

12 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	11/12/2025
Aggregated number of Ordinary shares purchased:	48,000
Lowest price paid per share (GBp):	616.40
Highest price paid per share (GBp):	625.80
Volume weighted average price paid per share (GBp):	622.27

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 321,123,664 with 640,292 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,483,372. 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
160	624.20	08:01:41	00186131938TRLOO	XLON
235	625.00	08:03:07	00186132200TRLOO	XLON
85	625.00	08:03:07	00186132201TRLOO	XLON
244	625.00	08:03:07	00186132202TRLOO	XLON
381	622.60	08:03:12	00186132216TRLOO	XLON
195	622.60	08:03:12	00186132217TRLOO	XLON
526	624.80	08:09:54	00186132887TRLOO	XLON
521	625.00	08:09:54	00186132888TRLOO	XLON
540	623.00	08:12:14	00186133034TRLOO	XLON
501	623.00	08:21:22	00186133978TRLOO	XLON
163	622.00	08:31:00	00186134726TRLOO	XLON
363	622.00	08:31:00	00186134727TRLOO	XLON
501	622.60	08:37:41	00186135443TRLOO	XLON
513	621.60	08:40:33	00186135836TRLOO	XLON
175	622.40	08:49:03	00186136697TRLOO	XLON
497	624.00	08:50:21	00186136902TRLOO	XLON
244	623.00	08:51:17	00186136993TRLOO	XLON
286	623.00	08:51:45	00186137032TRLOO	XLON
471	622.40	08:53:00	00186137200TRLOO	XLON
25	622.40	08:53:00	00186137201TRLOO	XLON
23	622.40	08:53:35	00186137231TRLOO	XLON
521	622.00	08:54:10	00186137264TRLOO	XLON
557	620.60	08:55:36	00186137380TRLOO	XLON
587	619.80	08:56:31	00186137475TRLOO	XLON
398	620.80	08:59:36	00186137693TRLOO	XLON
179	620.80	08:59:36	00186137694TRLOO	XLON
570	620.80	09:00:43	00186137794TRLOO	XLON
496	619.80	09:02:02	00186137937TRLOO	XLON
331	619.00	09:04:59	00186138087TRLOO	XLON
227	619.00	09:04:59	00186138088TRLOO	XLON

534	619.20	09:08:43	00186138316TRL00	XLON
183	619.00	09:11:51	00186138498TRL00	XLON
292	619.00	09:11:51	00186138499TRL00	XLON
47	619.00	09:11:51	00186138500TRL00	XLON
48	619.00	09:12:38	00186138525TRL00	XLON
375	618.00	09:14:01	00186138649TRL00	XLON
120	618.00	09:14:01	00186138650TRL00	XLON
495	617.40	09:15:02	00186138756TRL00	XLON
540	618.20	09:18:46	00186139088TRL00	XLON
51	618.00	09:19:56	00186139176TRL00	XLON
531	618.20	09:21:40	00186139269TRL00	XLON
541	617.60	09:23:56	00186139409TRL00	XLON
517	616.40	09:24:28	00186139481TRL00	XLON
547	616.60	09:26:30	00186139596TRL00	XLON
534	616.60	09:27:27	00186139666TRL00	XLON
537	621.00	09:30:17	00186139893TRL00	XLON
518	621.00	09:30:21	00186139902TRL00	XLON
145	620.60	09:30:22	00186139904TRL00	XLON
370	620.60	09:30:22	00186139905TRL00	XLON
98	621.20	09:35:38	00186140247TRL00	XLON
414	621.20	09:35:38	00186140248TRL00	XLON
37	620.80	09:35:44	00186140253TRL00	XLON
452	620.80	09:37:32	00186140340TRL00	XLON
157	620.20	09:38:00	00186140372TRL00	XLON
336	620.20	09:38:00	00186140373TRL00	XLON
305	621.20	09:45:37	00186140790TRL00	XLON
259	621.20	09:46:29	00186140855TRL00	XLON
516	623.20	09:50:08	00186141163TRL00	XLON
38	623.60	09:51:22	00186141224TRL00	XLON
469	623.60	09:51:22	00186141225TRL00	XLON
548	622.80	09:52:05	00186141275TRL00	XLON
513	622.40	10:00:47	00186141696TRL00	XLON
295	621.20	10:03:45	00186141847TRL00	XLON
44	621.20	10:03:45	00186141848TRL00	XLON
6	621.20	10:03:45	00186141849TRL00	XLON
6	621.20	10:03:45	00186141850TRL00	XLON
222	621.20	10:04:00	00186141866TRL00	XLON
169	622.60	10:17:38	00186142740TRL00	XLON
374	622.60	10:18:27	00186142784TRL00	XLON
591	622.60	10:19:46	00186142853TRL00	XLON
558	623.60	10:26:35	00186143238TRL00	XLON
562	623.20	10:27:51	00186143296TRL00	XLON
268	623.20	10:32:51	00186143711TRL00	XLON
231	623.60	10:35:10	00186143807TRL00	XLON
288	623.60	10:36:05	00186143855TRL00	XLON
579	624.20	10:43:46	00186144411TRL00	XLON
436	625.00	10:44:35	00186144426TRL00	XLON
75	625.00	10:44:35	00186144427TRL00	XLON
552	624.00	10:44:51	00186144433TRL00	XLON
155	623.40	10:47:48	00186144594TRL00	XLON
323	623.60	10:57:57	00186145159TRL00	XLON
73	623.60	10:57:57	00186145160TRL00	XLON
129	623.60	10:57:57	00186145161TRL00	XLON
539	623.40	11:02:21	00186145562TRL00	XLON
37	623.40	11:02:21	00186145564TRL00	XLON
393	623.20	11:07:48	00186145955TRL00	XLON
175	623.20	11:07:48	00186145956TRL00	XLON
487	623.00	11:07:50	00186145958TRL00	XLON
12	622.40	11:15:43	00186146421TRL00	XLON
27	622.40	11:15:43	00186146422TRL00	XLON
45	622.40	11:15:43	00186146423TRL00	XLON
54	622.40	11:15:43	00186146424TRL00	XLON
27	622.40	11:15:43	00186146425TRL00	XLON
347	622.40	11:16:14	00186146448TRL00	XLON
553	622.60	11:23:05	00186146830TRL00	XLON
437	622.20	11:34:42	00186147400TRL00	XLON
1	622.20	11:37:35	00186147573TRL00	XLON
520	623.20	11:49:31	00186148278TRL00	XLON
562	622.00	12:02:00	00186148854TRL00	XLON

