

Strictly Private & Confidential

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

19 November 2021

Recommended cash offer for 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 "Offer")

Dear Sir/Madam,

We refer to the announcement to be issued by Yew Grove and Slate on or around 19 November 2021 in accordance with Rule 2.5 of the Irish Takeover Rules ("**Rule 2.5 Announcement**") in connection with the Offer.

We hereby confirm that we have given and not withdrawn our consent to the issue of the Rule 2.5 Announcement with the inclusion of the references to our name in the form and context in which they appear.

Yours faithfully,

Liberum Capital Limited

[Redacted]

By: _____

Name: [Redacted]
[Redacted]