

27 March 2008

SONGBIRD ESTATES PLC ('Songbird')

RELEASE BY CANARY WHARF GROUP PLC

For the attention of shareholders in Canary Wharf Group plc and Songbird Estates plc

Set out below is a release by Canary Wharf Group plc in relation to the declaration yesterday afternoon of an interim dividend to be paid to all shareholders of that company. There is no current intention for a dividend payment by Songbird.

"CANARY WHARF GROUP PLC

ANNOUNCEMENT OF INTERIM DIVIDEND

The Board of Canary Wharf Group plc (the 'Company') has today declared the payment of an interim dividend of 16 pence per ordinary share, which will be paid on 9 April 2008 to all shareholders on the register of the Company as at 26 March 2008. The Company does not have a policy of paying regular dividends.

The strategy of the Company remains unchanged. Development at Canary Wharf continues and, as previously stated, the Company is also looking at opportunities away from Canary Wharf."

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