

17 October 2005

SONGBIRD ESTATES PLC
PRESS RELEASE BY MAIN OPERATING SUBSIDIARY

Set out below is an extract from a press release issued today by Canary Wharf Group plc, which is the main operating subsidiary of Songbird Estates plc ("Songbird"). This release will accordingly be of interest to shareholders in Songbird.

**"Canary Wharf Exchanges Agreement to Lease with The London Organising
Committee of the Olympic Games Limited**

Canary Wharf Group plc ('Canary Wharf') announces that it has exchanged an agreement with London 2012 organisers, The London Organising Committee of the Olympic Games Limited ('LOCOG'), to lease 98,150 sq ft on a phased basis on levels 17, 22 & 23 at One Churchill Place and, in accordance with this agreement, has completed the lease of level 23 to LOCOG. The leases at One Churchill Place are of premises forming part of Canary Wharf's medium term takeback space (Floor 17) and all of its short term takeback space (Floors 22 & 23).

The 1 million sq ft HOK designed building offers large floor plates of typically 33,000 sq ft surrounding an atrium. Located adjacent to the Canada Place retail mall, it occupies a prime position in the eastern part of Canary Wharf, with underground links to the Jubilee Line and Docklands Light Railway stations as well as direct access to the retail malls, which extend to over 680,000 sq ft of shops, bars and restaurants.

Barclays Bank PLC began relocating into 670,000 sq ft of the newly completed building at the beginning of the year. BGC International, the Cantor Fitzgerald global voice brokerage spin-off, ('BGC') has also exchanged contracts to lease 100,215 sq ft on levels 18-20."

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