

12 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	09/01/2026
Aggregated number of Ordinary shares purchased:	73,800
Lowest price paid per share (GBP):	668.00
Highest price paid per share (GBP):	696.00
Volume weighted average price paid per share (GBP):	676.85

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 320,467,843 with 602,444 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,865,399. 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
484	673.80	08:01:00	00187104383TRL00	XLON
478	673.20	08:02:37	00187104685TRL00	XLON
272	671.80	08:04:48	00187105199TRL00	XLON
267	671.80	08:05:27	00187105329TRL00	XLON
543	671.20	08:14:33	00187106488TRL00	XLON
519	669.40	08:14:59	00187106521TRL00	XLON
419	668.00	08:15:24	00187106537TRL00	XLON
533	669.80	08:16:12	00187106629TRL00	XLON
354	669.00	08:21:07	00187107054TRL00	XLON
184	669.00	08:21:07	00187107055TRL00	XLON
551	668.60	08:21:08	00187107056TRL00	XLON
418	668.40	08:25:13	00187107350TRL00	XLON
132	668.40	08:25:14	00187107351TRL00	XLON
68	668.20	08:30:45	00187107940TRL00	XLON
477	668.20	08:30:45	00187107942TRL00	XLON
137	668.00	08:31:01	00187107970TRL00	XLON
535	668.40	08:35:08	00187108586TRL00	XLON
416	669.00	08:42:37	00187109370TRL00	XLON
71	669.00	08:42:37	00187109371TRL00	XLON
1	668.40	08:43:36	00187109442TRL00	XLON
185	671.00	08:46:59	00187109705TRL00	XLON
372	671.00	08:46:59	00187109706TRL00	XLON
497	671.80	08:47:01	00187109708TRL00	XLON
568	672.00	08:47:01	00187109709TRL00	XLON
516	673.00	08:48:47	00187109843TRL00	XLON
541	672.20	08:49:46	00187109917TRL00	XLON
510	671.60	08:51:38	00187110044TRL00	XLON
114	673.40	09:03:10	00187110903TRL00	XLON
419	673.40	09:03:10	00187110904TRL00	XLON
531	673.00	09:03:14	00187110909TRL00	XLON

