

28 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	27/01/2026
Aggregated number of Ordinary shares purchased:	15,160
Lowest price paid per share (GBP):	652.80
Highest price paid per share (GBP):	662.00
Volume weighted average price paid per share (GBP):	659.44

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 319,921,820 with 589,165 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,332,655. 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
191	657.20	08:00:32	00188029022TRL00	XLON
333	657.20	08:00:32	00188029023TRL00	XLON
522	652.80	08:00:37	00188029076TRL00	XLON
49	655.00	08:02:12	00188029608TRL00	XLON
529	656.40	08:02:45	00188029712TRL00	XLON
65	657.20	08:03:28	00188029881TRL00	XLON
48	657.20	08:04:11	00188030093TRL00	XLON
175	659.00	08:08:10	00188030928TRL00	XLON
339	659.00	08:08:10	00188030929TRL00	XLON
457	658.00	08:08:42	00188031049TRL00	XLON
464	657.40	08:08:43	00188031052TRL00	XLON
518	657.80	08:10:53	00188031372TRL00	XLON
320	658.60	08:11:18	00188031421TRL00	XLON
1	658.60	08:12:01	00188031551TRL00	XLON
164	658.60	08:12:01	00188031552TRL00	XLON
6	657.60	08:14:35	00188031798TRL00	XLON
486	657.60	08:14:35	00188031799TRL00	XLON
247	658.20	08:19:31	00188032354TRL00	XLON
22	658.20	08:19:31	00188032355TRL00	XLON
5	658.20	08:21:45	00188032650TRL00	XLON
181	658.20	08:21:45	00188032651TRL00	XLON
468	658.00	08:21:58	00188032682TRL00	XLON
215	657.60	08:22:11	00188032705TRL00	XLON
282	657.60	08:22:11	00188032706TRL00	XLON
470	657.60	08:23:35	00188032871TRL00	XLON
117	657.60	08:23:37	00188032874TRL00	XLON
85	657.60	08:23:44	00188032886TRL00	XLON
1	657.60	08:23:51	00188032896TRL00	XLON
1	657.60	08:24:15	00188032931TRL00	XLON
32	659.20	08:30:24	00188033662TRL00	XLON

472	659.20	08:30:24	00188033663TRL00	XLON
475	660.60	08:31:35	00188033855TRL00	XLON
276	659.60	08:31:43	00188033874TRL00	XLON
207	659.60	08:32:00	00188033906TRL00	XLON
34	659.60	08:32:00	00188033907TRL00	XLON
23	659.60	08:32:00	00188033908TRL00	XLON
7	659.60	08:32:00	00188033909TRL00	XLON
461	660.60	08:37:20	00188034683TRL00	XLON
462	660.20	08:39:58	00188034981TRL00	XLON
526	659.20	08:43:50	00188035628TRL00	XLON
264	658.20	08:50:17	00188036525TRL00	XLON
5,160	662.00	14:46:45	00188071201TRL00	XLON

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

**Vistry Group PLC**

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