

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you are recommended to seek your own financial advice immediately from an independent financial adviser being, if you are resident in Ireland, an organisation or firm authorised or exempted under the European Communities (Markets in Financial Instruments) Regulations 2017 or the Investment Intermediaries Act 1995 (as amended) or, if you are resident in the United Kingdom (as amended), an organisation or firm authorised under the Financial Services and Markets Act 2000 of the United Kingdom or, if you are not so resident, from another appropriately authorised independent financial adviser.

If you have sold or otherwise transferred all your Ordinary Shares, please forward this document and the accompanying documents at once to the purchaser or transferee, or to the stockbroker, bank or other agent through whom the sale or transfer was effected, for transmission to the purchaser or transferee. If you have sold only part of your holding of Ordinary Shares, please contact immediately your stockbroker, bank or other agent through whom the sale or transfer was effected.

This document is dated 23 April 2019.



YEW GROVE

REIT PLC

(incorporated and registered in Ireland with registered number 623896)

Notice of Annual General Meeting

Annual General Meeting

24 May 2019 at 12 noon

at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland

Notice of the Annual General Meeting of Yew Grove REIT plc to be held at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland on 24 May 2019 at 12 noon is set out at the end of this document. This document should be read as a whole. Your attention is drawn to the letter from Barry O'Dowd, non-executive Chairman of Yew Grove REIT plc, which contains a unanimous recommendation from the Board that you vote in favour of each of the resolutions to be proposed at the Annual General Meeting.

Shareholders will find enclosed with this document a Form of Proxy for use at the Annual General Meeting. To be valid, the enclosed Form of Proxy should be completed and returned as soon as possible and, in any event, so as to be received by the Company's registrars, Link Asset Services, Link Registrars Limited, 2 Grand Canal Square, Dublin 2, Ireland by not later than 12 noon on 22 May 2019 in the manner set out in the Notes attached to this Notice. Alternatively you may appoint a proxy electronically, by visiting the website of the Company's Registrar; Link Asset Services: www.signalshares.com, 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. Completion and return of a Form of Proxy will not preclude Shareholders from attending and voting in person at the Annual General Meeting, or any adjournment thereof, should they so wish.

Forward-Looking Statements

This document may contain certain forward-looking statements with respect to the financial condition, results of operations and business of the Group and certain plans and objectives of the Board. These forward-looking statements can be identified by the fact that they do not relate only to historical or current facts. Forward-looking statements often include words such as “anticipate”, “target”, “expect”, “estimate”, “intend”, “plan”, “goal”, “believe”, “will”, “may”, “should”, “would” or “could” or other words of similar meaning. These statements are based on assumptions and assessments made by the Board in light of its experience and perception of historical trends, current conditions, expected future developments and other factors it believes appropriate. By their nature, forward-looking statements involve risk and uncertainty, and the factors described in the context of such forward-looking statements in this document could cause actual results or developments to differ materially from those expressed in or implied by such forward-looking statements.

Should one or more of these risks or uncertainties materialise, or should underlying assumptions prove incorrect, actual results may vary materially from those described in this document. Yew Grove assumes no obligation to update or correct the information contained in this document, whether as a result of new information, future events or otherwise, except to the extent legally required.

The statements contained in this document are made as at the date of this document, unless some other time is specified in relation to them. Publication of this document shall not give rise to any implication that there has been no change in the facts set out in this document since the date of this document. Nothing contained in this document shall be deemed to be a forecast, projection or estimate of the future financial performance of Yew Grove except where expressly stated.

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DEFINITIONS

The following definitions apply throughout this document, unless the context otherwise requires or unless it is otherwise specifically provided:

“Act”	the Companies Act 2014;
“Admission Document”	the Company’s admission document dated 5 June 2018;
“AGM” or “Annual General Meeting”	the annual general meeting of the Company, to be held at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland on 24 May 2019 at 12 noon (and any adjournment thereof), notice of which is set out at the end of this document;
“Articles of Association”	the articles of association of the Company;
“Auditors”	Deloitte Ireland LLP;
“Board”	the board of directors, whose names are set out on page 3 of this document;
“Company” or “Yew Grove”	Yew Grove REIT plc;
“Directors”	the directors of the Company from time to time;
“document”	this document;
“Financial Statements”	the report and consolidated financial statements of the Company for the financial period from 5 April 2018 (date of incorporation) to 31 December 2018
“Ordinary Shares”	Ordinary Shares of €0.01 each in the share capital of the Company; and
“Shareholder(s)”	holder(s) of Ordinary Shares.

