

SONGBIRD ESTATES PLC

NOTICE OF PRELIMINARY RESULTS

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

Songbird Estates plc (the "Company") announces that it will release its preliminary results for the 12 months ended 31 December 2008 on Thursday 26 March 2009.

The board confirms that the Company's financial covenant tests under the Citibank N.A. loan facility have been met using the latest valuations available, which are the 30 June 2008 valuations. Under this loan facility the covenant tests are required to be delivered to Citibank N.A. within 45 days of the 31 December 2008 year end. The property valuations for the Company as at 31 December 2008 are under preparation and will be incorporated within the year end results announcement.

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For further information please contact:

John Garwood
Songbird Estates plc
Tel: +44 (0)20 7477 1000

Paul Harris
Tulchan Communications
Tel: +44 (0) 20 7427 1569