

SONGBIRD ESTATES PLC – BOARD CHANGES

Following the announcement of the closing of the Songbird Acquisition Limited offer for Canary Wharf Group plc and having regard to the need to avoid any perceived conflict of interest, the Board has unanimously agreed that the two Songbird Estates plc directors having day-to-day executive responsibility for Canary Wharf Group plc should not remain as directors of Songbird Estates plc. George Iacobescu and Peter Anderson have accordingly ceased to be directors of Songbird Estates plc with immediate effect but will continue as directors of Canary Wharf Group plc and maintain their executive responsibilities for the day to day running of that company.

Dated:

23 July 2004

Company official making announcement:

John Garwood, Company Secretary, Songbird Estates plc