Notes:

- (i) Unless otherwise stated in this document, all references to statutes or other forms of legislation shall refer to statutes or forms of legislation of Ireland. Any reference to any provision of any legislation shall include an amendment, modification, re-enactment or extension thereof.
- (ii) The symbols “€” and “c” refer to euro and euro cent, respectively, being the lawful currency of Ireland provided for in Council Regulation (EC) No. 974/98 of 8 May 1998.
- (iii) Words imparting the singular shall include the plural and vice versa and words imparting the masculine shall include the feminine or neuter gender.
- (iv) All references to time in this document are to Irish Standard Time (as set out in the Standard Time Act 1968 and the Standard Time (Amendment) Act 1971).

LETTER FROM THE CHAIRMAN



Directors

Barry O'Dowd, Chairman*
Jonathan Laredo
Charles Peach
Michael Gibbons
Eimear Moloney*
Brian Owens*
Garry O'Dea*

**Denotes non-executive*

Registered Office

4th Floor
76 Lower Baggot Street
D02 EK81
Ireland

23 April 2019

To all holders of Ordinary Shares

Dear Shareholder,

On behalf of the Board, I am pleased to invite you to the 2019 Annual General Meeting of Yew Grove REIT plc. This meeting will be held on 24 May 2019 at 12 noon at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland. I hope you are able to attend.

Even if you are not able to come to the meeting in person, all Shareholders can still vote and I would urge all Shareholders, regardless of the number of Ordinary Shares that you own, to complete, sign and return their Proxy Form as soon as possible but, in any event, so as to reach Link Registrars Limited by 12 noon on 22 May 2019. Alternatively, Shareholders may register their proxy appointment and voting instructions electronically via the internet, details of which are provided in the notes section on page 9 of this document.

Enclosed with this document are a Proxy Form and the Financial Statements of Yew Grove REIT plc for the period ended 31 December 2018.

Business to be conducted at Annual General Meeting

A brief description of the items that you are being asked to consider at the Annual General Meeting is provided below. The formal Notice of Annual General Meeting appears on pages 6 to 8 of this document.

Resolution 1: Receipt of Financial Statements

Resolution 1 relates to receiving and considering the Company's financial statements for the period ended 31 December 2018 and the reports of the Directors and the Auditors thereon following a review of the affairs of the Company.

Resolution 2: Re-appointment of Directors

Resolution 2 contains a number of separate ordinary resolutions which deal with the re-appointment of directors. In accordance with the provisions of the UK Corporate Governance Code, each of the current Directors will retire from office at the end of the AGM and, being eligible, offer themselves for re-appointment. Biographies of these Directors are available on the Company's website at <http://www.ygreit.com/about-us/board-of-directors>.

The Nominations Committee reviews the effectiveness and performance of the Board and is satisfied that all the Directors proposed for re-appointment will continue to perform effectively.

Resolutions 3 and 4: Appointment and Remuneration of the Auditors

In accordance with the provisions of the Articles of Association of the Company, Resolutions 3 and 4 are ordinary resolutions and relate to the appointment of the Auditors and the authority of the Directors to fix the remuneration of the Auditors for the year ending 31 December 2019. Details of the fees paid to the Auditors in respect of the period ended 31 December 2018 are set out in the Audit Committee's Report in the Financial Statements on page 50.

Resolution 5: Approval of the Ordinary Remuneration of Directors

In accordance with the Articles of Association, Resolution 5 is an ordinary resolution and proposes that the aggregate ordinary remuneration of the Directors (this does not include remuneration paid to Directors for services as an employee of the Company or where a Director serves on a committee) not exceed €230,000. Details of the remuneration of the Directors in respect of the period ended 31 December 2018 are set out in the Remuneration Committee's Report in the Financial Statements at page 58.

Resolution 6: Authority of the Directors to Allot Relevant Securities

Resolution 6 is an ordinary resolution and for the purposes of Section 1021 of the Act would give the Directors authority to allot and issue relevant securities of the Company (being Ordinary Shares in the unissued share capital of the Company or any right to subscribe for, or convert into, shares in the Company) up to an aggregate nominal value of €250,000.

