

<b>1</b>	<b>Details of the person discharging managerial responsibilities / person closely associated</b>					
a)	Name	T Lawlor				
<b>2</b>	<b>Reason for the notification</b>					
a)	Position/status	Chief Financial Officer				
b)	Initial notification /Amendment	Initial notification				
<b>3</b>	<b>Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor</b>					
a)	Name	Vistry Group PLC				
b)	LEI	2138001KOWN7CG9SLK53				
<b>4</b>	<b>Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted</b>					
a)	Description of the financial instrument, type of instrument  Identification code	Ordinary Shares of 50p each  GB0001859296				
b)	Nature of the transaction	Purchase of shares by the Trustee of the Vistry Group PLC Share Incentive Plan (the "Plan"). This is a continuing membership in the Plan which is funded via deductions from salary each month.				
c)	Price(s) and volume(s)	<table border="1"><tr><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>£6.35536</td><td>23</td></tr></table>	Price(s)	Volume(s)	£6.35536	23
Price(s)	Volume(s)					
£6.35536	23					
d)	Aggregated information  - Aggregated volume  - Price	23  £6.35536				
e)	Date of the transaction	16/01/2026				
f)	Place of the transaction	London Stock Exchange (LON)				

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