

SONGBIRD ESTATES PLC
PRESS RELEASE BY MAIN OPERATING SUBSIDIARY

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

Songbird Estates plc sets out an announcement which is today being released by its subsidiary, Canary Wharf Group plc.

KPMG

'Canary Wharf Group plc is pleased to announce that it has agreed to enter into detailed discussions with KPMG with a view to providing KPMG with a new 400,000 sq ft purpose built and designed building in 2009 to replace and significantly increase upon the space currently occupied by KPMG in Canary Wharf.'

NOTES

Canary Wharf Group plc

In February it was announced that Aon UK, one of the UK's leading insurance broking, risk and human capital consulting firms, and Canary Wharf Group plc, have jointly entered into exclusive negotiations regarding a potential new London office for Aon. 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.

In the same month a further announcement was made that Canary Wharf Group plc has pre-sold long leasehold interests in 20 Churchill Place to Prudential Retirement Income Limited for £199.5 million with an occupational lease to SSB Realty, LLC (State Street). Canary Wharf Group plc will complete construction of the new building by autumn 2008 for full occupation by State Street in early 2009. The building will comprise approximately 300,000 sq ft of office space above ground plus ancillary space.

The prime business function of Canary Wharf Group plc 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 25 office buildings and over 200 shops, bars and restaurants within three retail malls. It also has two conference and banqueting centres, two Docklands Light Railways stations, a Jubilee Line station, car parks and approximately 20 acres of landscaped open spaces.

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For further information, please contact:

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