

SONGBIRD ESTATES PLC

RESULTS OF

ANNUAL GENERAL MEETING
and
CLASS MEETING OF ORDINARY CLASS B SHAREHOLDERS

5 JUNE 2007

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 and adopt the Report and Financial Statements for the year ended 31 December 2006	3,559,769,670	2,080	3,559,771,750
2	To re-appoint Deloitte & Touche LLP as auditors and to authorise the directors to agree their remuneration	3,559,765,324	11,752	3,559,777,076
3	To authorise the Company and its main subsidiary, Canary Wharf Group plc, to make donations to EU Political Organisations and to incur EU Political Expenditure as specified in the Notice of Meeting	3,557,646,450	2,127,116	3,559,773,566
4	To renew the authority authorising the directors to allot shares pursuant to s80 of the Companies Act 1985	3,529,454,615	9,195,409	3,538,650,024
5	To renew the authority to disapply s89(1) of the Companies Act 1985	3,532,535,372	27,241,583	3,559,776,955

The Company further confirms that the resolution proposed at today's class meeting of the ordinary class B shareholders was also passed, and the results of that poll are as detailed below:

		For No. of votes	Against No. of votes	Total No. of votes
1	To ratify the appointment of David Pritchard as Independent Director of the Company.	58,781,937	60,240	58,842,177

Contact for queries:

John Garwood
Company Secretary
Songbird Estates plc

Tel.: +44 20 7477 1000