

SONGBIRD ESTATES PLC
RELEASE BY MAIN OPERATING SUBSIDIARY

Set out below is a release issued today by Canary Wharf Group plc ('CWG'), which is the main operating subsidiary of Songbird Estates plc ('Songbird'). This release will accordingly be of interest to shareholders in Songbird.

**CWG PURCHASES SUBSTANTIAL MAJORITY OF THE DRAPERS
GARDENS LOAN FACILITY**

CWG today announces that it has purchased for a cash consideration of £112.8 million the substantial majority of the drawn balance under the Drapers Gardens construction loan facility.

In June 2007 CWG entered into a joint venture with Omega Land Holding II B.V. to undertake the redevelopment of the Drapers Gardens project in the City of London and also acted as Development Manager throughout the development. Practical completion of the building was achieved in November 2009. CWG retains its 20% interest in the joint venture structure that owns the property.

Date: 20 January 2010

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NOTES TO EDITORS

Drapers Gardens is an approximately 300,000 sq ft prime commercial development located in the City of London, 150 metres north of the Bank of England and at the centre of the City's principal financial district

About Canary Wharf Group plc (CWG)

CWG is an integrated property development, investment and management group of companies. It is focused on the design, construction, leasing and management of grade A office space and high quality retail and leisure facilities on its 97 acre Estate in East London which includes 20 acres of landscaped parks and plazas.

Over the past 20 years CWG has regenerated derelict wharves into one of the world's premier business districts, constructing over 15 million sq ft of office and retail space in London – more than any other company.

Canary Wharf is home to some of the world's leading business organisations from the financial services, media, legal, accounting, energy and transport

sectors. It is also home to over 200 shops, bars, cafes and restaurants including many of Britain's leading brands.

As at 30 June 2009 the Canary Wharf Group investment portfolio of 7.9million sq ft was 97.7% let. The weighed average unexpired lease length was 16.9 years.

Canary Wharf is set for further expansion. In 2009, CWG commenced work on the Canary Wharf Crossrail Station and has continued work on a new European Headquarters for J.P. Morgan. The opening by KPMG, State Street and Fitch Ratings of new office buildings on the Estate in 2009 and 2010 will also bring thousands of new workers to Canary Wharf on a daily basis.

CWG was named one of the *Sunday Times* Best 60 Green Companies in the UK in 2009.