

20 December 2005

SONGBIRD ESTATES PLC

RELEASE BY CANARY WHARF GROUP PLC

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

Set out below is an announcement concerning the declaration of an interim dividend by Canary Wharf Group plc to be paid to all shareholders of that company. Canary Wharf Group plc is the main operating subsidiary of Songbird Estates plc. The following announcement should not be taken as an indication of the timing, amount or likelihood of a dividend payment by Songbird Estates plc.

“CANARY WHARF GROUP PLC

ANNOUNCEMENT OF INTERIM DIVIDEND

The Board of Canary Wharf Group plc (“Canary Wharf”) has today declared the payment of an interim dividend of 45 pence per ordinary share to all shareholders on the register of Canary Wharf at close of business on 20 December 2005 and will be paid on 30 December 2005 with an ex-dividend date of 20 December 2005. This dividend is in line with the business strategy of Canary Wharf to sell assets selectively, to realise value for shareholders while continuing to maintain the integrity of the Canary Wharf Estate through the ownership of a core group of assets and infrastructure and also to pursue future development.

This dividend payment should not be taken as an indication that any future dividend payments will be made, whether of a similar amount per share or otherwise, by Canary Wharf.”

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