

16 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	15/01/2026
Aggregated number of Ordinary shares purchased:	79,000
Lowest price paid per share (GBP):	611.40
Highest price paid per share (GBP):	643.20
Volume weighted average price paid per share (GBP):	632.38

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 320,165,893 with 602,444 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,563,449. 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
542	618.20	08:01:15	00187407431TRLOO	XLON
517	615.40	08:01:24	00187407450TRLOO	XLON
519	615.00	08:01:32	00187407464TRLOO	XLON
552	614.20	08:02:24	00187407673TRLOO	XLON
481	613.80	08:02:26	00187407678TRLOO	XLON
17	613.00	08:02:35	00187407699TRLOO	XLON
478	613.00	08:02:39	00187407704TRLOO	XLON
454	612.60	08:03:20	00187407936TRLOO	XLON
527	611.40	08:04:06	00187408159TRLOO	XLON
458	611.80	08:05:12	00187408482TRLOO	XLON
460	614.60	08:05:58	00187408705TRLOO	XLON
543	616.00	08:07:50	00187409186TRLOO	XLON
545	614.40	08:11:25	00187409792TRLOO	XLON
500	618.40	08:13:22	00187410043TRLOO	XLON
519	617.20	08:13:56	00187410088TRLOO	XLON
162	617.20	08:14:12	00187410137TRLOO	XLON
292	617.20	08:14:12	00187410138TRLOO	XLON
475	616.40	08:14:28	00187410158TRLOO	XLON
547	617.00	08:17:09	00187410457TRLOO	XLON
510	614.40	08:18:10	00187410578TRLOO	XLON
14	615.00	08:18:30	00187410618TRLOO	XLON
535	615.00	08:18:33	00187410628TRLOO	XLON
451	615.60	08:19:15	00187410721TRLOO	XLON
47	615.60	08:19:15	00187410722TRLOO	XLON
521	616.00	08:19:29	00187410745TRLOO	XLON
526	615.60	08:19:43	00187410772TRLOO	XLON
504	615.40	08:21:56	00187411081TRLOO	XLON
389	617.20	08:23:32	00187411276TRLOO	XLON
135	617.20	08:23:32	00187411277TRLOO	XLON
487	617.00	08:24:58	00187411467TRLOO	XLON

