

SONGBIRD ESTATES PLC
(the “Company”)

ANNUAL GENERAL MEETING – 26 MAY 2010

PROXY APPOINTMENT DISCLOSURE

At the Annual General Meeting of the Company held at 2.00pm on 26 May 2010 all resolutions were decided on a show of hands. A minimum of 313,953,003 (representing 47.89% of the issued share capital of the Company) proxy votes (in favour of the Chairman) were cast in respect of resolutions 1 and 4 to 8 and 88,523,910⁽³⁾ (representing 48.17% of the eligible votes) were cast in respect of resolutions 2 and 3.

| | | For | | Against | |
|---|---|---------------------|----------|---------------------|----------|
| | | No. of votes | % | No. of votes | % |
| 1 | To receive and adopt the Report & Financial Statements for the year ended 31 December 2009 | 313,961,940 | 99.36 | 2,009,210 | 0.64 |
| 2 | To re-appoint David Pritchard as independent non-executive director | 88,534,069 | 99.32 | 605,651 | 0.68 |
| 3 | To re-appoint John Botts as independent non-executive director | 89,135,996 | 99.99 | 4,717 | 0.01 |
| 4 | To re-appoint Deloitte LLP as auditors of the company for the financial year ending 31 December 2010 | 313,964,352 | 99.99 | 628 | 0.01 |
| 5 | To authorise the directors to fix the remuneration of the auditors | 315,965,926 | 99.99 | 1,081 | 0.01 |
| 6 | To authorise the Company and its main subsidiary, Canary Wharf Group plc, to make donations to EU Political Organisations and to incur EU Political Expenditure as specified in the Notice of Meeting | 312,652,152 | 99.58 | 1,300,851 | 0.41 |
| 7 | To authorise the directors' to allot shares | 315,940,316 | 99.99 | 24,063 | 0.01 |
| 8 | To renew the authority to disapply pre-emption rights under the Companies Act 2006 | 315,957,341 | 99.99 | 8,589 | 0.01 |

Notes to disclosure

1. The 'For' figure reflects those votes lodged in favour of the resolutions and a small number of 'Discretionary' votes lodged.
2. The above figures reflect proxy votes lodged by 2.00pm on 24 May 2010 and do not reflect the fact that shareholders may have actually attended the meeting and voted differently to that originally intended.
3. The only shareholders eligible to vote on resolutions 2 and 3 are those shareholders not a party to the Shareholders' Agreement dated 24 September 2009.