

SONGBIRD ESTATES PLC
NOTICE OF PRELIMINARY RESULTS

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

The Board of Songbird Estates plc confirms it will announce its preliminary results for the year ended 31 December 2005 on Thursday 23 March 2006.

Date: 15 February 2006

For further information, please contact:

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