502	622.00	12:02:00	0018614955TRLOO	XLON
521	621.60	12:07:47	00186149155TRLOO	XLON
579	621.20	12:14:15	00186149527TRLOO	XLON
195	620.60	12:18:07	00186149712TRLOO	XLON
505	622.40	12:29:17	00186150341TRLOO	XLON
83	622.40	12:29:17	00186150342TRLOO	XLON
584	622.40	12:33:56	00186150499TRLOO	XLON
12	623.00	12:51:45	00186151316TRLOO	XLON
12	623.00	12:51:45	00186151317TRLOO	XLON
13	623.00	12:51:45	00186151318TRLOO	XLON
39	623.00	12:51:45	00186151319TRLOO	XLON
90	623.00	12:51:45	00186151320TRLOO	XLON
344	623.00	12:51:45	00186151321TRLOO	XLON
556	622.40	13:08:03	00186151936TRLOO	XLON
184	621.20	13:08:09	00186151943TRLOO	XLON
404	621.20	13:08:09	00186151944TRLOO	XLON
524	622.60	13:36:42	00186153319TRLOO	XLON
273	623.40	13:49:02	00186153968TRLOO	XLON
221	623.40	13:49:02	00186153969TRLOO	XLON
484	623.40	13:51:29	00186154154TRLOO	XLON
40	623.40	13:51:57	00186154173TRLOO	XLON
516	622.80	13:52:34	00186154196TRLOO	XLON
587	623.40	13:53:04	00186154234TRLOO	XLON
504	622.40	13:59:58	00186154590TRLOO	XLON
563	622.80	14:09:27	00186155029TRLOO	XLON
358	622.40	14:29:35	00186156115TRLOO	XLON
374	622.80	14:31:37	00186157104TRLOO	XLON
125	622.80	14:31:37	00186157105TRLOO	XLON
507	624.00	14:40:25	00186158440TRLOO	XLON
175	624.00	14:41:12	00186158695TRLOO	XLON
345	624.00	14:41:12	00186158696TRLOO	XLON
120	624.20	14:41:15	00186158703TRLOO	XLON
442	624.20	14:41:15	00186158704TRLOO	XLON
501	624.60	14:41:43	00186158766TRLOO	XLON
212	624.80	14:41:47	00186158773TRLOO	XLON
293	624.80	14:43:48	00186158952TRLOO	XLON
98	625.00	14:43:48	00186158953TRLOO	XLON
244	625.00	14:43:48	00186158954TRLOO	XLON
577	625.80	14:46:31	00186159212TRLOO	XLON
2	625.40	14:52:27	00186160101TRLOO	XLON
514	625.40	14:52:27	00186160102TRLOO	XLON
591	625.20	14:54:41	00186160487TRLOO	XLON
3	625.20	14:54:41	00186160488TRLOO	XLON
512	624.80	14:54:42	00186160494TRLOO	XLON
576	624.80	14:56:50	00186160777TRLOO	XLON
593	624.60	14:56:54	00186160783TRLOO	XLON
73	624.60	14:57:50	00186160865TRLOO	XLON
448	624.60	14:57:50	00186160866TRLOO	XLON
530	624.40	14:57:54	00186160869TRLOO	XLON
220	624.00	14:58:56	00186160972TRLOO	XLON

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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