

22 February 2006

**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 ("Canary Wharf"), which is the main operating subsidiary of Songbird Estates plc ("Songbird"). This release will accordingly be of interest to shareholders in Songbird.

**"CANARY WHARF ENTERS TALKS WITH AON FOR NEW
LONDON LOCATION**

Aon UK, one of the UK's leading insurance broking, risk and human capital consulting firms ("Aon"), and Canary Wharf, today announce that they have jointly entered into exclusive negotiations regarding a potential new London office for Aon.

With Aon's lease due to expire through 2007 to 2009 in its current London premises in Devonshire Square, Aon had been exploring potential location options.

Under the terms of the exclusivity agreement, both parties are precluded from publicly discussing specific details, however, it can be confirmed that Aon is seeking approximately 255,000 square feet of office space in a purpose built headquarters building at Canary Wharf.

Notes to Editors

About Canary Wharf

Canary Wharf's prime business function 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 33 office buildings and over 200 shops, bars and restaurants within three retail malls. It also has two conference and banqueting centres, two Docklands Light Railway stations, a Jubilee Line station, car parks and approximately 20 acres of landscaped open spaces. For further information visit www.canarywharf.com

About Aon

Aon currently employs approximately 2,000 staff in London.

Aon Corporation (<http://www.aon.com>) is a leading provider of risk management services, insurance and reinsurance brokerage, human capital and management consulting, and specialty insurance underwriting. There are 47,000 employees working in Aon's 500 offices in more than 120 countries. Backed by broad resources, industry knowledge and technical expertise, Aon professionals help a wide range of clients develop effective risk management and workforce productivity solutions."

Enquiries:

**John Garwood
Songbird Estates plc
Tel: + 44 20 7477 1000**