



Strictly private and confidential

To:

Vistry Group plc
11 Tower View
Kings Hill
West Malling
Kent
ME19 4UY

7 October 2022

Dear Sirs

Project Coach – Proposed Combination of Vistry Group plc (“Vistry”) and Countryside Partnerships plc (“Countryside”)

We refer to the quantified financial benefits statement made by the directors of Vistry and our report thereon set out in the announcement entitled “*Recommended cash and share combination of Vistry Group plc and Countryside Partnerships plc*” dated 5 September 2022 in Appendix IV, Parts A and C, respectively.

We confirm that our report dated 5 September 2022, referred to above, continues to apply.

This letter is required by Rule 27.2(d)(ii) of the City Code and is given for the purpose of complying with that rule and for no other purpose. Save for any responsibility which we may have to those persons to whom this letter is expressly addressed, to the fullest extent permitted by law we do not assume any responsibility and will not accept any liability to any other person for any loss suffered by any such other person as a result of, arising out of, or in connection with this letter.

Yours faithfully



Managing Director, UK Investment Banking

For and on behalf of HSBC Bank plc

HSBC Bank plc

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