

21 June 2006

**SONGBIRD ESTATES PLC (the "Company")**

**BOARD CHANGES**

Pursuant to Rule 17 of the AIM Rules, the Company announces that, given their new roles at Morgan Stanley Real Estate Funds ("MSREF") away from the UK market, Tiffanie Fisher, Bryan Southergill and Stephane Theuriau have tendered their resignation as directors of the Company with immediate effect. In accordance with the articles of association of the Company the above-mentioned directors will be replaced with immediate effect by Brian Carr, Philip Lader and Gabriela Gryger respectively, who have each been designated as directors of the Company by the Morgan Stanley shareholder group.

Brian Carr (40), head of MSREF UK Investing, was a director of the Company and its wholly owned subsidiary, Songbird Acquisition Limited, for a brief period in 2004 and is currently a director of Canary Wharf Group plc, the main operating subsidiary of the Company. Brian Carr currently intends to stand down from the Board of Canary Wharf Group plc later this year.

Philip Lader (60), the former U.S. Ambassador to the Court of St. James's, is a senior adviser to Morgan Stanley and non-executive chairman of WPP Group plc. He serves on the boards of Lloyd's of London, Marathon Oil, AES and RAND Corporations. Philip Lader served in President Clinton's Cabinet and was White House Deputy Chief of Staff, as well as serving in other senior U.S. Federal Government roles. Before entering government service, he had been executive vice president of the late Sir James Goldsmith's U.S. holding company and president of Sea Pines Company.

Gabriela Gryger (29), asset manager for MSREF, is currently a director of a number of the Drake property group of companies and Leonora Estates (Plymouth) Limited.

There are no details to be disclosed in respect of Brian Carr, Philip Lader or Gabriela Gryger under paragraphs (iii) to (viii) of Schedule 2(g) of the AIM Rules.

**Enquiries:**

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