

27 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	26/01/2026
Aggregated number of Ordinary shares purchased:	15,442
Lowest price paid per share (GBP):	642.80
Highest price paid per share (GBP):	651.60
Volume weighted average price paid per share (GBP):	647.52

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 319,936,980 with 589,165 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,347,815. 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
320	645.80	08:13:43	00187943891TRL00	XLON
163	645.80	08:13:43	00187943892TRL00	XLON
67	645.20	08:14:55	00187944127TRL00	XLON
468	645.20	08:14:55	00187944128TRL00	XLON
526	644.40	08:22:53	00187945261TRL00	XLON
500	644.60	08:27:59	00187945896TRL00	XLON
458	645.00	08:33:25	00187946688TRL00	XLON
27	644.00	08:38:30	00187947620TRL00	XLON
54	644.00	08:38:30	00187947621TRL00	XLON
81	644.00	08:38:30	00187947622TRL00	XLON
81	644.00	08:38:30	00187947623TRL00	XLON
27	644.00	08:38:30	00187947624TRL00	XLON
230	644.00	08:38:44	00187947668TRL00	XLON
246	642.80	08:47:56	00187949030TRL00	XLON
59	642.80	08:47:56	00187949031TRL00	XLON
145	642.80	08:47:56	00187949032TRL00	XLON
463	644.80	09:10:12	00187951645TRL00	XLON
455	644.20	09:10:56	00187951703TRL00	XLON
399	644.60	09:30:02	00187953586TRL00	XLON
11	644.60	09:30:02	00187953587TRL00	XLON
413	645.00	09:36:34	00187954393TRL00	XLON
112	645.00	09:36:34	00187954394TRL00	XLON
266	644.40	09:37:02	00187954451TRL00	XLON
192	644.40	09:37:02	00187954452TRL00	XLON
454	644.20	09:39:36	00187954758TRL00	XLON
39	645.20	09:42:08	00187954997TRL00	XLON
79	645.20	09:42:09	00187954999TRL00	XLON
408	645.20	09:42:09	00187955000TRL00	XLON
452	645.00	09:46:00	00187955350TRL00	XLON
11	646.00	10:02:47	00187956910TRL00	XLON

143	646.00	10:02:47	00187956911TRLOO	XLON
318	646.00	10:02:47	00187956912TRLOO	XLON
40	646.00	10:02:47	00187956913TRLOO	XLON
302	646.80	10:25:00	00187959134TRLOO	XLON
11	646.80	10:25:00	00187959135TRLOO	XLON
11	646.80	10:25:07	00187959169TRLOO	XLON
43	647.40	10:29:18	00187959534TRLOO	XLON
15	647.40	10:29:18	00187959535TRLOO	XLON
14	647.40	10:29:18	00187959536TRLOO	XLON
435	647.40	10:30:26	00187959644TRLOO	XLON
456	647.00	10:32:57	00187959869TRLOO	XLON
32	647.00	10:32:57	00187959870TRLOO	XLON
14	647.20	10:49:39	00187961501TRLOO	XLON
28	647.20	10:49:39	00187961502TRLOO	XLON
4	647.20	10:51:32	00187961665TRLOO	XLON
219	647.20	10:51:32	00187961666TRLOO	XLON
12	647.20	10:51:32	00187961667TRLOO	XLON
20	647.60	10:52:01	00187961708TRLOO	XLON
5	647.60	10:52:01	00187961709TRLOO	XLON
7	647.60	10:52:01	00187961710TRLOO	XLON
4	647.60	10:52:01	00187961711TRLOO	XLON
14	647.60	10:52:20	00187961762TRLOO	XLON
5	647.60	10:52:20	00187961763TRLOO	XLON
6	647.60	10:52:20	00187961764TRLOO	XLON
28	647.60	10:52:20	00187961765TRLOO	XLON
24	647.60	10:52:38	00187961786TRLOO	XLON
8	647.60	10:52:38	00187961787TRLOO	XLON
3	647.60	10:52:38	00187961788TRLOO	XLON
11	647.60	10:52:38	00187961789TRLOO	XLON
315	647.60	10:52:41	00187961797TRLOO	XLON
247	647.40	11:11:24	00187963680TRLOO	XLON
5,442	651.60	15:33:19	00188001243TRLOO	XLON

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

Vistry Group PLC

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