

SONGBIRD ESTATES PLC
PRESS RELEASE BY MAIN OPERATING SUBSIDIARY

For the attention of shareholders in Songbird Estates plc and Canary Wharf Group plc

Songbird Estates plc sets out an announcement which is being released today by its subsidiary, Canary Wharf Group plc, relating to development of Wood Wharf in conjunction with British Waterways.

CANARY WHARF GROUP PLC PREFERRED PARTNER FOR WOOD WHARF

British Waterways ('BW') has today named Canary Wharf Group plc ('Canary Wharf') with Ballymore Properties Limited ('Ballymore'), as the preferred partner for the re-development of the Wood Wharf site which is immediately adjacent to the existing Canary Wharf estate. The Masterplan scheme for this development has an estimated end value of £2bn and sets a framework for 5m sq ft of mixed commercial, residential and retail development.

Selection as partner for this development is recognition of the planning, development and construction capabilities at Canary Wharf. This is an exciting opportunity to become involved with a significant regeneration project which will create a new residential, retail and office development that, together with Canary Wharf, will expand London's third business district and extend local housing capacity. The project will provide an opportunity for Canary Wharf to become involved in residential developments with premier residential developer, Ballymore. Canary Wharf and Ballymore are also pleased to be able to work together and continue their commitment to the local community. It is envisaged that, reflecting their specialised expertise, Manhattan Loft will also develop a site within the development.

Successful tendering for this project validates the long term strategy of the Group of developing new sites in a disciplined but innovative manner which will maximise returns for shareholders. It also emphasises the future development prospects which currently exist at Canary Wharf and which will be realised as future market conditions allow.

George Iacobescu, Chief Executive Officer says: "We anticipate starting planning work shortly on transforming this site with unique development prospects which will expand London's fastest growing commercial district and also enhance the residential offering in Tower Hamlets. We are delighted to be working with a high quality partner such as BW and look forward to successful co-operation with BW over the next decade."

Peter Anderson, Managing Director of Finance says: "Following the takeover of the Group in 2004, this demonstrates the Group's continued commitment to generating incremental

returns from our unique development skills and our strategy of entering into joint ventures with real estate developers for bespoke development projects to share risk."

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Notes:

1. Canary Wharf's prime business function is the building and leasing of Grade A office and retail space at its 97 acre estate in East London. Over the last twelve years it has constructed more office space in London than any other property group totalling over 14 million sq. ft of commercial space. The development now comprises 25 office buildings and over 200 shops, bars and restaurants within three retail malls. It also has two conference and banqueting centres, two Docklands Light Railways stations, a Jubilee Line station, car parks and approximately 20 acres of landscaped open spaces.
2. The Masterplan scheme has an estimated end value of £2billion and sets a framework for five million square feet of development, delivering:
 - 3.6m sq. ft commercial (including retail and restaurant);
 - 1.3m sq. ft residential (circa 1,500 units);
 - 108,000 sq. ft hotel / serviced apartments;
 - new canal link and basin;
 - new linear park.
3. British Waterways cares for a 2,000-mile network of historic canals and navigable rivers across the country. Its aim is for a sustainable and integrated network of waterways throughout Britain providing maximum benefit and enjoyment to society, both now and long into the future. British Waterways is a not-for-dividend organisation and works with a broad range of public, private and voluntary sector partners to unlock the potential of the inland waterways and generate income for reinvestment for the benefit of the millions who visit and care for the waterways. British Waterways is a public corporation, accountable, in England and Wales, to the Department for Environment, Food & Rural Affairs (Defra).