If adopted, this authority would remain in place until the earlier of the 2020 AGM or 24 August 2020, (whichever is earlier) unless previously renewed, varied or revoked.

The authority conferred by this resolution, if passed, would be on the same terms to the existing Board share allotment authority described in the Admission Document and which expires at the conclusion of the AGM.

Resolution 7: Disapplication of Pre-emption Rights

Resolution 7 is a special resolution and seeks to provide the Directors with an authority to allot Ordinary Shares in certain circumstances without following the pre-emptive procedure set out in Section 1022 of the Act.

Pursuant to this resolution, the Directors would be authorised to allot equity securities (as defined in Section 1023 of the Act):

- (i) by way of rights issue (subject to certain restrictions), or by way of an open offer or other offer of securities (not being a rights issue) in favour of existing Shareholders in proportion to their shareholdings (subject to certain exclusions);
- (ii) up to a maximum aggregate nominal value of the lower of (i) €75,000 and (ii) 10 per cent. of the aggregate nominal value of the issued share capital of the Company; and/or
- (iii) pursuant to any Company employee share schemes or share incentive plans then in force.

If adopted, this authority would remain in place until the earlier of the 2020 AGM or 24 August 2020, (whichever is earlier) unless previously renewed, varied or revoked.

The authority conferred by this resolution, if passed, would be on the same terms to the existing Board authority relating to the disapplication of pre-emption rights described in the Admission Document and which expires at the conclusion of the AGM.

Resolution 8: Authority to make market purchases

Resolution 8 is a special resolution and seeks to provide the Company (and its subsidiaries) with authority to purchase any of the Company's shares where such purchase is a market purchase or an overseas market purchase (as such terms are defined in Section 1072 of the Act). Any such purchase would be subject to the provisions of the Act and to the following limitations:

- (i) the nominal value of the maximum number of Ordinary Shares authorised to be acquired shall not exceed the lower of (a) €75,000 and (b) 10 per cent. of the aggregate nominal value of the issued share capital of the Company;
- (ii) the minimum price (excluding expenses) which may be paid for any ordinary share shall be an amount equal to the nominal value thereof; and
- (iii) the maximum price which may be paid for any Ordinary Share shall be the lower of (i) 5 per cent. above the average market price of the Ordinary Shares over the five business days prior to the day the purchase is made, or (ii) the amount stipulated by Article 3(2) of Commission Delegated Regulation (EU) 2016/1052.

The Directors do not have a present intention of exercising this authority, however, it will provide flexibility in the evaluation of alternative uses of capital and the Directors will only use this authority if they consider it to be in the best interest of the Company and its shareholders generally.

If adopted, this authority would remain in place until the earlier of the 2020 AGM or 24 August 2020, (whichever is earlier) unless previously renewed, varied or revoked.

The authority conferred by this resolution, if passed, would be on the same terms to the existing Board authority to make market purchase described in the Admission Document and which expires at the conclusion of the AGM.

Resolution 9: Reissue price range of treasury shares

Resolution 9 is a special resolution and requests that Shareholders sanction the price range at which any treasury shares (being Ordinary Shares which are purchased and held by the Company instead of being cancelled) may be reissued off-market. The maximum and minimum prices at which such Ordinary Shares may be reissued are 120 per cent. and 95 per cent., respectively, of the average market price of an Ordinary Share calculated over the five business days immediately preceding the date of such reissue.

As at 19 April 2019, being the latest practicable date before the publication of this Notice, the Company held no equity securities in treasury.

The authority conferred by this resolution, if passed, would be on the same terms to the existing Board authority relating to the reissue price range of treasury shares described in the Admission Document and which expires at the conclusion of the AGM.

Recommendation

Your Board believes that the Resolutions to be proposed at the AGM are in the best interests of the Company and its shareholders as a whole. Accordingly, the Board recommends that you vote in favour of the resolutions as they intend to do in respect of all of the Ordinary Shares held or beneficially owned by them.

I hope you will be able to join us at this year's Annual General Meeting.

