

Songbird Estates plc ('Songbird' or the 'Company')

Completion of purchase of shares in Canary Wharf Group plc ("Canary Wharf")

The Company is pleased to announce that, further to an announcement made by the Company on 18 September 2009, its wholly owned subsidiary, Songbird Finance Limited, has today completed the purchase of 54,007,620 ordinary shares in the capital of Canary Wharf from Commerzbank AG for a consideration of £112.5 million (excluding stamp duty costs) (the "**Share Purchase**"). These shares represent 8.45 per cent. of the outstanding ordinary share capital of Canary Wharf. The completion of the Share Purchase has increased Songbird's interest in Canary Wharf from 60.8 per cent. to 69.3 per cent.

David Pritchard, Chairman of Songbird said "Completion of the purchase of further shares in Canary Wharf from Commerzbank AG is a significant milestone. It increases the Company's ownership of Canary Wharf with the unique, long term growth prospects of its prime real estate portfolio".

Dated: 20 October 2009

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