

EXPECTED TIMETABLE OF PRINCIPAL EVENTS

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| Launch of Initial Placing | 13 June 2019 |
| Date of document | 13 June 2019 |
| Announcement of result of Initial Placing | 18 June 2019 |
| Last time and date for receipt of Forms of Proxy or submission of CREST Proxy Instructions for the EGM | 11.00am on 9 July 2019 |
| Time and date of EGM | 11.00am on 11 July 2019 |
| Announcement of results of EGM | 11 July 2019 |
| Issue of the New Ordinary Shares pursuant to the Initial Placing and Admission and crediting of CREST accounts in respect of New Shares issued in the Initial Placing | 12 July 2019 |
| Expiry of Share Issuance Programme Authorities | 10 July 2020 (assuming Resolutions are passed on 11 July 2019) |

The times and dates set out in the expected timetable and mentioned throughout this document may, in certain circumstances, be adjusted by the Company, in which extent details of the new times and dates will be notified, as required, to Euronext Dublin and the London Stock Exchange and, where appropriate, Shareholders, and an announcement will be made through a Regulatory Information Service and RNS. All references to times in this Notice are to Dublin standard time unless otherwise stated.

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE is hereby given that an Extraordinary General Meeting of the Company will be held at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland on 11 July 2019 at 11.00am to consider and act upon the following matters:

1. To consider and, if thought fit, pass the following resolution as an ordinary resolution:

"That, in addition to the general authority granted at the annual general meeting of the Company held on 24 May 2019, the Directors be generally and unconditionally authorised, pursuant to Section 1021 of the Companies Act 2014, to exercise all of the powers of the Company to allot and issue all relevant securities of the Company (within the meaning of the said Section 1021) up to an aggregate nominal amount of €1,000,000. This authority shall commence at the time of the passing of this Resolution and shall expire at close of business on the date preceding the date of which is 12 calendar months after the date of passing of this Resolution, unless and to the extent that such power is previously renewed, varied or revoked; provided that the Company may make an offer or agreement before the expiry of the authority conferred by this Resolution which would or might require relevant securities to be allotted and issued after such expiry, and the Directors may allot and issue relevant securities in pursuance of such an offer or agreement as if the power conferred by this Resolution had not expired."

2. To consider and, if thought fit, pass the following resolution as a special resolution:

"That, in addition to the general authority granted at the annual general meeting of the Company held on 24 May 2019 but subject to and conditional on the passing of Resolution 1 above, pursuant to Sections 1022 and 1023(3) of the Companies Act 2014 the Directors be and are empowered to allot equity securities (within the meaning of Section 1023(1) of the Companies Act 2014) for cash pursuant to the authority to allot relevant securities conferred on the Directors by the passing of Resolution 1 above as if Section 1022(1) of the Companies Act 2014 did not apply to any such allotment, such power to be effective from the time of the passing of this Resolution and to expire at close of business on the date preceding the date which is 12 calendar months after the date of passing of this Resolution, unless and to the extent that such power is previously renewed, varied, revoked, or extended prior to such date but in each case, prior to its expiry the Company may make offers, and enter into agreements, which would, or might, require equity securities to be allotted and/or treasury shares to be sold after the authority expires and the Directors may allot equity securities (and/or sell treasury shares) under any such offer or agreement as if the authority had not expired; and such power being limited to the allotment of equity securities up to a maximum aggregate nominal value of €1,000,000."

By Order of the Board

Sanne Corporate
Administration Services
Ireland Limited
Secretary

Registered Office
4th Floor
76 Lower Baggot Street
D02 EK81
Ireland

Date: 18 June 2019

Notes to EGM Notice

Entitlement to attend and vote

1. The holders of Ordinary Shares are entitled to attend and vote at the Extraordinary General Meeting. A holder of Ordinary Shares may appoint a proxy or proxies to attend, speak and vote instead of him as follows: the Chairman of the Meeting or another individual that will attend the meeting. A proxy need not be a member of the Company.

Appointment of Proxies

2. Pursuant to Sections 1095 and 1105 of the Act and Regulation 14 of the Companies Act 1990 (Uncertificated Securities) Regulations 1996, the Company hereby specifies that only those shareholders registered in the Register of Members at 7.00pm on 9 July 2019 (or, in the case of an adjournment as at close of business on the day which is 48 hours before the date of the adjourned meeting) shall be entitled to attend or vote at the Extraordinary General Meeting in respect of the number of shares registered in their name at that time.
3. A form of proxy is enclosed for use by Shareholders unable to attend the meeting. Shareholders should send their original signed proxy form to the Company's Registrars, Link Asset Services, Link Registrars Limited, 2 Grand Canal Square, Dublin 2. To be valid, proxies, and any authority under which they are signed, must be lodged not less than 48 hours before the time appointed for the holding of the meeting. If Shareholders attend the meeting, they may vote in person even if they have returned a form of proxy.
4. Alternatively, provided it is received not less than 48 hours before the time appointed for the holding of the Meeting, the appointment of a proxy may:
 - 4.1 be submitted by telefax to 353 1 224 0700, provided it is received in legible form;
 - 4.2 be submitted electronically, subject to the terms and conditions of electronic voting, via the internet by accessing the Company's Registrar's website www.signalshares.com and entering the Company name, Yew Grove REIT plc. You will need to register an account by clicking on "registration section" (if you have not registered previously) and following the instructions thereon; and
 - 4.3 be submitted through CREST in the case of CREST members, CREST sponsored members or CREST members who have appointed voting service providers. Voting through CREST must be done in accordance with CREST's specifications as set out in the CREST Manual and received by the Company's Registrar under CREST Participant ID 7RA08. The Company may treat as invalid a CREST Proxy Instruction in the circumstances set out in Regulation 35(5)(a) of the Companies Act 1990 (Uncertificated Securities) Regulations 1996.

Voting Procedures

5. All votes will be by show of hands. Every holder of Ordinary Shares who is present in person or by proxy has one vote (but no individual shall have more than one vote).
6. If a poll is demanded pursuant to Article 66 of the Articles of Association, every shareholder shall have one vote for every Ordinary Share of which he or she is the holder. Where a poll is taken, a shareholder, whether present in person or by proxy, holding more than one Ordinary Share need not cast all of his/her votes in the same way.
7. A special resolution requires a majority of not less than 75% of votes cast by those who vote either in person or by proxy to be passed.
8. In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, will be accepted to the exclusion of the votes of the other joint holder(s) and, for this purpose, seniority will be determined by the order in which the names of the joint holders stand in the register of members in respect of the share.