

Yew Grove REIT plc
(the "Company" or "Yew Grove")

**Notification of Transactions by Persons Discharging Managerial Responsibilities and
Persons Closely Associated with them**

This form is required for disclosure of transactions under Article 19 of Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (Market Abuse Regulation)

1	Details of the person discharging managerial responsibilities/person closely associated	
a)	Name	<i>Barry O'Dowd</i>
		<i>32 Morehampton Terrace Donnybrook Dublin 4</i>
2	Reason for the notification	
a)	Position/status	<i>Chairman Yew Grove REIT Plc</i>
b)	Initial Notification Amendment	<i>Initial Notification</i>
3	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor	
a)	Name	<i>Yew Grove REIT Plc</i>
b)	LEI	<i>6354003383UIBIYJA86</i>
4	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transactions have been conducted	
a)	Description of the financial instrument, type of instrument Identification code	<i>Ord Share 1p IE00BDT5KP12</i>

b)	Nature of the transaction	<i>Buy</i>	
c)	Price(s) and volume(s)	Price(s)82.5p <insert row for more than one transaction>	Volume(s)15000 <insert row for more than one transaction>
d)	Aggregated information — Aggregated volume — Price	15000 82.5p	
e)	Date of the transaction	<i>14th August 2020</i>	
f)	Place of the transaction	<i>Euronext Dublin</i>	
g)	Additional Information	<i>Previous 50309 Now New Holding 65309</i>	

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