Yours sincerely,

BARRY O'DOWD
Chairman

Yew Grove REIT plc
(the “Company”)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE is hereby given that the 2019 Annual General Meeting of the Company will be held at 6th Floor, 2 Grand Canal Square, Dublin 2, Ireland on 24 May 2019 at 12 noon for the following purposes:

ORDINARY BUSINESS

1. To review the Company’s affairs and receive and consider the financial statements for the period ended 31 December 2018, together with the reports of the Directors and Auditors thereon.
2. By separate ordinary resolutions, to re-appoint the following Directors:
 - (a) Barry O’Dowd;
 - (b) Jonathan Laredo;
 - (c) Charles Peach;
 - (d) Michael Gibbons;
 - (e) Eimear Moloney;
 - (f) Brian Owens; and
 - (g) Garry O’Dea.
3. To approve, as an ordinary resolution, the authority of the Directors to fix the remuneration of the auditors for the 2019 financial year.
4. To approve, as an ordinary resolution, the appointment of Deloitte Ireland LLP as auditors of the Company.
5. To approve, as an ordinary resolution pursuant to Article 81 of the Articles of Association:

“That the aggregate ordinary remuneration of the Directors shall not exceed €230,000.”
6. To consider and, if thought fit, pass the following resolution as an ordinary resolution:

“That 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 €250,000. This authority shall commence at the time of the passing of this resolution and shall expire at the conclusion of the next AGM after the passing of this resolution or at the close of business on the date which is 15 calendar months after the date of the passing of the resolution, whichever is earlier, 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 the 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 the resolution had not expired.”
7. To consider and, if thought fit, pass the following resolution as a special resolution:

“That, subject to and conditional on the passing of resolution 6 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 6 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 the conclusion of the next annual general meeting after the passing of the resolution or at the close of business on the date which is 15 calendar months after the date of the passing of this resolution (whichever is earlier), unless and to the extent that such power is renewed, 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 treasury shares to be sold) after the authority expires and the Directors may allot equity securities (and sell treasury shares) under any such offer or agreement as if the authority had not expired; and such power being limited to:

- (a) *the allotment of equity securities in connection with one or more offer of securities, open for a period fixed by the Directors, by way of rights issue, open offer, other invitation or otherwise to or in favour of the holders of Ordinary Shares and/or any persons having a right to subscribe for equity securities in the capital of the Company (including, without limitation, any persons entitled or who may become entitled to acquire equity securities under any Company employee share schemes or share incentive plans then in force) at such record dates as the directors may determine where the equity securities respectively attributable to the interests of such holders are proportional (as nearly as may reasonably be) to the respective number of Ordinary Shares held by them and subject thereto to the allotment in any case by way of placing or otherwise of any securities not taken up in such issue or offer to such persons as the Directors may determine; and; generally, subject to such exclusions or other arrangements as the Directors may deem necessary or expedient in relation to legal or practical problems (including dealing with any fractional entitlements and/or arising in respect of any overseas shareholders) under the laws of, or the requirements of any regulatory body or stock exchange in, any territory; and/or*
- (b) *the allotment of equity securities up to a maximum aggregate nominal value of the lower of (i) €75,000 and (ii) 10 per cent. of the aggregate nominal value of the issued ordinary share capital of the Company at close of business on 23 May 2019; and/or*
- (c) *the allotment of equity securities pursuant to any Company employee share schemes or share incentive plans then in force.”*

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

“That pursuant to Section 1074 of the Companies Act 2014, the Company and any subsidiary of the Company be and they are each generally authorised to make market purchases and overseas market purchases (in each case as defined by Section 1072 of that Act) of Ordinary Shares on such terms and conditions and in such manner as the Directors may determine from time to time; but subject, however, to the provisions of that Act and to the following restrictions and provisions:

