

17 May 2006

SONGBIRD ESTATES PLC

RESULTS OF 2006 ANNUAL GENERAL MEETING

Songbird Estates plc (the "Company") confirms that all resolutions proposed at today's Annual General Meeting of the Company were passed and the results of the poll are as detailed below:

		For No. of votes	Against No. of votes	Total No. of votes
1	To receive & adopt the 31 December 2005 Report & Financial Statements	3,539,781,070	795	3,539,781,865
2	To re-appoint Deloitte & Touche LLP as auditors and agree their remuneration	3,539,781,235	456	3,539,781,691
3	To authorise the Company, and Canary Wharf Group plc, to make donations to EU Political Organisations and to incur EU Political Expenditure as specified in the Notice of Meeting	3,538,565,850	1,216,015	3,539,781,865
4	To renew the authority authorising the directors to allot shares pursuant to s80 of the Companies Act 1985	3,535,002,073	4,779,792	3,539,781,865
5	To renew the authority to disapply s89(1) of the Companies Act 1985	3,535,994,491	3,787,374	3,539,781,865

Contact for queries:

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