460	616.80	08:25:27	00187411526TRLOO	XLON
504	617.00	08:26:11	00187411592TRLOO	XLON
457	616.00	08:29:01	00187411884TRLOO	XLON
15	616.60	08:30:20	00187411999TRLOO	XLON
509	617.20	08:31:06	00187412110TRLOO	XLON
476	616.80	08:31:18	00187412198TRLOO	XLON
509	617.20	08:32:27	00187412327TRLOO	XLON
533	617.60	08:34:48	00187412691TRLOO	XLON
533	617.60	08:35:54	00187412869TRLOO	XLON
488	619.60	08:37:21	00187413175TRLOO	XLON
520	619.80	08:38:01	00187413239TRLOO	XLON
477	620.00	08:38:35	00187413321TRLOO	XLON
522	620.20	08:39:21	00187413441TRLOO	XLON
200	620.00	08:40:08	00187413535TRLOO	XLON
336	620.00	08:40:08	00187413536TRLOO	XLON
465	621.20	08:44:18	00187413915TRLOO	XLON
493	621.40	08:44:31	00187413942TRLOO	XLON
466	623.20	08:46:47	00187414109TRLOO	XLON
288	625.20	08:47:26	00187414175TRLOO	XLON
260	625.20	08:47:26	00187414176TRLOO	XLON
472	625.80	08:48:31	00187414239TRLOO	XLON
546	624.40	08:50:51	00187414431TRLOO	XLON
498	626.60	08:56:16	00187414872TRLOO	XLON
523	626.00	08:58:22	00187415128TRLOO	XLON
508	625.60	08:58:33	00187415150TRLOO	XLON
479	624.80	09:00:20	00187415385TRLOO	XLON
265	624.00	09:00:56	00187415430TRLOO	XLON
508	627.40	09:02:36	00187415654TRLOO	XLON
506	628.00	09:05:19	00187416010TRLOO	XLON
493	628.60	09:07:23	00187416249TRLOO	XLON
1	629.60	09:10:17	00187416555TRLOO	XLON
529	629.60	09:10:17	00187416556TRLOO	XLON
494	631.20	09:13:43	00187416924TRLOO	XLON
489	630.40	09:16:25	00187417278TRLOO	XLON
32	631.80	09:20:32	00187417665TRLOO	XLON
1	631.80	09:20:33	00187417668TRLOO	XLON
471	631.80	09:20:33	00187417669TRLOO	XLON
466	632.40	09:22:35	00187417849TRLOO	XLON
12	634.20	09:24:18	00187418082TRLOO	XLON
6	634.20	09:24:18	00187418084TRLOO	XLON
467	634.20	09:24:18	00187418085TRLOO	XLON
1	634.40	09:24:53	00187418174TRLOO	XLON
484	634.40	09:24:53	00187418175TRLOO	XLON
524	634.00	09:31:32	00187418937TRLOO	XLON
546	633.20	09:31:34	00187418940TRLOO	XLON
500	633.40	09:35:12	00187419398TRLOO	XLON
510	634.00	09:35:22	00187419419TRLOO	XLON
474	635.40	09:40:55	00187419975TRLOO	XLON
462	636.40	09:40:58	00187419978TRLOO	XLON
495	636.60	09:40:59	00187419980TRLOO	XLON
12	636.00	09:43:02	00187420224TRLOO	XLON
512	636.00	09:43:02	00187420225TRLOO	XLON
514	637.80	09:49:21	00187420864TRLOO	XLON
17	639.80	09:53:29	00187421178TRLOO	XLON
476	639.80	09:53:29	00187421179TRLOO	XLON
552	640.40	09:55:30	00187421334TRLOO	XLON
502	640.40	09:55:43	00187421355TRLOO	XLON
18	639.60	09:55:55	00187421376TRLOO	XLON
440	639.60	09:55:55	00187421377TRLOO	XLON
544	640.00	09:59:37	00187421671TRLOO	XLON
476	639.40	10:00:43	00187421783TRLOO	XLON
460	639.20	10:02:07	00187421964TRLOO	XLON
505	638.80	10:02:55	00187422032TRLOO	XLON
483	638.60	10:03:00	00187422054TRLOO	XLON
257	640.00	10:03:48	00187422155TRLOO	XLON
271	640.00	10:03:48	00187422156TRLOO	XLON
531	642.40	10:06:31	00187422441TRLOO	XLON
490	642.60	10:08:08	00187422538TRLOO	XLON
461	642.40	10:08:10	00187422539TRLOO	XLON

