

5 December 2005

**SONGBIRD ESTATES PLC**

**PRESS RELEASE BY MAIN OPERATING SUBSIDIARY**

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

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

**200/202 ALDERSGATE – DISPOSAL OF LONG LEASEHOLD INTERESTS**

'Canary Wharf Group plc ('Canary Wharf') announces that one of its subsidiaries has today assigned its long leasehold interests in the properties known as 200 & 202 Aldersgate Street and 20 Little Britain (together "Aldersgate Street") to G.O.II – Luxembourg Two S.A.R.L., a fund managed by DB Real Estate Opportunities Group, for a net consideration of £110.0 million.

As disclosed in the Canary Wharf 30 June 2005 Interim Report, as at 30 June 2005 the long leasehold interests in Aldersgate Street were carried as a property held for sale at a carrying value of £97.0 million.'

**Enquiries:**

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