- (a) *the maximum number of Ordinary Shares authorised to be acquired shall not exceed the lower of (i) 7,500,000 and (ii) such number as equals 10 per cent of the issued ordinary share capital of the Company at close of business on 23 May 2019;*
- (b) *the minimum price (excluding expenses) which may be paid for any ordinary share shall be an amount equal to the nominal value thereof;*
- (c) *the maximum price (excluding expenses) which may be paid for any ordinary share shall be the lower of:*
 - (i) *5 per cent. above the higher of the average of the closing prices of the Ordinary Shares taken from the average of the closing prices of the Ordinary Shares taken from the trading venue where the purchase will be carried out for the five business days prior to the day the purchase is made (the “Market Purchase Appropriate Price”) or if on any such business day there shall be no dealing in the Ordinary Shares on the trading venue(s) where the purchase is carried out or a closing price is not otherwise available, the Market Purchase Appropriate Price shall be determined by such other method as the Directors shall determine, in their sole discretion, to be fair and reasonable; and*
 - (ii) *the amount stipulated by Article 3(2) of Commission Delegated Regulation (EU) 2016/1052 relating to regulatory technical standards for the conditions applicable to buy-back programmes and stabilisation measures (being the value of an ordinary share calculated on the basis of the higher of the price quoted for: (i) the last independent trade, and (ii) the highest current independent purchase bid for, any number of the Ordinary Shares on the trading venue(s) where the purchase pursuant to the authority conferred by this resolution will be carried out);*
- (d) *such authority shall expire at the conclusion of the next annual general meeting after the date of the passing of the resolution or at the close of business on the date which is 15 calendar months after the date of the passing of this resolution (whichever is earlier), unless previously varied, revoked or renewed by special resolution in accordance with the provisions of Section 1074 of the Companies Act 2014; and*
- (e) *the Company may, before such expiry, enter into a contract for the purchase of the Ordinary Shares which would or might be executed wholly or partly after such expiry and may complete any such contract as if the authority conferred hereby had not expired.”*

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

That, subject to and conditional on the passing of resolutions 6, 7 and 8 above, for the purposes of Section 1078 of the Companies Act 2014, the re-allotment price range at which any treasury shares (as defined by Section 106 of that Act) for the time being held by the Company may be re-allotted off-market shall be as follows:

- (a) *the maximum price (excluding expenses) at which a treasury share may be re-allotted off-market shall be an amount equal to 120 per cent. of the Treasury Share Appropriate Price;*
- (b) *the minimum price (excluding expenses) at which a treasury share may be re-allotted off-market shall be the nominal value of the share where such share is required to satisfy an obligation under an employee share scheme operated by the Company, or in all other cases shall be an amount equal to 95 per cent. of the Treasury Share Appropriate Price (provided always that no treasury share shall be issued at a price lower than its nominal value); and*
- (c) *for the purposes of paragraphs (a) and (b) of this resolution the expression “Treasury Share Appropriate Price” shall mean the lower of the average of the closing prices of the Ordinary Shares taken from the Euronext Dublin Daily Official List (or any successor publication thereto or any equivalent publication for securities admitted to trading on the Euronext Growth Market) in each case for the five business days in Dublin prior to the day the re-allotment is made, or if on any business day there shall be no dealing in the Ordinary Shares on the trading venue or a closing price is not otherwise available, the Treasury Share Appropriate Price shall be determined by such other method as the Directors shall determine, in their sole discretion, to be fair and reasonable,*

and that the authority conferred shall expire at the conclusion of the next AGM after the date of the passing of this resolution or at the close of business on the date which is 15 calendar months after the date of the passing of this resolution (whichever is earlier), unless previously varied, revoked or renewed by special resolution. The Company may before such expiry make a contract for the re-allotment of treasury shares which would or might be wholly or partly executed after such expiry and may make a re-allotment of treasury shares pursuant to any such contract as if the authority hereby conferred had not expired.”

By Order of the Board

Sanne Corporate
Administration Services
Ireland Limited
Secretary

Registered Office

4th Floor
76 Lower Baggot Street
D02 EK81
Ireland

Date: 23 April 2019

NOTES TO AGM NOTICE

Entitlement to attend and vote

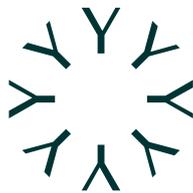
1. The holders of Ordinary Shares are entitled to attend and vote at the Annual General Meeting of the Company. A holder of Ordinary Shares may appoint a proxy or proxies to attend, speak and vote instead of him as follows: the Chairman of the Meeting or another individual that will attend the meeting. 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 22 May 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 Annual General Meeting in respect of the number of shares registered in their name at that time. Changes to entries in the register after that time will be disregarded in determining the right of any person to attend, speak, ask questions and/or vote at the meeting.
3. A form of proxy is enclosed for the use of 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, 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; or
 - (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 CrestCo's specifications as set out in the Crest Manual and properly authenticated as set out in the said manual.

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. An ordinary resolution requires a simple majority of votes cast by shareholders voting in person or by proxy to be passed. 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.



YEW GROVE

REIT PLC

YEW GROVE REIT PLC

(incorporated and registered in Ireland with registered number 623896)

NOTICE OF ANNUAL GENERAL MEETING