

17 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	16/12/2025
Aggregated number of Ordinary shares purchased:	42,349
Lowest price paid per share (GBP):	618.00
Highest price paid per share (GBP):	625.20
Volume weighted average price paid per share (GBP):	621.34

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 320,984,610 with 622,779 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,361,831. 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
70	618.00	08:00:42	00186303127TRLOO	XLON
470	618.00	08:00:42	00186303128TRLOO	XLON
197	619.80	08:00:48	00186303143TRLOO	XLON
400	619.80	08:00:48	00186303144TRLOO	XLON
566	619.00	08:12:11	00186304387TRLOO	XLON
499	621.80	08:13:21	00186304471TRLOO	XLON
599	620.20	08:14:39	00186304528TRLOO	XLON
515	623.00	08:20:07	00186304835TRLOO	XLON
600	623.20	08:20:54	00186304871TRLOO	XLON
560	622.20	08:26:11	00186305137TRLOO	XLON
533	621.00	08:26:30	00186305166TRLOO	XLON
501	620.20	08:26:59	00186305191TRLOO	XLON
604	620.80	08:29:16	00186305392TRLOO	XLON
504	620.40	08:29:28	00186305403TRLOO	XLON
534	621.20	08:31:21	00186305646TRLOO	XLON
527	621.40	08:32:10	00186305716TRLOO	XLON
565	621.20	08:44:42	00186306652TRLOO	XLON
552	620.60	09:00:08	00186307548TRLOO	XLON
547	620.60	09:00:11	00186307551TRLOO	XLON
166	621.00	09:01:12	00186307651TRLOO	XLON
359	621.00	09:01:12	00186307652TRLOO	XLON
519	620.40	09:03:03	00186307763TRLOO	XLON
531	622.20	09:15:03	00186308441TRLOO	XLON
544	622.00	09:30:25	00186309325TRLOO	XLON
548	621.60	09:34:15	00186309558TRLOO	XLON
586	621.20	09:36:39	00186309743TRLOO	XLON
534	619.80	09:36:40	00186309753TRLOO	XLON
518	619.00	09:36:48	00186309780TRLOO	XLON
542	618.00	09:37:03	00186309827TRLOO	XLON
553	620.00	09:38:45	00186309973TRLOO	XLON

28	620.00	09:38:45	00186309974TRLOO	XLON
525	619.60	09:41:55	00186310277TRLOO	XLON
196	618.40	09:45:55	00186310536TRLOO	XLON
337	618.40	09:45:55	00186310537TRLOO	XLON
514	618.60	10:01:48	00186311749TRLOO	XLON
506	620.60	10:49:53	00186314985TRLOO	XLON
513	620.00	10:55:13	00186315354TRLOO	XLON
535	620.40	10:56:31	00186315445TRLOO	XLON
403	620.40	10:59:15	00186315628TRLOO	XLON
98	620.40	10:59:20	00186315631TRLOO	XLON
107	620.80	11:00:48	00186315693TRLOO	XLON
99	620.80	11:00:48	00186315694TRLOO	XLON
376	620.80	11:00:48	00186315695TRLOO	XLON
533	620.00	11:03:50	00186315898TRLOO	XLON
590	619.80	11:18:56	00186316785TRLOO	XLON
504	620.60	12:02:21	00186319410TRLOO	XLON
1	620.60	12:02:49	00186319427TRLOO	XLON
20	620.60	12:04:56	00186319521TRLOO	XLON
32	621.00	12:08:25	00186319735TRLOO	XLON
564	621.00	12:09:29	00186319797TRLOO	XLON
328	623.20	12:22:10	00186320483TRLOO	XLON
199	623.20	12:22:10	00186320484TRLOO	XLON
50	623.20	12:22:17	00186320487TRLOO	XLON
364	624.40	12:26:11	00186320729TRLOO	XLON
239	624.40	12:26:11	00186320730TRLOO	XLON
550	624.60	12:29:11	00186320916TRLOO	XLON
51	624.60	12:29:11	00186320917TRLOO	XLON
602	624.00	12:31:04	00186321029TRLOO	XLON
553	623.40	12:33:58	00186321208TRLOO	XLON
17	623.40	12:58:53	00186322366TRLOO	XLON
507	623.40	12:58:57	00186322368TRLOO	XLON
477	624.40	13:04:16	00186322579TRLOO	XLON
82	624.40	13:04:16	00186322580TRLOO	XLON
580	624.60	13:04:16	00186322581TRLOO	XLON
497	624.40	13:04:46	00186322596TRLOO	XLON
4	624.40	13:04:46	00186322597TRLOO	XLON
520	624.20	13:04:47	00186322599TRLOO	XLON
541	624.80	13:05:46	00186322640TRLOO	XLON
117	625.20	13:16:43	00186323222TRLOO	XLON
393	625.20	13:16:43	00186323223TRLOO	XLON
556	624.00	13:26:01	00186323715TRLOO	XLON
562	623.40	13:28:42	00186323876TRLOO	XLON
548	624.40	13:31:36	00186324201TRLOO	XLON
589	621.80	13:38:10	00186324496TRLOO	XLON
495	621.40	13:44:43	00186325021TRLOO	XLON
584	621.40	13:48:41	00186325262TRLOO	XLON
109	621.00	14:13:43	00186326669TRLOO	XLON
539	623.20	14:34:58	00186328564TRLOO	XLON
592	621.40	14:38:10	00186328943TRLOO	XLON
598	621.80	14:43:04	00186329685TRLOO	XLON
506	622.00	14:44:10	00186329797TRLOO	XLON
527	621.40	15:02:57	00186332031TRLOO	XLON
226	621.00	15:04:58	00186332172TRLOO	XLON
366	621.00	15:04:58	00186332173TRLOO	XLON
554	620.40	15:11:49	00186332841TRLOO	XLON
565	620.80	15:15:44	00186333264TRLOO	XLON
524	620.20	15:16:04	00186333308TRLOO	XLON
308	620.00	15:16:13	00186333322TRLOO	XLON
300	620.60	15:23:15	00186334348TRLOO	XLON
203	620.60	15:23:15	00186334349TRLOO	XLON
599	620.00	15:31:42	00186335255TRLOO	XLON
539	620.00	15:31:43	00186335257TRLOO	XLON
561	620.00	15:46:08	00186336769TRLOO	XLON
595	619.80	15:49:40	00186337302TRLOO	XLON
318	620.20	16:09:52	00186339644TRLOO	XLON
241	620.20	16:09:52	00186339645TRLOO	XLON
578	619.80	16:10:04	00186339662TRLOO	XLON
574	620.80	16:23:06	00186341201TRLOO	XLON
572	620.80	16:25:24	00186341443TRLOO	XLON

SIZE	PRICE	TIME	INSTRUMENT	EXCH
438	620.80	16:28:55	00186341774TRL00	XLON
156	620.80	16:28:55	00186341775TRL00	XLON
32	620.60	16:28:56	00186341780TRL00	XLON

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

Vistry Group PLC

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