

11 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	10/12/2025
Aggregated number of Ordinary shares purchased:	47,500
Lowest price paid per share (GBp):	618.60
Highest price paid per share (GBp):	632.00
Volume weighted average price paid per share (GBp):	624.70

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,171,664 with 640,292 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,531,372. 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
537	625.00	08:00:30	00186083363TRL00	XLON
28	625.00	08:00:30	00186083364TRL00	XLON
24	621.60	08:03:50	00186083881TRL00	XLON
475	627.00	08:19:19	00186085285TRL00	XLON
587	629.00	08:22:20	00186085466TRL00	XLON
350	630.80	08:25:04	00186085598TRL00	XLON
148	630.80	08:25:04	00186085599TRL00	XLON
453	630.00	08:31:33	00186086169TRL00	XLON
566	632.00	08:36:04	00186086562TRL00	XLON
128	629.80	08:36:49	00186086613TRL00	XLON
277	629.80	08:37:19	00186086659TRL00	XLON
143	629.80	08:37:45	00186086679TRL00	XLON
501	628.40	08:43:56	00186087082TRL00	XLON
513	627.60	08:45:02	00186087129TRL00	XLON
484	627.00	08:47:17	00186087282TRL00	XLON
529	628.20	08:58:24	00186087988TRL00	XLON
485	627.80	09:01:12	00186088196TRL00	XLON
499	626.80	09:02:21	00186088250TRL00	XLON
546	626.80	09:02:35	00186088265TRL00	XLON
527	626.80	09:08:06	00186088556TRL00	XLON
554	626.40	09:09:22	00186088628TRL00	XLON
565	626.00	09:13:11	00186088840TRL00	XLON
499	624.80	09:13:37	00186088883TRL00	XLON
507	623.80	09:14:49	00186089000TRL00	XLON
537	622.40	09:15:06	00186089041TRL00	XLON
519	620.80	09:15:11	00186089057TRL00	XLON
496	621.60	09:17:14	00186089251TRL00	XLON
192	623.20	09:18:40	00186089354TRL00	XLON
497	624.80	09:24:31	00186089857TRL00	XLON
548	624.20	09:32:28	00186090330TRL00	XLON

