

20 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	19/01/2026
Aggregated number of Ordinary shares purchased:	74,000
Lowest price paid per share (GBP):	637.20
Highest price paid per share (GBP):	653.40
Volume weighted average price paid per share (GBP):	647.22

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 320,014,293 with 602,444 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,411,849. 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
508	644.80	08:02:08	00187551041TRL00	XLON
482	639.00	08:03:33	00187551485TRL00	XLON
488	638.80	08:03:47	00187551529TRL00	XLON
540	637.20	08:05:43	00187551951TRL00	XLON
458	642.80	08:11:06	00187553001TRL00	XLON
511	643.40	08:11:06	00187553003TRL00	XLON
458	647.60	08:14:34	00187553523TRL00	XLON
507	650.00	08:17:30	00187553958TRL00	XLON
466	650.60	08:29:06	00187555676TRL00	XLON
548	651.40	08:31:55	00187556282TRL00	XLON
498	652.40	08:33:55	00187556816TRL00	XLON
520	653.20	08:36:27	00187557525TRL00	XLON
523	653.40	08:36:51	00187557633TRL00	XLON
466	652.00	08:39:39	00187558207TRL00	XLON
544	651.20	08:46:47	00187559675TRL00	XLON
495	649.80	08:49:26	00187560093TRL00	XLON
287	649.20	08:50:21	00187560197TRL00	XLON
241	649.20	08:50:33	00187560222TRL00	XLON
158	649.20	08:51:28	00187560337TRL00	XLON
335	649.20	08:51:28	00187560338TRL00	XLON
497	648.60	08:52:22	00187560440TRL00	XLON
494	647.80	08:55:55	00187560908TRL00	XLON
491	648.00	09:01:28	00187561525TRL00	XLON
10	648.00	09:01:28	00187561526TRL00	XLON
467	646.40	09:12:21	00187562927TRL00	XLON
519	650.60	09:15:23	00187563282TRL00	XLON
540	650.20	09:15:46	00187563318TRL00	XLON
518	649.20	09:19:38	00187563864TRL00	XLON
485	648.00	09:23:36	00187564389TRL00	XLON
495	646.40	09:26:13	00187564739TRL00	XLON

526	647.80	09:27:58	00187564941TRL00	XLON
530	647.40	09:28:41	00187565017TRL00	XLON
523	646.40	09:32:19	00187565592TRL00	XLON
485	645.60	09:34:27	00187565844TRL00	XLON
551	645.00	09:38:46	00187566356TRL00	XLON
492	644.60	09:54:42	00187568229TRL00	XLON
517	645.00	09:55:41	00187568340TRL00	XLON
475	644.60	10:04:58	00187569249TRL00	XLON
218	643.00	10:10:07	00187569685TRL00	XLON
128	643.00	10:11:48	00187569866TRL00	XLON
154	643.00	10:14:00	00187570112TRL00	XLON
133	642.80	10:18:47	00187570695TRL00	XLON
85	642.80	10:18:47	00187570696TRL00	XLON
220	642.80	10:18:52	00187570717TRL00	XLON
84	642.80	10:18:52	00187570718TRL00	XLON
549	644.00	10:25:13	00187571314TRL00	XLON
476	643.60	10:25:37	00187571352TRL00	XLON
553	644.20	10:28:01	00187571585TRL00	XLON
547	643.60	10:36:31	00187572530TRL00	XLON
544	642.60	10:41:12	00187573111TRL00	XLON
522	642.20	10:44:28	00187573564TRL00	XLON
526	642.60	10:55:32	00187574817TRL00	XLON
467	642.80	10:56:05	00187574865TRL00	XLON
523	642.80	10:56:45	00187574944TRL00	XLON
456	642.00	11:00:03	00187575338TRL00	XLON
479	642.60	11:06:13	00187575959TRL00	XLON
82	642.40	11:06:38	00187575991TRL00	XLON
245	642.40	11:06:38	00187575992TRL00	XLON
214	642.40	11:06:38	00187575993TRL00	XLON
550	642.20	11:20:39	00187577500TRL00	XLON
533	641.60	11:23:19	00187577733TRL00	XLON
459	641.00	11:30:20	00187578315TRL00	XLON
19	641.00	11:41:34	00187579342TRL00	XLON
469	643.80	11:53:17	00187580388TRL00	XLON
496	645.00	12:06:40	00187581390TRL00	XLON
40	644.00	12:15:00	00187582077TRL00	XLON
454	644.60	12:15:20	00187582133TRL00	XLON
37	644.60	12:15:20	00187582134TRL00	XLON
42	643.80	12:23:50	00187582976TRL00	XLON
32	645.00	12:35:01	00187583855TRL00	XLON
502	645.00	12:35:01	00187583856TRL00	XLON
480	645.80	12:42:31	00187584632TRL00	XLON
3	645.60	12:54:27	00187585695TRL00	XLON
460	645.60	12:54:27	00187585696TRL00	XLON
468	644.80	12:55:44	00187585784TRL00	XLON
41	644.80	12:55:45	00187585785TRL00	XLON
3	644.80	12:56:12	00187585855TRL00	XLON
445	646.40	12:58:01	00187586039TRL00	XLON
483	647.00	12:58:01	00187586040TRL00	XLON
476	646.80	13:11:37	00187587188TRL00	XLON
504	646.40	13:18:47	00187587716TRL00	XLON
419	647.00	13:29:13	00187588453TRL00	XLON
77	647.00	13:29:13	00187588454TRL00	XLON
484	648.60	13:36:01	00187589064TRL00	XLON
484	648.80	13:52:45	00187590412TRL00	XLON
499	648.60	13:52:46	00187590414TRL00	XLON
524	649.00	14:01:22	00187591610TRL00	XLON
520	648.20	14:10:23	00187592335TRL00	XLON
478	648.80	14:25:21	00187593871TRL00	XLON
457	648.60	14:30:00	00187594360TRL00	XLON
488	649.60	14:33:40	00187594968TRL00	XLON
484	648.20	14:35:19	00187595161TRL00	XLON
523	646.80	14:36:43	00187595330TRL00	XLON
420	645.40	14:38:56	00187595667TRL00	XLON
101	645.40	14:38:56	00187595668TRL00	XLON
549	646.20	14:43:45	00187596129TRL00	XLON
505	646.00	14:49:27	00187596730TRL00	XLON
310	645.20	14:49:39	00187596766TRL00	XLON
177	645.20	14:49:39	00187596767TRL00	XLON

LINE	PRICE	TIME	ORDER NO	EXCH
522	647.00	14:50:27	00187596851TRLOO	XLON
531	645.80	15:03:18	00187598257TRLOO	XLON
554	647.00	15:04:41	00187598422TRLOO	XLON
545	648.60	15:16:00	00187599967TRLOO	XLON
504	648.20	15:20:56	00187600508TRLOO	XLON
483	647.40	15:21:08	00187600533TRLOO	XLON
536	647.20	15:22:26	00187600640TRLOO	XLON
6	648.20	15:26:01	00187601011TRLOO	XLON
505	648.20	15:26:01	00187601012TRLOO	XLON
488	648.00	15:29:17	00187601427TRLOO	XLON
493	648.80	15:37:18	00187602395TRLOO	XLON
29,485	648.60	15:42:42	00187603357TRLOO	XLON

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

Vistry Group PLC

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