

10 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	09/02/2026
Aggregated number of Ordinary shares purchased:	14,971
Lowest price paid per share (GBP):	659.10
Highest price paid per share (GBP):	673.00
Volume weighted average price paid per share (GBP):	667.63

The purchased shares will be cancelled, following which the remaining number of Ordinary Shares in issue will be 319,793,831 with 568,958 shares held in Treasury. Therefore, the total voting rights in the Company will be 319,224,873. 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
240	672.00	09:13:00	00188854650TRLO0	XLON
234	672.00	09:13:00	00188854651TRLO0	XLON
474	672.00	09:13:03	00188854661TRLO0	XLON
514	672.00	09:14:20	00188854790TRLO0	XLON
349	672.00	09:15:01	00188854850TRLO0	XLON
117	672.00	09:15:01	00188854851TRLO0	XLON
451	672.20	09:19:05	00188855223TRLO0	XLON
462	672.00	09:22:06	00188855608TRLO0	XLON
488	671.40	09:22:15	00188855617TRLO0	XLON
441	671.40	09:22:26	00188855643TRLO0	XLON
529	671.40	09:22:31	00188855651TRLO0	XLON
454	671.40	09:22:51	00188855674TRLO0	XLON
471	671.20	09:22:55	00188855678TRLO0	XLON
523	670.80	09:23:02	00188855687TRLO0	XLON
249	670.20	09:23:09	00188855699TRLO0	XLON
516	671.60	09:30:26	00188856474TRLO0	XLON
510	672.20	09:42:35	00188857696TRLO0	XLON
456	671.60	09:53:26	00188858646TRLO0	XLON
463	671.40	10:04:46	00188859780TRLO0	XLON
445	672.80	10:09:24	00188860220TRLO0	XLON
525	673.00	10:13:42	00188860648TRLO0	XLON
154	673.00	10:14:31	00188860709TRLO0	XLON
359	673.00	10:15:04	00188860746TRLO0	XLON
514	672.80	10:16:47	00188860900TRLO0	XLON
62	672.00	10:16:59	00188860921TRLO0	XLON
4,971	659.10	14:22:32	00188883400TRLO0	XLON

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

Vistry Group PLC

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