

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>Michael Gibbons</i>
		<i>8 Ballagh Road, Newcastle, NI, BT330LA</i>
2	Reason for the notification	
a)	Position/status	<i>Chief Investment Officer 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 €0.01 IE00BDT5KP12</i>
b)	Nature of the transaction	<i>Buy</i>

c)	Price(s) and volume(s)	<table border="1"> <tr> <td>Price(s) 82.70</td> <td>Volume(s) 30,000</td> </tr> <tr> <td><insert row for more than one transaction></td> <td><insert row for more than one transaction></td> </tr> </table>	Price(s) 82.70	Volume(s) 30,000	<insert row for more than one transaction>	<insert row for more than one transaction>
Price(s) 82.70	Volume(s) 30,000					
<insert row for more than one transaction>	<insert row for more than one transaction>					
d)	Aggregated information — Aggregated volume — Price	30,000 shares 82.70 cents per share				
e)	Date of the transaction	14 th August 2020				
f)	Place of the transaction	EURONEXT DUBLIN				
g)	Additional Information	Previous Holding – 2,052,544 shares Now New Holding – 2,082,544 shares				

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