

08 January 2026

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	07/01/2026
Aggregated number of Ordinary shares purchased:	75,000
Lowest price paid per share (GBP):	658.80
Highest price paid per share (GBP):	670.80
Volume weighted average price paid per share (GBP):	665.67

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 320,617,143 with 604,496 shares held in Treasury. Therefore, the total voting rights in the Company will be 320,012,647. 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
492	664.00	08:00:10	00186969170TRLOO	XLON
522	662.60	08:01:04	00186969701TRLOO	XLON
571	661.60	08:01:12	00186969736TRLOO	XLON
394	662.60	08:07:35	00186971079TRLOO	XLON
94	662.60	08:07:35	00186971080TRLOO	XLON
582	661.40	08:09:47	00186971454TRLOO	XLON
243	662.20	08:09:47	00186971455TRLOO	XLON
226	662.20	08:09:47	00186971456TRLOO	XLON
65	662.40	08:09:47	00186971457TRLOO	XLON
530	662.80	08:15:29	00186972130TRLOO	XLON
534	663.00	08:15:29	00186972131TRLOO	XLON
511	662.40	08:16:21	00186972247TRLOO	XLON
19	662.60	08:16:52	00186972306TRLOO	XLON
577	663.60	08:16:54	00186972309TRLOO	XLON
339	663.20	08:17:24	00186972368TRLOO	XLON
143	663.20	08:17:24	00186972369TRLOO	XLON
546	662.80	08:18:30	00186972454TRLOO	XLON
575	662.40	08:18:39	00186972471TRLOO	XLON
167	662.20	08:18:45	00186972482TRLOO	XLON
343	662.20	08:19:22	00186972545TRLOO	XLON
478	661.20	08:21:25	00186972782TRLOO	XLON
109	663.20	08:22:34	00186972921TRLOO	XLON
426	663.20	08:23:05	00186972977TRLOO	XLON
568	662.80	08:23:19	00186973002TRLOO	XLON
115	662.20	08:23:25	00186973019TRLOO	XLON
411	662.20	08:23:35	00186973027TRLOO	XLON
494	661.60	08:24:35	00186973126TRLOO	XLON
510	661.20	08:26:08	00186973307TRLOO	XLON
518	661.40	08:28:45	00186973612TRLOO	XLON
155	660.60	08:28:46	00186973614TRLOO	XLON

