

12 January 2021

Yew Grove REIT plc
(the "Company" or "Yew Grove ")
Q1 2021 Rent Collection Update

Yew Grove REIT plc (LSE:YEW, Euronext:YEW), which owns a diversified portfolio of Irish commercial property assets, is pleased to announce another positive rent collection update.

Rent Collection Update

Yew Grove is pleased to announce another strong rent collection update, collecting 100% of its quarterly rents for Q1 2021. Quarterly rents account for 90.35% of the quarterly rent roll and monthly rents account for 9.65% of the rent roll. All but €3,175 of the monthly amounts due on 1 January 2021 have been collected. If this rate of collection is repeated in February and March, the full quarterly collections will exceed 99.6%. The 0.4% of rent not collected relates to non-food retail that has been closed due to the new Irish national lockdown announced just after Christmas. In aggregate, the Company's non -food retail rents amount to only 0.7% of the total rent roll. As previously announced last year, we continue to collect agreed deferrals from Q2 and Q3 2020.

Jonathan Laredo, Chief Executive of Yew Grove, commented:

"We are pleased that despite the ongoing challenges created by the resurgence of the Covid-19 pandemic our tenants are still demonstrating business resilience. However, whilst the rapidly accelerating vaccine programmes offer a route out of the current situation, the renewed lockdown will continue to make business very difficult for our smaller tenants and I believe the next six months will continue to challenge us all. Whilst we are cautiously optimistic the vast majority of rents will continue to be paid as they fall due, we will keep the markets updated on any material changes to the situation."

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Forward-looking Statements

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Notes to editors

Yew Grove REIT plc, quoted on the London Stock Exchange's AIM market and on the Euronext Growth Market in Dublin, is an Irish commercial real estate company invested in a diversified portfolio of Irish commercial property. Yew Grove has a particular focus on well-tenanted commercial real estate assets comprising of office and industrial assets outside of Dublin's Central Business District.

Yew Grove's highly experienced team has a proven track record in commercial property investment and asset management in Ireland and internationally and is focused on delivering results. Its investment approach is strategic, not speculative, principally on assets that are let, pre-let or to be let after refurbishment. Shareholders are provided with stable, long-term income from a diverse portfolio of commercial property comprising well-tenanted real estate in strategic centres let to Irish government entities and other state bodies, IDA Ireland supported and other FDI companies, and larger corporates.