

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

Q3 2021 Dividend

Yew Grove REIT plc (LSE:YEW, Euronext:YEW), which owns a diversified portfolio of Irish commercial property assets, announces that the Board of Directors has approved the payment of an interim ordinary dividend in respect of the third quarter of 2021 (being the period from 1 July to 30 September) of 1.20 cents per ordinary share. This will be a Property Income Distribution.

This dividend will be paid on 16 December 2021 to shareholders on the register on 26 November 2021 with a corresponding ex-dividend date of 25 November 2021.

The Board recognises the importance of quarterly dividends for shareholders. This interim ordinary dividend is consistent with the Company's target of paying a consistent and sustainable quarterly dividend.

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Forward-looking Statements

Certain information contained in this announcement may constitute forward looking information. This information relates to future events or occurrences or the Company's future performance. All information other than information of historical fact is forward looking

information. The use of any of the words “anticipate”, “plan”, “continue”, “estimate”, “expect”, “may”, “will”, “project”, “should”, “believe”, “predict” and “potential” and similar expressions are intended to identify forward looking information. This information involves known and unknown risks, uncertainties and other factors that may cause actual results or events to differ materially from those anticipated in such forward-looking information. No assurance can be given that this information will prove to be correct and such forward looking information included in this announcement should not be relied upon. Forward-looking information speaks only as of the date of this announcement. The forward-looking information included in this announcement is expressly qualified by this cautionary statement and is made as of the date of this announcement. The Company and its group does not undertake any obligation to publicly update or revise any forward-looking information except as required by applicable securities laws.

The directors of Yew Grove accept responsibility for the information contained in this announcement. To the best of the knowledge and belief of the directors of Yew Grove (who, in each case, have taken all reasonable care to ensure such is the case), the information contained in this announcement is in accordance with the facts and does not omit anything likely to affect the import of such information.

Notes to editors

Yew Grove REIT plc, quoted on the London Stock Exchange's AIM market and on the regulated market of Euronext 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.