510	672.40	09:03:26	00187110924TRLOO	XLON
49	675.00	09:05:11	00187111055TRLOO	XLON
218	675.00	09:05:11	00187111056TRLOO	XLON
5	675.00	09:05:11	00187111057TRLOO	XLON
17	675.00	09:05:11	00187111058TRLOO	XLON
190	675.00	09:05:11	00187111059TRLOO	XLON
497	675.20	09:05:11	00187111060TRLOO	XLON
185	674.60	09:08:18	00187111249TRLOO	XLON
384	674.60	09:08:18	00187111250TRLOO	XLON
482	676.20	09:19:32	00187112297TRLOO	XLON
570	675.80	09:20:27	00187112446TRLOO	XLON
524	675.60	09:22:45	00187112672TRLOO	XLON
534	676.80	09:28:19	00187113199TRLOO	XLON
520	677.00	09:28:19	00187113200TRLOO	XLON
6	676.40	09:29:06	00187113266TRLOO	XLON
533	676.40	09:29:06	00187113267TRLOO	XLON
534	677.40	09:29:11	00187113281TRLOO	XLON
483	678.60	09:29:24	00187113312TRLOO	XLON
95	678.00	09:29:26	00187113318TRLOO	XLON
376	678.00	09:29:26	00187113319TRLOO	XLON
487	677.80	09:30:25	00187113441TRLOO	XLON
545	677.40	09:35:16	00187114056TRLOO	XLON
233	676.40	09:35:20	00187114071TRLOO	XLON
567	676.60	09:35:20	00187114072TRLOO	XLON
407	676.00	09:35:21	00187114080TRLOO	XLON
69	676.00	09:35:21	00187114081TRLOO	XLON
500	675.20	09:36:15	00187114179TRLOO	XLON
481	676.80	09:43:49	00187114972TRLOO	XLON
519	676.60	09:47:40	00187115279TRLOO	XLON
498	676.20	09:53:41	00187115956TRLOO	XLON
515	675.60	09:55:31	00187116183TRLOO	XLON
507	676.40	10:09:30	00187117489TRLOO	XLON
271	676.20	10:12:56	00187117799TRLOO	XLON
265	676.20	10:12:56	00187117800TRLOO	XLON
542	677.40	10:15:26	00187118008TRLOO	XLON
546	676.80	10:16:53	00187118189TRLOO	XLON
272	678.20	10:21:54	00187118641TRLOO	XLON
231	678.20	10:21:54	00187118642TRLOO	XLON
260	678.20	10:26:57	00187119067TRLOO	XLON
147	678.20	10:26:57	00187119068TRLOO	XLON
141	678.20	10:28:00	00187119143TRLOO	XLON
493	678.60	10:28:33	00187119180TRLOO	XLON
545	678.80	10:36:21	00187119822TRLOO	XLON
100	678.00	10:36:30	00187119837TRLOO	XLON
370	678.00	10:36:30	00187119838TRLOO	XLON
556	679.00	10:43:08	00187120513TRLOO	XLON
559	678.60	10:43:36	00187120554TRLOO	XLON
18	680.60	10:51:10	00187121332TRLOO	XLON
470	680.60	10:51:12	00187121333TRLOO	XLON
244	680.20	10:52:12	00187121401TRLOO	XLON
278	680.20	10:52:20	00187121414TRLOO	XLON
539	681.20	10:52:30	00187121431TRLOO	XLON
531	681.20	10:52:39	00187121444TRLOO	XLON
191	681.40	10:52:49	00187121452TRLOO	XLON
507	682.20	10:53:24	00187121514TRLOO	XLON
530	682.40	10:53:35	00187121523TRLOO	XLON
556	682.00	10:53:51	00187121553TRLOO	XLON
534	681.40	10:53:59	00187121568TRLOO	XLON
253	681.20	10:54:56	00187121648TRLOO	XLON
258	681.20	10:55:31	00187121706TRLOO	XLON
515	681.20	10:55:59	00187121747TRLOO	XLON
527	681.20	10:56:11	00187121762TRLOO	XLON
507	681.20	10:56:22	00187121771TRLOO	XLON
480	681.00	10:57:20	00187121856TRLOO	XLON
518	681.20	10:57:28	00187121868TRLOO	XLON
247	681.00	10:57:39	00187121880TRLOO	XLON
244	681.00	11:01:40	00187122259TRLOO	XLON
523	680.80	11:01:44	00187122271TRLOO	XLON
527	680.60	11:02:03	00187122308TRLOO	XLON

