

3 July 2006

**SONGBIRD ESTATES PLC**  
**RELEASE BY MAIN OPERATING SUBSIDIARY**

Set out below is a release issued today by Canary Wharf Group plc, which is the main operating subsidiary of Songbird Estates plc ("Songbird"). This release will accordingly be of interest to shareholders in Songbird.

**NEW LEASES SIGNED ON 128,000 SQ FT AT CANARY WHARF**

Canary Wharf Group plc ("Canary Wharf") is pleased to announce the letting of 97,149 sq ft to Barclays Wealth division on Levels 14, 15 and 16 at One Churchill Place, on a lease expiring in July 2014. This letting will enable Barclays Wealth to bring together staff from a number of different locations across Central London.

At 40 Bank Street, Saxo Bank, a Danish bank, has acquired circa 19,519 sq ft on level 26 on a lease to March 2013.

In addition there have been further lettings on Level 10 at One Canada Square, Alvarez & Marsal has taken 5,117 sq ft, Diligence 4,552 sq ft and The CFA Institute 2,603 sq ft, all on lease terms for between five to ten years.

George Iacobescu, Chief Executive Officer of Canary Wharf, said,  
"This announcement confirms the lettings momentum that began at the beginning of the year. It is especially pleasing that there is a mixture of new tenants coming to the estate for the first time as well as current tenants expanding their presence here."

**Enquiries:**

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**NOTES TO EDITORS**

On all of the above transactions, Canary Wharf was advised by CB Richard Ellis and Knight Frank.