329	660.60	08:28:46	00186973615TRL00	XLON
283	660.20	08:28:48	00186973616TRL00	XLON
219	660.20	08:28:55	00186973622TRL00	XLON
490	659.40	08:33:35	00186974439TRL00	XLON
221	659.00	08:33:51	00186974484TRL00	XLON
110	659.00	08:33:51	00186974486TRL00	XLON
221	659.00	08:33:51	00186974487TRL00	XLON
539	658.80	08:44:21	00186975931TRL00	XLON
535	659.40	08:50:25	00186976562TRL00	XLON
559	662.20	08:52:22	00186976773TRL00	XLON
519	661.80	08:56:11	00186977131TRL00	XLON
568	661.80	08:58:52	00186977430TRL00	XLON
505	661.60	09:00:00	00186977560TRL00	XLON
540	662.00	09:01:15	00186977688TRL00	XLON
527	662.20	09:01:15	00186977689TRL00	XLON
511	663.80	09:06:45	00186978323TRL00	XLON
498	664.40	09:06:55	00186978339TRL00	XLON
550	664.60	09:06:55	00186978340TRL00	XLON
487	664.60	09:07:33	00186978406TRL00	XLON
494	664.20	09:07:45	00186978425TRL00	XLON
480	663.60	09:09:11	00186978584TRL00	XLON
499	664.40	09:17:11	00186979447TRL00	XLON
496	664.00	09:17:33	00186979511TRL00	XLON
480	664.20	09:17:33	00186979515TRL00	XLON
507	666.20	09:22:35	00186980109TRL00	XLON
148	666.60	09:22:39	00186980121TRL00	XLON
370	666.60	09:22:39	00186980122TRL00	XLON
517	666.20	09:23:00	00186980179TRL00	XLON
228	666.00	09:23:02	00186980182TRL00	XLON
304	666.00	09:23:02	00186980183TRL00	XLON
584	665.40	09:23:03	00186980191TRL00	XLON
532	664.60	09:23:14	00186980206TRL00	XLON
531	663.40	09:30:00	00186981148TRL00	XLON
560	666.00	09:34:38	00186981782TRL00	XLON
307	665.60	09:34:40	00186981785TRL00	XLON
226	665.60	09:34:40	00186981786TRL00	XLON
579	665.80	09:34:40	00186981787TRL00	XLON
464	665.80	09:34:40	00186981788TRL00	XLON
550	666.80	09:34:57	00186981820TRL00	XLON
530	666.40	09:35:29	00186981937TRL00	XLON
553	665.80	09:36:55	00186982049TRL00	XLON
558	665.60	09:37:21	00186982084TRL00	XLON
505	666.80	09:38:30	00186982195TRL00	XLON
553	666.60	09:38:34	00186982197TRL00	XLON
486	666.80	09:38:34	00186982198TRL00	XLON
520	666.40	09:38:39	00186982206TRL00	XLON
240	666.20	09:38:42	00186982207TRL00	XLON
243	666.20	09:38:42	00186982208TRL00	XLON
489	666.20	09:39:51	00186982384TRL00	XLON
581	666.00	09:40:03	00186982403TRL00	XLON
560	665.40	09:40:20	00186982426TRL00	XLON
493	665.40	09:40:52	00186982481TRL00	XLON
420	666.20	09:44:29	00186982915TRL00	XLON
84	666.20	09:44:29	00186982916TRL00	XLON
313	666.40	09:45:36	00186983011TRL00	XLON
215	666.40	09:45:36	00186983012TRL00	XLON
558	666.20	09:46:11	00186983060TRL00	XLON
543	665.80	09:46:30	00186983090TRL00	XLON
491	665.20	09:46:45	00186983103TRL00	XLON
515	664.60	09:46:59	00186983120TRL00	XLON
515	664.80	09:50:41	00186983443TRL00	XLON
188	665.40	09:53:52	00186983723TRL00	XLON
298	665.40	09:53:52	00186983724TRL00	XLON
546	666.40	09:54:03	00186983752TRL00	XLON
480	666.20	09:54:18	00186983786TRL00	XLON
547	666.60	09:55:30	00186983898TRL00	XLON
58	666.00	09:58:26	00186984171TRL00	XLON
442	666.00	09:58:26	00186984172TRL00	XLON
522	665.60	10:00:22	00186984344TRL00	XLON

