLOO	XLON
503	655.20	11:45:44	00185777548TRLOO	XLON
566	654.80	11:49:39	00185777730TRLOO	XLON
484	654.80	12:02:00	00185778436TRLOO	XLON
566	654.20	12:07:13	00185778831TRLOO	XLON
12	653.60	12:20:54	00185779803TRLOO	XLON
480	653.60	12:20:54	00185779804TRLOO	XLON
492	654.00	12:25:09	00185780077TRLOO	XLON
575	654.80	12:51:18	00185781474TRLOO	XLON
64	655.00	12:58:17	00185781872TRLOO	XLON
459	655.00	12:58:17	00185781873TRLOO	XLON
12	655.80	12:58:46	00185781927TRLOO	XLON
12	655.80	12:58:56	00185781937TRLOO	XLON
520	655.80	12:58:56	00185781938TRLOO	XLON
490	655.80	13:07:55	00185782422TRLOO	XLON
561	656.00	13:21:00	00185783028TRLOO	XLON
298	656.00	13:21:01	00185783032TRLOO	XLON
500	653.80	14:07:17	00185785703TRLOO	XLON

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

Vistry Group PLC
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