

3 August 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.

"APPROXIMATELY 200,000 SQ FT OF LETTINGS AT CANARY WHARF

Canary Wharf Group plc ("CWG") today announces a number of recent lettings totalling approximately 200,000 sq ft which are briefly summarised below. These lettings illustrate Canary Wharf's continuing success in attracting a diverse selection of tenants to the Estate including ANZ from the banking sector, Atos Euronext Market Solutions, provider of technology solutions to the financial services industry and Jones Lang LaSalle from the property industry.

One Canada Square

Bear Stearns Companies Inc ("Bear Stearns")

Bear Stearns, a leading global investment banking, securities trading and brokerage firm, has taken a further 22,000 sq ft on level 50 on a lease until 2013 and has renewed its lease on 20,000 sq ft on level 25. This is in addition to the office space it occupies on levels 44, 45 and 46 in One Canada Square.

Graham Sadler, Senior Managing Director and Chief Operating Officer for Bear Stearns in Europe, commented, "This reflects the ongoing expansion of our European franchise. The 25th and 50th floors will provide the firm with the flexibility to accommodate the continued growth of our business."

40 Bank Street

ANZ

ANZ, Australia and New Zealand Banking Group Limited, has taken approximately 39,000 sq ft on levels 27 & 28 of 40 Bank Street.

Mark Ellis, Managing Director, Europe & America of ANZ, said:

"Following an extensive review process of all the options, we believe that 40 Bank Street best meets our requirements in terms of providing a high standard of office accommodation for our staff and clients and in reflecting ANZ's investment in the future of our London business."

25 Bank Street

Atos Euronext Market Solutions

Atos Euronext Market Solutions ("AEMS"), a leading global provider of technology solutions for exchanges, clearing houses, banks, and intermediaries, has taken approximately 40,000 sq ft on levels 20 and 21 on a lease until July 2013.

Anthony Thomson, AEMS Strategy and Business Development, said,

"This move represents a significant milestone in AEMS' strategy and will ensure our future expansion is catered for in a considered manner. We are extremely pleased to be associated with Canary Wharf."

Jones Lang LaSalle

CWG has also signed contracts with Jones Lang LaSalle Incorporated, one of the world's largest real estate services and money management firms, to lease approximately 51,000 sq ft on levels 18 & 19 at 25 Bank Street until 2013.

Upon reviewing its occupational requirement in London, Jones Lang LaSalle's favoured option was to open a third major London office at Canary Wharf. The new office will allow Jones Lang LaSalle to ensure it properly services its existing and future clients and anticipate the growth trends in London's key markets, being appropriately located to meet that demand. A mix of Jones Lang LaSalle's business lines is likely to be located at the Canary Wharf office and some of the business functions will be able to take advantage of the large floorplates to co-locate and maximise service delivery.

Robert Calnan at Jones Lang LaSalle said,

"This is a forward thinking, strategic move which will ultimately benefit both our clients and staff alike. Our London operations have been growing quickly and our ambitious growth objectives see our numbers continuing to expand rapidly over the next two to three years."

These transactions, at 25 Bank Street, follow on from the recent letting of 25,000 sq ft on level 17 to Morgan Stanley.

Richard Archer at CWG, said,

"These transactions further recognise and reinforce the importance of Canary Wharf as a key business district in London. They illustrate the variety of tenants on the Estate and the attraction that Canary Wharf holds for different organisations, ranging from ANZ and the recent letting to Saxo Bank, to the lettings to Atos Euronext Market Solutions and JLL. Canary Wharf's continued success in attracting a greater diversity of tenants and our ability to also allow existing tenants, such as Bear Stearns, the ability to expand as their business requirements grow has helped push vacancy rates down below 6%."

Agents acting on these transactions were as follows:

CWG	-	Knight Frank and CB Richard Ellis
Atos Euronext Market Solutions	-	Morgan Pepper
ANZ	-	Jones Lang LaSalle
Jones Lang LaSalle	-	Jones Lang LaSalle
Bear Stearns	-	CB Richard Ellis"

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Notes to Editors:**Canary Wharf Group plc**

The prime business function of CWG is the building and leasing of Grade A office and retail space at its 97 acre estate in East London ("the Estate"). 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 four 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.

CWG owns completed properties amounting to approximately 7.9 million sq ft. CWG also owns and controls the retail space (approximately 800,000 sq ft), Winter Gardens (40,000 sq ft) and public parking, (approx. 1.5m sq ft) as well as the roads (totaling 6.8 km) and parks and open spaces on the Estate (totaling 382,900 sq ft) in addition to land held for future development. It is through this ownership and the management of the entire 97 acre Estate that CWG controls the integrity of the Estate which enhances the value of the whole.