

05 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	04/12/2025
Aggregated number of Ordinary shares purchased:	45,500
Lowest price paid per share (GBP):	654.60
Highest price paid per share (GBP):	660.60
Volume weighted average price paid per share (GBP):	658.15

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,356,164 with 653,122 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,703,042. 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
548	656.00	08:00:57	00185873140TRL00	XLON
500	656.80	08:00:58	00185873148TRL00	XLON
504	656.20	08:01:17	00185873201TRL00	XLON
177	654.60	08:04:15	00185873594TRL00	XLON
311	654.60	08:04:15	00185873595TRL00	XLON
484	656.00	08:05:58	00185873819TRL00	XLON
310	657.40	08:08:44	00185874011TRL00	XLON
485	657.60	08:09:00	00185874025TRL00	XLON
555	657.80	08:09:00	00185874026TRL00	XLON
553	658.00	08:09:01	00185874027TRL00	XLON
9	658.00	08:09:01	00185874028TRL00	XLON
550	658.20	08:09:02	00185874032TRL00	XLON
552	659.40	08:09:40	00185874067TRL00	XLON
555	657.80	08:10:27	00185874101TRL00	XLON
268	660.40	08:19:05	00185874886TRL00	XLON
301	660.40	08:19:05	00185874887TRL00	XLON
260	659.60	08:19:11	00185874894TRL00	XLON
316	659.60	08:19:11	00185874895TRL00	XLON
540	658.80	08:21:29	00185875129TRL00	XLON
514	657.40	08:22:29	00185875227TRL00	XLON
545	658.40	08:27:42	00185875670TRL00	XLON
484	659.20	08:30:28	00185876024TRL00	XLON
543	659.00	08:35:07	00185876618TRL00	XLON
198	660.00	08:37:53	00185877051TRL00	XLON
561	660.20	08:41:16	00185877437TRL00	XLON
392	659.60	08:42:42	00185877557TRL00	XLON
99	659.60	08:42:42	00185877558TRL00	XLON
522	659.60	08:43:37	00185877626TRL00	XLON
546	659.20	08:43:51	00185877673TRL00	XLON
578	658.00	08:45:48	00185877810TRL00	XLON

490	658.00	08:45:49	00185877815TRL00	XLON
539	658.20	08:46:00	00185877833TRL00	XLON
492	658.00	08:46:37	00185877880TRL00	XLON
560	657.80	08:46:44	00185877893TRL00	XLON
481	658.20	08:53:23	00185878325TRL00	XLON
495	658.80	08:56:22	00185878583TRL00	XLON
481	658.20	08:58:22	00185878743TRL00	XLON
535	657.80	08:59:03	00185878780TRL00	XLON
544	657.20	09:00:30	00185878895TRL00	XLON
552	656.40	09:00:43	00185878909TRL00	XLON
523	655.20	09:01:16	00185878956TRL00	XLON
328	655.40	09:01:35	00185878977TRL00	XLON
214	655.40	09:01:35	00185878978TRL00	XLON
536	655.80	09:05:50	00185879322TRL00	XLON
484	655.80	09:12:56	00185879777TRL00	XLON
567	655.00	09:16:45	00185880011TRL00	XLON
488	656.00	09:21:17	00185880295TRL00	XLON
579	656.20	09:24:53	00185880441TRL00	XLON
480	656.60	09:32:29	00185881016TRL00	XLON
494	655.80	09:32:36	00185881036TRL00	XLON
578	656.20	09:35:29	00185881250TRL00	XLON
385	655.60	09:36:06	00185881272TRL00	XLON
159	655.60	09:36:06	00185881273TRL00	XLON
533	656.20	09:37:47	00185881362TRL00	XLON
527	658.80	09:53:56	00185882434TRL00	XLON
564	658.40	10:01:54	00185883036TRL00	XLON
517	657.40	10:09:55	00185883454TRL00	XLON
573	657.60	10:12:15	00185883589TRL00	XLON
575	659.00	10:17:54	00185883965TRL00	XLON
536	659.00	10:19:56	00185884099TRL00	XLON
376	659.60	10:31:05	00185885019TRL00	XLON
177	659.60	10:31:05	00185885020TRL00	XLON
573	659.20	10:32:14	00185885103TRL00	XLON
502	659.20	10:42:46	00185885643TRL00	XLON
498	659.80	10:43:02	00185885659TRL00	XLON
561	659.00	10:43:27	00185885694TRL00	XLON
151	659.20	10:43:33	00185885697TRL00	XLON
365	659.20	10:43:45	00185885712TRL00	XLON
532	659.60	10:49:30	00185886295TRL00	XLON
545	659.60	10:49:58	00185886347TRL00	XLON
77	659.80	10:49:58	00185886348TRL00	XLON
125	659.80	10:49:59	00185886349TRL00	XLON
341	659.80	10:50:09	00185886399TRL00	XLON
572	659.80	10:50:58	00185886497TRL00	XLON
517	659.40	10:54:26	00185886750TRL00	XLON
155	659.60	10:54:27	00185886753TRL00	XLON
322	659.60	10:54:27	00185886754TRL00	XLON
519	660.60	10:56:10	00185886926TRL00	XLON
496	660.60	10:56:11	00185886928TRL00	XLON
519	660.40	10:56:14	00185886930TRL00	XLON
295	659.80	10:57:58	00185887026TRL00	XLON
267	659.80	10:57:58	00185887027TRL00	XLON
514	659.40	10:59:05	00185887122TRL00	XLON
558	659.80	11:00:47	00185887223TRL00	XLON
534	659.60	11:04:03	00185887418TRL00	XLON
577	659.20	11:05:00	00185887466TRL00	XLON
547	659.60	11:05:39	00185887520TRL00	XLON
440	659.40	11:05:57	00185887536TRL00	XLON
79	659.40	11:07:12	00185887586TRL00	XLON
522	659.40	11:11:39	00185887893TRL00	XLON
564	658.80	11:12:00	00185887914TRL00	XLON
252	658.20	11:14:30	00185888049TRL00	XLON
72	658.20	11:14:30	00185888050TRL00	XLON
91	658.20	11:14:30	00185888051TRL00	XLON
61	658.20	11:14:30	00185888052TRL00	XLON
542	657.80	11:19:51	00185888389TRL00	XLON
556	657.80	11:28:39	00185888896TRL00	XLON
572	657.60	11:28:40	00185888897TRL00	XLON
476	657.80	11:34:09	00185889201TRL00	XLON

TIME	PRICE	TIME	PRICE	TIME
557	657.80	11:43:01	00185889761TRL00	XLON
546	657.40	11:45:16	00185889902TRL00	XLON
87	656.60	11:45:46	00185889923TRL00	XLON
455	656.60	11:45:46	00185889924TRL00	XLON
344	656.40	11:45:49	00185889926TRL00	XLON
500	657.00	13:25:03	00185895697TRL00	XLON

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

Vistry Group PLC

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