

03 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	02/02/2026
Aggregated number of Ordinary shares purchased:	10,000
Lowest price paid per share (GBp):	666.60
Highest price paid per share (GBp):	673.40
Volume weighted average price paid per share (GBp):	669.00

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 319,867,012 with 589,165 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,277,847. 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)	Trade reference number	Trading venue
445	666.60	08:00:55	00188374615TRLO0	XLON
33	666.60	08:01:03	00188374689TRLO0	XLON
459	668.20	08:03:01	00188375418TRLO0	XLON
228	667.80	08:04:04	00188375703TRLO0	XLON
297	667.80	08:04:04	00188375704TRLO0	XLON
507	669.20	08:07:51	00188377011TRLO0	XLON
255	670.00	08:11:29	00188378470TRLO0	XLON
269	670.00	08:11:29	00188378471TRLO0	XLON
405	669.60	08:12:41	00188379011TRLO0	XLON
67	669.60	08:12:41	00188379012TRLO0	XLON
539	671.60	08:24:14	00188383864TRLO0	XLON
253	671.00	08:25:39	00188384280TRLO0	XLON
191	671.80	08:27:42	00188384816TRLO0	XLON
264	671.80	08:27:42	00188384817TRLO0	XLON
502	673.40	08:31:39	00188385912TRLO0	XLON
100	671.80	08:31:42	00188385928TRLO0	XLON
186	671.80	08:31:42	00188385929TRLO0	XLON
5,000	668.00	15:15:26	00188444438TRLO0	XLON

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

#### Vistry Group PLC

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