

SONGBIRD ESTATES PLC

**RESULTS OF
GENERAL MEETING
and
CLASS MEETING OF ORDINARY CLASS B SHAREHOLDERS**

13 OCTOBER 2009

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

"Today's vote has approved the re-capitalisation of the Company. The successful Rump Placing of the New Ordinary Shares last Friday, which was heavily oversubscribed and achieved a price in line with the Company's net asset value, was a further vote of confidence in the business by new UK shareholders.

The Company will now be more securely financed and enjoys the support of significant investors including Qatar Holding LLC, an affiliate of China Investment Corporation, GF Investments II, LLC and Morgan Stanley Real Estate Funds, as well as a high quality base of UK institutions.

Canary Wharf Group plc, our sole investment, looks to the future with confidence and is well positioned to capitalise on growth opportunities in the coming years."

The Company also confirms that both resolutions proposed at the 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 approve the resolution relating to the Placing and Compensatory Open Offer and associated arrangements.	3,532,636,901	27,820	3,532,664,721
2 To ratify and approve the taking of certain actions by the Company in respect of the Placing and Compensatory Offer and associated arrangements.	2,158,627,940	4,073	2,158,632,013

The Company further confirms that the resolution proposed at today's 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 approve any variation of the B shareholder class rights by the adoption of new articles of association of the Company.	78,212,406	916,502	78,128,908

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