522	666.00	10:03:22	00186984631TRLOO	XLON
58	666.20	10:03:11	00186984631TRLOO	XLON
516	666.20	10:03:11	00186984632TRLOO	XLON
534	667.20	10:07:32	00186985073TRLOO	XLON
499	666.80	10:07:33	00186985074TRLOO	XLON
556	666.20	10:07:38	00186985090TRLOO	XLON
580	666.20	10:09:10	00186985261TRLOO	XLON
110	666.00	10:09:31	00186985286TRLOO	XLON
404	666.00	10:09:31	00186985287TRLOO	XLON
487	666.40	10:11:00	00186985414TRLOO	XLON
573	666.60	10:11:00	00186985415TRLOO	XLON
478	666.60	10:11:31	00186985495TRLOO	XLON
529	666.40	10:11:47	00186985555TRLOO	XLON
355	666.40	10:11:47	00186985556TRLOO	XLON
179	666.40	10:11:47	00186985557TRLOO	XLON
12	666.40	10:11:47	00186985558TRLOO	XLON
504	665.80	10:14:12	00186985806TRLOO	XLON
121	665.40	10:14:53	00186985873TRLOO	XLON
369	665.40	10:14:53	00186985874TRLOO	XLON
535	666.20	10:15:51	00186985961TRLOO	XLON
549	665.60	10:17:31	00186986082TRLOO	XLON
487	665.80	10:19:15	00186986203TRLOO	XLON
566	666.20	10:25:02	00186986654TRLOO	XLON
534	666.40	10:25:45	00186986723TRLOO	XLON
497	667.00	10:28:21	00186986953TRLOO	XLON
100	666.80	10:28:30	00186986983TRLOO	XLON
390	666.80	10:28:30	00186986984TRLOO	XLON
348	667.00	10:28:37	00186987012TRLOO	XLON
226	667.00	10:28:37	00186987013TRLOO	XLON
548	666.80	10:28:48	00186987034TRLOO	XLON
497	666.80	10:29:23	00186987064TRLOO	XLON
547	667.40	10:34:57	00186987729TRLOO	XLON
535	667.20	10:35:20	00186987777TRLOO	XLON
102	669.00	10:40:19	00186988264TRLOO	XLON
460	669.00	10:40:19	00186988265TRLOO	XLON
502	669.00	10:45:08	00186988802TRLOO	XLON
548	669.40	10:46:23	00186988930TRLOO	XLON
516	669.60	10:47:47	00186989053TRLOO	XLON
521	669.40	10:47:48	00186989055TRLOO	XLON
26	669.40	10:48:12	00186989100TRLOO	XLON
559	669.00	10:50:45	00186989305TRLOO	XLON
571	669.60	10:52:41	00186989456TRLOO	XLON
490	669.20	10:52:42	00186989463TRLOO	XLON
584	669.20	10:53:01	00186989553TRLOO	XLON
491	668.80	10:55:02	00186989811TRLOO	XLON
559	668.20	10:55:12	00186989831TRLOO	XLON
492	668.00	10:56:05	00186989909TRLOO	XLON
493	667.00	10:58:10	00186990077TRLOO	XLON
562	666.00	10:58:29	00186990102TRLOO	XLON
192	666.00	10:58:30	00186990108TRLOO	XLON
358	666.00	10:58:34	00186990115TRLOO	XLON
531	666.60	11:00:39	00186990549TRLOO	XLON
483	667.20	11:03:07	00186990764TRLOO	XLON
568	667.40	11:03:07	00186990765TRLOO	XLON
546	668.00	11:07:17	00186991082TRLOO	XLON
562	667.80	11:10:19	00186991376TRLOO	XLON
580	667.60	11:12:35	00186991552TRLOO	XLON
581	668.00	11:14:09	00186991662TRLOO	XLON
509	667.60	11:14:31	00186991718TRLOO	XLON
574	667.80	11:16:40	00186991916TRLOO	XLON
231	667.00	11:17:14	00186991962TRLOO	XLON
329	667.00	11:17:14	00186991963TRLOO	XLON
570	666.00	11:23:50	00186992603TRLOO	XLON
497	667.40	11:25:12	00186992713TRLOO	XLON
533	668.40	11:27:45	00186993001TRLOO	XLON
266	670.40	11:27:52	00186993012TRLOO	XLON
530	670.80	11:32:29	00186993420TRLOO	XLON
567	670.60	11:33:38	00186993550TRLOO	XLON
523	670.20	11:33:43	00186993560TRLOO	XLON
507	670.00	11:36:00	00186993800TRLOO	XLON

567	670.20	11:36:30	001869938261TRLOO	XLON
536	670.00	11:36:49	00186993882TRLOO	XLON
581	670.00	11:40:56	00186994217TRLOO	XLON
524	669.80	11:42:17	00186994309TRLOO	XLON
528	670.20	11:45:36	00186994490TRLOO	XLON
557	670.00	11:46:14	00186994530TRLOO	XLON
28	669.40	11:46:16	00186994533TRLOO	XLON
80	669.40	11:46:16	00186994534TRLOO	XLON

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

Vistry Group PLC

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