

SONGBIRD ESTATES PLC

RESULTS OF

ANNUAL GENERAL MEETING
and
CLASS MEETING OF ORDINARY CLASS B SHAREHOLDERS

28 May 2008

At today's annual general meeting David Pritchard, Chairman of Songbird Estates plc (the "Company"), commented as follows:

"Since the year end, lettings on more than 200,000 sq ft have been concluded at Canary Wharf by Canary Wharf Group plc, the main operating subsidiary of the Company, which is an excellent achievement given the wider economic and market backdrop. Moreover, I believe that the high quality of our investment portfolio, long term robust income streams, historically low vacancy rate of 0.4% and average unexpired term of 18.7 years on our portfolio at Canary Wharf means that, while not immune to wider economic and market trends, we remain well positioned during these times of market uncertainty."

The Company also confirms that all resolutions proposed at the annual general meeting 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 2007	3,546,588,677	2,080	3,546,590,757
2	To re-appoint Deloitte & Touche LLP as auditors and to authorise the directors to fix their remuneration	3,546,562,175	8,408	3,546,570,583
3	To authorise the Company to make donations to political parties and/or independent election candidates and political organisations other than political parties and to incur political expenditure as specified in the Notice of Meeting	3,546,538,608	46,319	3,546,584,927
4	To renew the authority authorising the directors to allot shares pursuant to s80 of the Companies Act 1985	3,546,560,964	29,203	3,546,590,167

5	To authorise the cancellation of the class C shares and class D share and the subsequent reduction of the share capital of the company	3,546,582,925	3,565	3,546,586,490
6	To renew the authority to disapply s89(1) of the Companies Act 1985	3,546,430,858	157,610	3,546,588,468
7	To adopt new articles of association with immediate effect	3,546,456,059	133,142	3,546,589,201
8	To adopt further new articles of association with effect from 1 October 2008	3,546,584,741	4,352	3,546,589,093

The Company further confirms that resolution 1 proposed at today's class meeting of the ordinary class B shareholders was 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.	42,180,292	3,545,713	42,726,005

A quorum was not present for the purposes of passing resolution 2 which was to approve any variation of B shareholder class rights caused by the adoption of new articles of association. Accordingly, the meeting will be reconvened no later than 28 days from today. Notice of the reconvened meeting will be sent to all class B shareholders.

Contact for queries:

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