

This Policy covers our approach in Vistry Group and each of our subsidiaries.

It is Vistry's policy to conduct all its business in a legal, honest and ethical manner. We take a zero-tolerance approach to tax evasion and are committed to ensuring that the business complies with all applicable tax laws and implements and enforces effective controls and procedures to prevent tax evasion.

We will uphold all laws relevant to preventing tax evasion. In particular, we are bound by the Criminal Finances Act 2017 which includes two corporate criminal offences relating to tax evasion.

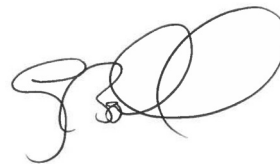
The Group has a detailed Corporate criminal offence policy which sets out our responsibilities, and of those working for us, in upholding our position on the prevention of the facilitation of tax evasion. The policy provides information and guidance to those working for us on how to recognise and deal with issues in connection with tax evasion.

The board of directors of Vistry Group PLC has overall responsibility for ensuring the policy complies with our legal and ethical obligations, and that all those under our control comply with it. The Executive Leadership Team will ensure that such resources, facilities, finances, information, instruction, training and supervision are provided, as is necessary, to minimise the risk of non-conformity and to maintain a culture of the highest standards and performance throughout the Group.

The Company Secretary has primary and day-to-day responsibility for implementing the policy, monitoring its use and effectiveness, dealing with any queries about it, and auditing internal procedures to ensure they are adequate for CCO purposes. Management at all levels are responsible for ensuring those reporting to them understand and comply with the policy and are given adequate training on it.

All employees and contractors are expected to co-operate with Vistry in the implementation of the policy and to report any suspicion of non-conformance, providing suitable channels of communication in accordance with Vistry Group "Speak-up" policy.

This Vistry Policy Statement is continually being monitored and developed and will be formally reviewed annually, though on exception, amendments may be implemented at other times as required by legislative changes, risk factors or work practices.



Greg Fitzgerald
Chief Executive
January 2025