493	679.80	11:02:22	00187122348TRLOO	XLON
469	679.60	11:02:23	00187122353TRLOO	XLON
561	679.60	11:02:27	00187122366TRLOO	XLON
561	679.40	11:04:35	00187122573TRLOO	XLON
551	678.60	11:08:53	00187122946TRLOO	XLON
473	678.80	11:09:27	00187122972TRLOO	XLON
567	678.40	11:10:40	00187123072TRLOO	XLON
517	677.80	11:10:44	00187123077TRLOO	XLON
496	677.00	11:19:19	00187123792TRLOO	XLON
561	677.00	11:32:27	00187124884TRLOO	XLON
503	676.60	11:34:06	00187125008TRLOO	XLON
487	675.40	11:34:53	00187125062TRLOO	XLON
523	675.00	11:34:54	00187125063TRLOO	XLON
533	676.00	11:46:44	00187126031TRLOO	XLON
494	675.40	11:46:45	00187126033TRLOO	XLON
513	675.20	11:58:40	00187127386TRLOO	XLON
514	676.40	12:05:24	00187127941TRLOO	XLON
289	676.00	12:06:29	00187128054TRLOO	XLON
265	676.00	12:06:29	00187128055TRLOO	XLON
473	677.20	12:08:52	00187128249TRLOO	XLON
552	678.00	12:10:39	00187128417TRLOO	XLON
487	677.60	12:12:12	00187128592TRLOO	XLON
521	677.40	12:14:31	00187128795TRLOO	XLON
524	677.60	12:14:46	00187128823TRLOO	XLON
533	677.20	12:15:09	00187128879TRLOO	XLON
109	677.00	12:18:51	00187129168TRLOO	XLON
378	677.00	12:18:51	00187129169TRLOO	XLON
508	677.00	12:19:09	00187129193TRLOO	XLON
525	677.60	12:20:56	00187129354TRLOO	XLON
530	677.60	12:26:03	00187129838TRLOO	XLON
543	677.80	12:26:04	00187129839TRLOO	XLON
512	677.60	12:38:55	00187130895TRLOO	XLON
470	677.00	12:47:44	00187131680TRLOO	XLON
473	676.60	12:48:13	00187131726TRLOO	XLON
562	677.20	12:48:15	00187131729TRLOO	XLON
378	677.20	12:53:56	00187132130TRLOO	XLON
119	677.20	12:53:56	00187132131TRLOO	XLON
537	677.80	13:06:02	00187132917TRLOO	XLON
527	677.40	13:06:25	00187132960TRLOO	XLON
483	676.20	13:10:30	00187133279TRLOO	XLON
498	676.80	13:24:11	00187134402TRLOO	XLON
540	681.00	13:30:16	00187135124TRLOO	XLON
484	680.60	13:30:18	00187135161TRLOO	XLON
555	680.40	13:30:33	00187135199TRLOO	XLON
533	679.20	13:31:08	00187135239TRLOO	XLON
551	678.80	13:33:51	00187135641TRLOO	XLON
49	677.60	13:40:00	00187136122TRLOO	XLON
426	677.60	13:40:00	00187136123TRLOO	XLON
256	678.00	13:52:05	00187136926TRLOO	XLON
229	678.00	13:53:44	00187137024TRLOO	XLON
509	677.60	13:56:00	00187137254TRLOO	XLON
539	677.00	13:59:41	00187137605TRLOO	XLON
499	676.80	14:00:18	00187137648TRLOO	XLON
115	677.80	14:11:41	00187138579TRLOO	XLON
407	677.80	14:11:41	00187138580TRLOO	XLON
156	677.40	14:11:45	00187138587TRLOO	XLON
313	677.40	14:11:45	00187138588TRLOO	XLON
563	677.60	14:18:41	00187139397TRLOO	XLON
77	677.00	14:20:52	00187139631TRLOO	XLON
492	677.00	14:25:05	00187140014TRLOO	XLON
555	676.60	14:26:06	00187140077TRLOO	XLON
527	675.40	14:26:19	00187140096TRLOO	XLON
551	674.80	14:28:49	00187140312TRLOO	XLON
483	674.40	14:28:50	00187140314TRLOO	XLON
532	674.40	14:29:42	00187140404TRLOO	XLON
514	675.40	14:31:31	00187141320TRLOO	XLON
540	678.00	14:36:32	00187142668TRLOO	XLON
566	678.20	14:36:32	00187142669TRLOO	XLON
498	677.60	14:36:36	00187142664TRLOO	XLON

498	677.60	14:39:36	00187143201TRLOO	XLON
567	676.80	14:40:09	00187143250TRLOO	XLON
482	677.60	14:46:41	00187144415TRLOO	XLON
510	678.40	14:55:13	00187146014TRLOO	XLON
482	678.40	14:55:28	00187146094TRLOO	XLON
534	678.00	14:56:14	00187146237TRLOO	XLON
368	679.60	14:56:50	00187146434TRLOO	XLON
185	679.60	14:56:50	00187146435TRLOO	XLON
557	679.40	14:59:50	00187147050TRLOO	XLON
560	679.60	15:01:20	00187147444TRLOO	XLON
137	679.60	15:01:21	00187147450TRLOO	XLON
300	696.00	15:06:57	00187148527TRLOO	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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