519	624.60	09:40:02	00186090749TRLOO	XLON
485	626.00	09:54:55	00186091546TRLOO	XLON
37	626.00	09:57:02	00186091654TRLOO	XLON
502	625.00	09:57:19	00186091667TRLOO	XLON
517	626.00	10:18:01	00186092755TRLOO	XLON
434	625.00	10:22:47	00186093009TRLOO	XLON
139	625.00	10:22:47	00186093010TRLOO	XLON
520	624.60	10:46:25	00186094399TRLOO	XLON
537	624.40	10:49:44	00186094573TRLOO	XLON
586	624.60	10:56:10	00186094896TRLOO	XLON
556	624.40	11:00:23	00186095200TRLOO	XLON
187	624.00	11:27:46	00186097241TRLOO	XLON
12	624.00	11:27:46	00186097242TRLOO	XLON
27	624.00	11:27:46	00186097243TRLOO	XLON
40	624.00	11:27:46	00186097244TRLOO	XLON
4	624.00	11:27:46	00186097245TRLOO	XLON
269	624.00	11:27:46	00186097246TRLOO	XLON
161	623.00	11:28:56	00186097335TRLOO	XLON
34	623.00	11:28:56	00186097336TRLOO	XLON
357	623.00	11:40:17	00186097926TRLOO	XLON
533	622.20	11:50:39	00186098537TRLOO	XLON
541	621.60	11:54:24	00186098710TRLOO	XLON
547	621.00	12:01:07	00186099090TRLOO	XLON
260	620.80	12:02:12	00186099164TRLOO	XLON
252	620.80	12:02:12	00186099165TRLOO	XLON
52	620.80	12:02:18	00186099169TRLOO	XLON
507	620.80	12:02:18	00186099170TRLOO	XLON
407	620.20	12:05:24	00186099294TRLOO	XLON
152	620.20	12:07:58	00186099422TRLOO	XLON
569	620.00	12:08:23	00186099435TRLOO	XLON
252	619.60	12:17:15	00186100072TRLOO	XLON
258	619.60	12:17:15	00186100073TRLOO	XLON
575	619.60	12:20:15	00186100235TRLOO	XLON
492	619.00	12:26:58	00186100714TRLOO	XLON
63	619.60	12:31:03	00186100879TRLOO	XLON
467	619.60	12:31:03	00186100880TRLOO	XLON
450	618.60	12:41:05	00186101458TRLOO	XLON
46	618.60	12:41:05	00186101459TRLOO	XLON
486	620.40	13:04:57	00186102727TRLOO	XLON
513	621.40	13:15:58	00186103386TRLOO	XLON
187	622.60	13:20:34	00186103669TRLOO	XLON
359	622.60	13:20:34	00186103670TRLOO	XLON
487	623.00	13:24:06	00186103867TRLOO	XLON
587	624.00	13:29:30	00186104135TRLOO	XLON
574	624.20	13:30:20	00186104194TRLOO	XLON
545	623.60	13:31:49	00186104301TRLOO	XLON
514	623.60	13:35:44	00186104493TRLOO	XLON
341	623.00	13:43:43	00186104951TRLOO	XLON
232	623.00	13:43:43	00186104952TRLOO	XLON
537	623.20	13:51:31	00186105423TRLOO	XLON
553	623.20	13:53:56	00186105629TRLOO	XLON
551	623.00	13:59:15	00186105981TRLOO	XLON
388	623.40	14:12:03	00186106822TRLOO	XLON
101	623.40	14:12:03	00186106823TRLOO	XLON
589	623.40	14:14:00	00186106931TRLOO	XLON
493	622.60	14:14:08	00186106955TRLOO	XLON
258	625.00	14:16:54	00186107180TRLOO	XLON
246	625.00	14:16:54	00186107181TRLOO	XLON
400	624.80	14:21:34	00186107548TRLOO	XLON
181	624.80	14:21:34	00186107549TRLOO	XLON
550	624.80	14:25:27	00186107923TRLOO	XLON
564	624.40	14:27:13	00186108069TRLOO	XLON
586	625.00	14:33:02	00186109304TRLOO	XLON
585	624.60	14:37:09	00186110037TRLOO	XLON
544	629.00	14:56:00	00186112308TRLOO	XLON
554	629.20	15:04:42	00186113431TRLOO	XLON
587	629.20	15:13:35	00186114351TRLOO	XLON
588	628.60	15:17:36	00186114943TRLOO	XLON
484	628.20	15:19:25	00186115165TRLOO	XLON

TRF	629.20	15:19:29	00186115654TRLOO	XLON
503	628.20	15:24:35	00186115654TRLOO	XLON
564	627.60	15:25:38	00186115756TRLOO	XLON
8	627.60	15:25:38	00186115757TRLOO	XLON
521	627.40	15:32:47	00186116383TRLOO	XLON
578	626.60	15:34:29	00186116559TRLOO	XLON
541	626.40	15:46:48	00186117622TRLOO	XLON
129	626.00	15:47:49	00186117677TRLOO	XLON
587	626.20	15:50:02	00186117849TRLOO	XLON
497	626.00	15:50:06	00186117853TRLOO	XLON
533	625.00	15:59:13	00186118598TRLOO	XLON
123	623.80	15:59:19	00186118605TRLOO	XLON
403	623.80	15:59:19	00186118606TRLOO	XLON
572	625.40	16:02:27	00186118896TRLOO	XLON
546	624.80	16:04:35	00186119124TRLOO	XLON
523	624.60	16:05:36	00186119205TRLOO	XLON
539	624.40	16:08:35	00186119558TRLOO	XLON
508	623.60	16:09:18	00186119643TRLOO	XLON
58	624.20	16:13:23	00186120115TRLOO	XLON
377	624.20	16:13:23	00186120116TRLOO	XLON
123	624.20	16:13:23	00186120117TRLOO	XLON
43	623.40	16:13:30	00186120142TRLOO	XLON

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

Vistry Group PLC

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