

10 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	09/12/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBp):	617.80
Highest price paid per share (GBp):	629.60
Volume weighted average price paid per share (GBp):	622.67

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,219,164 with 640,292 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,578,872. 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
521	619.60	08:02:07	00186029848TRLOO	XLON
531	617.80	08:04:07	00186030110TRLOO	XLON
525	619.20	08:05:46	00186030306TRLOO	XLON
539	625.00	08:19:05	00186031231TRLOO	XLON
548	625.00	08:22:43	00186031433TRLOO	XLON
513	624.20	08:24:16	00186031563TRLOO	XLON
329	623.80	08:24:35	00186031585TRLOO	XLON
225	623.80	08:24:35	00186031586TRLOO	XLON
523	622.80	08:25:41	00186031679TRLOO	XLON
502	622.80	08:26:58	00186031789TRLOO	XLON
504	622.60	08:30:18	00186031996TRLOO	XLON
551	622.40	08:31:48	00186032231TRLOO	XLON
543	622.20	08:31:52	00186032237TRLOO	XLON
539	622.00	08:32:16	00186032300TRLOO	XLON
535	622.00	08:32:58	00186032342TRLOO	XLON
1	622.60	08:33:22	00186032420TRLOO	XLON
589	622.60	08:33:22	00186032421TRLOO	XLON
537	624.60	08:35:33	00186032645TRLOO	XLON
19	624.00	08:36:22	00186032715TRLOO	XLON
552	624.00	08:36:22	00186032716TRLOO	XLON
491	624.00	08:37:25	00186032791TRLOO	XLON
511	623.40	08:38:06	00186032824TRLOO	XLON
296	623.20	08:38:19	00186032833TRLOO	XLON
289	623.20	08:38:19	00186032834TRLOO	XLON
538	622.00	08:43:20	00186033047TRLOO	XLON
564	622.00	08:43:39	00186033071TRLOO	XLON
548	622.00	08:43:45	00186033075TRLOO	XLON
517	622.00	08:44:18	00186033098TRLOO	XLON
544	622.00	08:44:44	00186033136TRLOO	XLON
553	621.40	08:45:04	00186033156TRLOO	XLON

581	620.00	08:46:25	00186033232TRLOO	XLON
526	619.00	08:47:27	00186033305TRLOO	XLON
571	620.80	08:57:05	00186034115TRLOO	XLON
537	620.20	09:00:34	00186034439TRLOO	XLON
508	623.00	09:09:30	00186035101TRLOO	XLON
71	622.00	09:12:17	00186035289TRLOO	XLON
466	622.00	09:12:17	00186035290TRLOO	XLON
526	626.00	09:21:22	00186035992TRLOO	XLON
538	626.00	09:21:27	00186036000TRLOO	XLON
542	627.20	09:27:38	00186036473TRLOO	XLON
564	629.60	09:32:04	00186036791TRLOO	XLON
103	628.80	09:33:10	00186036866TRLOO	XLON
413	628.80	09:33:10	00186036867TRLOO	XLON
523	628.60	09:33:49	00186036903TRLOO	XLON
498	627.60	09:35:31	00186036993TRLOO	XLON
554	627.40	09:37:00	00186037086TRLOO	XLON
492	625.80	09:37:17	00186037114TRLOO	XLON
519	624.80	09:38:30	00186037186TRLOO	XLON
571	624.00	09:39:31	00186037242TRLOO	XLON
521	623.00	09:39:42	00186037249TRLOO	XLON
512	623.40	09:39:42	00186037250TRLOO	XLON
531	624.40	09:45:56	00186037761TRLOO	XLON
510	623.80	09:54:25	00186038287TRLOO	XLON
540	623.60	09:55:50	00186038372TRLOO	XLON
557	623.40	09:57:14	00186038456TRLOO	XLON
558	623.00	10:00:01	00186038612TRLOO	XLON
551	622.40	10:00:13	00186038633TRLOO	XLON
563	622.40	10:01:37	00186038748TRLOO	XLON
499	622.60	10:01:37	00186038749TRLOO	XLON
487	622.40	10:02:07	00186038814TRLOO	XLON
78	622.00	10:07:46	00186039232TRLOO	XLON
483	622.00	10:07:46	00186039233TRLOO	XLON
560	623.00	10:11:30	00186039468TRLOO	XLON
527	622.60	10:11:55	00186039486TRLOO	XLON
546	622.40	10:17:30	00186039973TRLOO	XLON
55	622.20	10:20:53	00186040278TRLOO	XLON
510	625.00	10:29:48	00186040824TRLOO	XLON
27	624.80	10:31:35	00186040948TRLOO	XLON
370	624.80	10:31:35	00186040949TRLOO	XLON
100	624.80	10:31:35	00186040950TRLOO	XLON
586	624.40	10:32:44	00186041007TRLOO	XLON
590	624.20	10:33:45	00186041064TRLOO	XLON
578	623.80	10:39:21	00186041440TRLOO	XLON
502	624.00	10:47:00	00186041962TRLOO	XLON
27	624.00	10:47:00	00186041963TRLOO	XLON
499	623.60	10:51:01	00186042261TRLOO	XLON
491	622.40	10:55:47	00186042659TRLOO	XLON
552	623.00	11:04:16	00186043292TRLOO	XLON
514	623.00	11:09:25	00186043596TRLOO	XLON
491	623.40	11:13:55	00186043983TRLOO	XLON
585	623.20	11:16:33	00186044240TRLOO	XLON
558	622.60	11:17:13	00186044312TRLOO	XLON
121	622.20	11:17:33	00186044328TRLOO	XLON
382	622.20	11:17:33	00186044329TRLOO	XLON
539	622.00	11:25:48	00186044901TRLOO	XLON
2	622.00	11:30:09	00186045139TRLOO	XLON
513	622.00	11:33:57	00186045391TRLOO	XLON
571	621.80	11:38:50	00186045764TRLOO	XLON
580	621.40	11:38:57	00186045776TRLOO	XLON
552	621.40	11:44:27	00186046127TRLOO	XLON
299	621.20	11:53:57	00186046907TRLOO	XLON
284	621.20	11:53:57	00186046908TRLOO	XLON
505	621.00	12:02:25	00186047592TRLOO	XLON
543	620.80	12:14:27	00186048293TRLOO	XLON
570	619.40	12:20:45	00186048739TRLOO	XLON
576	619.40	12:22:29	00186048907TRLOO	XLON
507	619.20	12:23:16	00186048983TRLOO	XLON
318	618.80	12:23:18	00186048984TRLOO	XLON
3 000	618.40	12:29:36	00186049373TRLOO	XLON

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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
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