

**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 today being released by its subsidiary, Canary Wharf Group plc, relating to recent lettings at Canary Wharf.

**CANARY WHARF GROUP PLC AGREES TERMS**  
**ON OVER 200,000 SQ FT OF SPACE**

Canary Wharf Group plc announces that following recent leasing activity at Canary Wharf, Heads of Terms have been agreed or concluded on over 200,000 sq ft of space. These transactions will comprise a range of lease terms to potential tenants spanning a variety of business sectors, for example, the FSA and Total S.A.. Further details of the transactions will be announced once final agreements have been concluded.

In addition, as previously announced, lettings to Morgan Stanley, EMEA, The Hartford, Clydesdale Bank and Global Sage have also been concluded on a short to medium term basis covering in excess of a further 60,000 sq ft.

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**NOTES TO EDITORS**

**Canary Wharf Group plc**

The prime business function of Canary Wharf Group plc 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.