

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	00188029022TRLOO	XLON
333	657.20	08:00:32	00188029023TRLOO	XLON
522	652.80	08:00:37	00188029076TRLOO	XLON
49	655.00	08:02:12	00188029608TRLOO	XLON
529	656.40	08:02:45	00188029712TRLOO	XLON
65	657.20	08:03:28	00188029881TRLOO	XLON
48	657.20	08:04:11	00188030093TRLOO	XLON
175	659.00	08:08:10	00188030928TRLOO	XLON
339	659.00	08:08:10	00188030929TRLOO	XLON
457	658.00	08:08:42	00188031049TRLOO	XLON
464	657.40	08:08:43	00188031052TRLOO	XLON
518	657.80	08:10:53	00188031372TRLOO	XLON
320	658.60	08:11:18	00188031421TRLOO	XLON
1	658.60	08:12:01	00188031551TRLOO	XLON
164	658.60	08:12:01	00188031552TRLOO	XLON
6	657.60	08:14:35	00188031798TRLOO	XLON
486	657.60	08:14:35	00188031799TRLOO	XLON
247	658.20	08:19:31	00188032354TRLOO	XLON
22	658.20	08:19:31	00188032355TRLOO	XLON
5	658.20	08:21:45	00188032650TRLOO	XLON
181	658.20	08:21:45	00188032651TRLOO	XLON
468	658.00	08:21:58	00188032682TRLOO	XLON
215	657.60	08:22:11	00188032705TRLOO	XLON
282	657.60	08:22:11	00188032706TRLOO	XLON
470	657.60	08:23:35	00188032871TRLOO	XLON
117	657.60	08:23:37	00188032874TRLOO	XLON
85	657.60	08:23:44	00188032886TRLOO	XLON
1	657.60	08:23:51	00188032896TRLOO	XLON
1	657.60	08:24:15	00188032931TRLOO	XLON
32	659.20	08:30:24	00188033662TRLOO	XLON

472	659.20	08:30:24	00188033663TRLO0	XLON
475	660.60	08:31:35	00188033855TRLO0	XLON
276	659.60	08:31:43	00188033874TRLO0	XLON
207	659.60	08:32:00	00188033906TRLO0	XLON
34	659.60	08:32:00	00188033907TRLO0	XLON
23	659.60	08:32:00	00188033908TRLO0	XLON
7	659.60	08:32:00	00188033909TRLO0	XLON
461	660.60	08:37:20	00188034683TRLO0	XLON
462	660.20	08:39:58	00188034981TRLO0	XLON
526	659.20	08:43:50	00188035628TRLO0	XLON
264	658.20	08:50:17	00188036525TRLO0	XLON
5,160	662.00	14:46:45	00188071201TRLO0	XLON

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

Vistry Group PLC

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