



CHARTERED SURVEYORS
Dublin ■ Belfast ■ Cork

Strictly Private & Confidential

Yew Grove REIT plc
57 Fitzwilliam Square North
Dublin 2
D02 CP02
Ireland

26 November 2021

St. Stephen's Green House,
Earlsfort Terrace,
Dublin 2, D02 PH42,
Ireland
Telephone: 353 1 638 2700
Email: dublin@lisney.com
Website: www.lisney.com

Recommended acquisition of Yew Grove REIT plc ("Yew Grove") by Slate Office Ireland Investment Limited, an indirect wholly owned subsidiary of Slate Office REIT ("Slate"), by means of a scheme of arrangement (the "Acquisition")

Dear Sir/Madam,

We refer to the scheme document to be issued by Yew Grove on or around 29 November 2021 in connection with the Acquisition (the "**Scheme Document**"), a copy of which has been provided to us.

We hereby confirm that:

- we have given and not withdrawn our consent to the inclusion in the Scheme Document of the references to our name and our property valuation report in the form and context in which they appear; and
- an updated valuation as at the date of the Scheme Document would not be materially different to the valuation as at 30 June 2021 contained within our property valuation report.

We further consent to the publication of our property valuation report as well as a copy of this letter on Yew Grove's website, to the extent required by Rule 26 of the Irish Takeover Panel Act, 1997 Takeover Rules, 2013.

Yours faithfully,

Lisney Limited

By: 

Name: 

Title: 