

05 February 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	04/02/2026
Aggregated number of Ordinary shares purchased:	14,756
Lowest price paid per share (GBP):	671.20
Highest price paid per share (GBP):	686.60
Volume weighted average price paid per share (GBP):	677.52

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 319,837,296 with 589,165 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,248,131. 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
484	672.80	08:00:28	00188567071TRL00	XLON
506	675.40	08:01:57	00188567755TRL00	XLON
446	675.60	08:01:57	00188567756TRL00	XLON
465	674.60	08:02:03	00188567784TRL00	XLON
515	673.80	08:03:03	00188568013TRL00	XLON
294	674.40	08:05:34	00188568605TRL00	XLON
169	674.40	08:05:34	00188568606TRL00	XLON
509	673.60	08:06:33	00188568800TRL00	XLON
499	672.40	08:07:33	00188569064TRL00	XLON
461	672.20	08:07:34	00188569068TRL00	XLON
169	671.20	08:09:15	00188569427TRL00	XLON
320	671.40	08:09:16	00188569429TRL00	XLON
200	671.40	08:09:19	00188569432TRL00	XLON
466	671.60	08:11:52	00188569884TRL00	XLON
509	672.40	08:15:03	00188570301TRL00	XLON
511	671.80	08:15:06	00188570304TRL00	XLON
216	671.40	08:15:08	00188570310TRL00	XLON
486	672.00	08:15:09	00188570313TRL00	XLON
520	672.80	08:15:24	00188570338TRL00	XLON
456	674.20	08:17:51	00188570602TRL00	XLON
487	674.20	08:19:10	00188570772TRL00	XLON
499	674.20	08:19:12	00188570774TRL00	XLON
508	673.40	08:19:14	00188570776TRL00	XLON
305	672.80	08:19:46	00188570842TRL00	XLON
4,756	686.60	14:05:11	00188614842TRL00	XLON

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

Vistry Group PLC

Clare Bates, Chief People Officer & General Counsel
01675 437160

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