



**Strictly Private and Confidential**

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26 November 2021

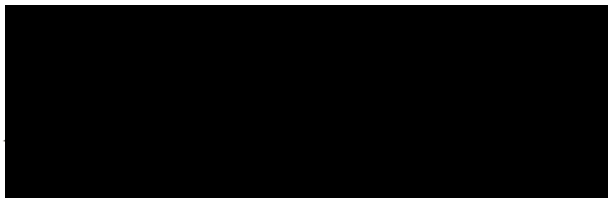
Dear Sirs

**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 Scheme Document (the “**Document**”) to be released on 29 November 2021 in connection with the Acquisition.

IBI Corporate Finance Limited hereby confirms that it has given and not withdrawn its consent to the publication of the Document with the inclusion therein of its name, and reference thereto, in the form and context in which they appear.

Yours faithfully



IBI Corporate Finance Limited