

Strictly Private & Confidential

Yew Grove REIT plc
57 Fitzwilliam Square North
Dublin 2
D02 CP02
Ireland

26 November 2021

Recommended acquisition of Yew Grove REIT plc ("Yew Grove") by Slate Office Ireland Investment Limited, an indirect wholly owned subsidiary of Slate Office REIT ("Slate"), by means of a scheme of arrangement (the "Acquisition")

Dear Sir/Madam,

We refer to the scheme document to be issued by Yew Grove on or around 29 November 2021 in connection with the Acquisition (the "**Scheme Document**"), a copy of which has been provided to us.

We hereby confirm that we have given and not withdrawn our consent to the inclusion in the Scheme Document of the references to our name in the form and context in which they appear.

We further consent to the publication of a copy of this letter on Yew Grove's website, to the extent required by Rule 26 of the Irish Takeover Panel Act, 1997 Takeover Rules, 2013.

Yours faithfully,

Liberum Capital Limited

By: 

Name: 

Title: 