

**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.

**FURTHER 300,000 SQ FT LEASED AT CANARY WHARF TO BARCLAYS CAPITAL**

Canary Wharf Group plc announces that it has exchanged contracts with Barclays Capital to lease a total of 301,575 sq ft at 40 Bank Street.

The accommodation will be let to Barclays Capital on 3 separate leases to expire in April 2023 with Barclays Capital taking a phased occupation over the next 18 months. The rents range from £44 per sq ft for Levels 2 to 9, £45.25 per sq ft for levels 10 to 14 and £47.50 per sq ft for Levels 15 to 17.

Barclays Capital will continue to occupy the approximately 700,000 sq ft of space it currently occupies on the Estate at 5 North Colonnade and 10 South Colonnade.

Barclays Capital will join existing tenants Skadden, Arps, Slate, Meagher & Flom LLP, Allen & Overy, Australia and New Zealand Banking Group Limited, Saxo Bank, Language Line, Iflex Solutions, Duff & Phelps and The Situs Companies with Barclays Capital occupying more than 50% of this building.

Richard Archer, Head of Leasing and Marketing, Canary Wharf Group, said, "Barclays Capital is the latest in a series of lettings to existing Canary Wharf tenants who have been expanding. The result of this transaction is that vacancy rates within the Canary Wharf Group portfolio are now at 0.4% (approximately 30,000 sq ft) and on the Canary Wharf Estate as a whole are running at 3%".

Atisreal advised Barclays Capital, and CB Richard Ellis and Knight Frank advised Canary Wharf Group.

**Notes:**

On the 3 leases the total rent free periods from shell and core and incentives varies from 18 months to 26 months rent. Break clauses are available in 2018 on 2 of the leases and in 2020 on the third lease. On 2 leases exercise of the break clause is subject to a rental penalty.

**Canary Wharf Group plc**

The prime business function of CWG is the building and leasing of Grade A office and retail space on its 97 acre site in East London ('Canary Wharf'). Over the last twelve years CWG has constructed more office space in London than any other property group totalling over 14 million sq. ft of commercial space. The Canary Wharf development now comprises 33 office buildings and over 200 shops, bars and restaurants within four retail malls. It also has conference and banqueting facilities, 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 approximately 630,000 sq ft of retail, Winter Gardens (40,000 sq ft) and public parking, (approx. 1.5m sq ft) as well as the roads (totalling 4.25 miles) and parks and open spaces at Canary Wharf (totalling 382,900 sq ft) in addition to land held for future development. It is through this ownership and the management of the entire 97 acres of Canary Wharf that CWG controls the integrity of Canary Wharf, enhancing the value of the whole.

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