TS	STATION	TIME	STATION	TIME
458	642.00	10:08:17	00187422554TRLOO	XLON
482	643.20	10:11:26	00187422870TRLOO	XLON
520	641.80	10:11:27	00187422871TRLOO	XLON
48	642.00	10:12:25	00187422960TRLOO	XLON
46	642.00	10:12:25	00187422961TRLOO	XLON
367	642.00	10:12:25	00187422962TRLOO	XLON
494	641.60	10:14:40	00187423143TRLOO	XLON
23	640.40	10:15:26	00187423250TRLOO	XLON
455	640.40	10:15:26	00187423251TRLOO	XLON
467	639.40	10:15:27	00187423253TRLOO	XLON
553	639.00	10:18:36	00187423556TRLOO	XLON
514	638.40	10:19:15	00187423615TRLOO	XLON
527	637.00	10:19:25	00187423630TRLOO	XLON
78	638.20	10:25:09	00187424150TRLOO	XLON
440	638.20	10:25:09	00187424151TRLOO	XLON
519	639.60	10:26:34	00187424268TRLOO	XLON
12	639.60	10:30:17	00187424658TRLOO	XLON
465	639.60	10:30:17	00187424659TRLOO	XLON
552	639.60	10:32:08	00187424827TRLOO	XLON
183	643.20	10:37:59	00187425319TRLOO	XLON
274	643.20	10:38:05	00187425330TRLOO	XLON
530	642.80	10:38:40	00187425370TRLOO	XLON
512	642.40	10:38:45	00187425378TRLOO	XLON
541	642.00	10:38:46	00187425379TRLOO	XLON
348	641.80	10:39:16	00187425423TRLOO	XLON
188	641.80	10:39:16	00187425424TRLOO	XLON
466	642.60	10:40:17	00187425515TRLOO	XLON
180	642.40	10:40:51	00187425558TRLOO	XLON
332	642.40	10:40:51	00187425559TRLOO	XLON
100	641.40	10:41:54	00187425660TRLOO	XLON
438	641.40	10:41:54	00187425661TRLOO	XLON
485	642.00	10:45:06	00187426033TRLOO	XLON
501	641.60	10:47:32	00187426217TRLOO	XLON
511	641.20	10:48:27	00187426304TRLOO	XLON
529	640.60	10:48:31	00187426315TRLOO	XLON
536	642.00	10:52:35	00187426663TRLOO	XLON
100	641.40	10:53:54	00187426746TRLOO	XLON
397	641.40	10:53:54	00187426747TRLOO	XLON
130	640.80	10:55:54	00187426948TRLOO	XLON
12	640.80	10:55:54	00187426949TRLOO	XLON
374	640.80	10:55:54	00187426950TRLOO	XLON
126	641.00	10:56:43	00187427022TRLOO	XLON
374	641.00	10:56:43	00187427023TRLOO	XLON
476	640.60	10:56:48	00187427029TRLOO	XLON
15	640.00	10:57:34	00187427099TRLOO	XLON
450	640.00	10:57:34	00187427100TRLOO	XLON
493	640.80	10:59:57	00187427324TRLOO	XLON
512	640.60	11:00:13	00187427353TRLOO	XLON
523	640.00	11:01:50	00187427506TRLOO	XLON
288	639.60	11:04:47	00187427770TRLOO	XLON
243	639.60	11:04:47	00187427771TRLOO	XLON
478	639.40	11:04:57	00187427779TRLOO	XLON
490	640.20	11:05:42	00187427915TRLOO	XLON
520	639.00	11:07:47	00187428089TRLOO	XLON
515	638.60	11:08:14	00187428126TRLOO	XLON
553	637.80	11:09:17	00187428254TRLOO	XLON
527	637.40	11:10:28	00187428346TRLOO	XLON
506	638.20	11:13:47	00187428595TRLOO	XLON
481	638.00	11:15:29	00187428742TRLOO	XLON
31	637.60	11:16:04	00187428775TRLOO	XLON
465	637.60	11:16:04	00187428776TRLOO	XLON
455	637.60	11:18:45	00187428975TRLOO	XLON
456	637.60	11:22:53	00187429324TRLOO	XLON
499	637.60	11:24:56	00187429481TRLOO	XLON
162	637.20	11:27:35	00187429744TRLOO	XLON
476	638.60	11:38:29	00187430794TRLOO	XLON
539	638.20	11:38:32	00187430799TRLOO	XLON
38	639.00	11:40:07	00187430927TRLOO	XLON
467	639.00	11:40:07	00187430928TRLOO	XLON

467	639.20	11:43:02	001874311701RLOO	XLON
460	639.00	11:45:49	00187431459TRLOO	XLON
528	638.80	11:51:39	00187431990TRLOO	XLON
456	638.20	11:51:47	00187431996TRLOO	XLON
159	638.00	11:51:52	00187432002TRLOO	XLON
381	638.00	11:51:52	00187432003TRLOO	XLON
178	638.00	11:52:11	00187432032TRLOO	XLON
215	638.00	11:52:11	00187432033TRLOO	XLON
454	640.00	11:56:22	00187432429TRLOO	XLON
60	640.00	11:56:22	00187432430TRLOO	XLON
514	640.20	11:58:15	00187432614TRLOO	XLON
182	641.20	11:58:16	00187432616TRLOO	XLON
368	641.20	11:59:07	00187432670TRLOO	XLON
485	640.60	12:02:59	00187432999TRLOO	XLON
504	640.60	12:03:14	00187433021TRLOO	XLON
502	641.20	12:05:50	00187433194TRLOO	XLON
491	641.20	12:10:40	00187433596TRLOO	XLON
469	641.40	12:18:16	00187434231TRLOO	XLON
462	641.60	12:19:32	00187434359TRLOO	XLON
535	641.80	12:19:41	00187434372TRLOO	XLON
503	640.80	12:19:52	00187434400TRLOO	XLON
535	640.60	12:20:25	00187434457TRLOO	XLON
213	640.80	12:20:25	00187434458TRLOO	XLON
4,000	639.20	12:25:31	00187434980TRLOO	XLON

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

Vistry Group PLC

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