



**Strictly Private and Confidential**

The Directors  
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19 November 2021

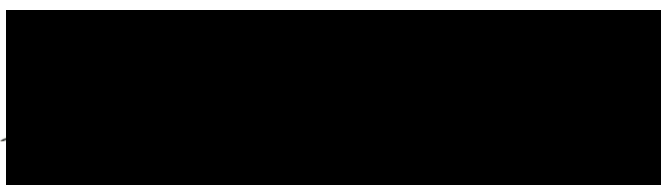
Dear Sirs

**Recommended cash offer for the entire issued and to be issued share capital of Yew Grove REIT plc by Slate Office Ireland Investment Limited, an indirect wholly-owned subsidiary of Slate Office REIT, (the “Acquisition”)**

We refer to the document comprising an announcement to be made pursuant to Rule 2.5 of the Irish Takeover Rules in relation to the Acquisition, to be dated on or around the date of this letter (the “**Announcement**”).

IBI Corporate Finance Limited hereby confirms that it has given and not withdrawn its consent to the publication of the Announcement with the inclusion of its name in the Announcement, and reference thereto, in the form and context in which they appear.

Yours faithfully



IBI Corporate Finance Limited