

SONGBIRD ESTATES PLC
RELEASE BY MAIN OPERATING SUBSIDIARY

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

**J.P. Morgan Acquires New European Investment Bank Headquarters
at Canary Wharf**

J.P. Morgan (“**JPM**”) today acquired 25 Bank Street in Canary Wharf from Canary Wharf Group plc (“**CWG**”). The building will become the new European headquarters of JPM’s Investment Bank in 2012.

CWG will continue to work with JPM as construction and development manager to develop the Riverside South site at Canary Wharf for future use. Design and construction work will recommence immediately to bring the development to street level. In addition, CWG and JPM have extended their development agreement to October 2016.

The addition of JPM staff together with recent office occupiers such as KPMG, Shell, MF Global, Fitch, Mastercard and Moodys and the retail expansion, will increase the working population of Canary Wharf above 100,000 for the first time.

25 Bank Street has more than one million square feet of floor space. The high quality of the building, its amenities, technology and infrastructure are among the best of its kind and will help JPM’s Investment Bank to increase efficiencies, productivity and communication among employees together in one location. The building completed in 2003 and is specifically designed for a global financial institution.

George Iacobescu, Chief Executive of CWG, said: “This is very good news for London and for Canary Wharf. J.P. Morgan is one of the largest and most prestigious banks in the world. This decision secures London as the European headquarters for J.P. Morgan and it is a huge boost for the UK as the economic recovery starts.

“The move into 25 Bank Street and the continuation of investment in the Riverside South project will deliver considerable economic benefits including new jobs and

local business contracts for our neighbourhood here in Tower Hamlets, for London and for the whole UK.

“Canary Wharf Group looks forward to working with J.P. Morgan to deliver the next phase of development, reaffirming our commitment to the local community and environment.”

Jamie Dimon, Chairman and CEO of JPM said: “Even during the recession, we have continued to invest and grow our businesses internationally. “This acquisition is a long-term investment and represents part of our continued commitment to London as one of the world’s most important financial centres.”

“The opportunity for our Investment Bank to be located in one state-of-the-art building allows us to upgrade our operational capabilities and maintain our strong position in the region,” said Jes Staley, CEO of the Investment Bank.

NOTES:

- (i) JPM has acquired 25 Bank Street from CWG for a consideration of £495m. CWG has also agreed terms with AIG for the termination of the rental cover facility for a payment of £144.5m. These cash receipts will be used for general corporate purposes. In addition, CWG has filed a claim in the Lehman’s US parent insolvency process for losses resulting from Lehman’s default under their lease.
- (ii) Following the JPM acquisition, the occupancy rate in the portfolio of buildings owned by CWG at Canary Wharf is 97.1%.
- (iii) As announced by Canary Wharf Finance II plc (“CWF II plc”) on 17 November 2010, 25 Bank Street and 50 Bank Street were substituted by 10 Cabot Square and 20 Cabot Square in the CWF II plc securitisation structure. A payment of £65.7m was made into the borrower’s coverage reserve account in the securitisation structure to service any potential shortfall in debt service on future interest payments. Immediately prior to this substitution, the loan secured on 10 Cabot Square and 20 Cabot Square totalling £349m was repaid. The interest rate swap relating to this loan was also broken at a cost of £23.7m.

- (iv) JPM acquired the Riverside South site from CWG for £237.9m in November 2008. CWG has received from JPM £68.5m with a further £7.5m receivable in 2011, representing an advance of Developer's profit relating to the Riverside South development. This sum will be set against the CWG entitlement to future profits, arising from the developed area. The previous 2008 building agreement expiring in 2013 has been modified and extended to October 2016. As part of this modification, CWG's option to purchase the site has been changed to a right of first offer.
- (v) At 30 June 2010, 25 Bank Street had an open market value of £350m.
- (vi) **About Canary Wharf Group plc**

Canary Wharf Group plc (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 in London.

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. These buildings are occupied by more than 90,000 people.

CWG's tenants, clients and occupiers include some of the world's leading business organisations from the media, legal, accounting, financial services, IT, energy and transport sectors. CWG has also developed and successfully let over 200 shops, bars, cafes and restaurants including many of Britain's leading brands.

CWG has been named one of the *Sunday Times* 60 Best Green Companies in the UK since 2008, was the *Property Week* Offices Developer of the Year 2010 and recently won the Christie's Award for Best Corporate Art Collection and Programme at the International Art and Work Awards.

www.canarywharf.com

(vii) **About J.P Morgan**

J. Pierpont Morgan started his career in London and the firm has had a presence in the U.K. for more than a century. Today, J.P. Morgan has more than 11,000 employees based in London and nearly 18,000 across the U.K. who help provide capital, liquidity and advice to companies, institutions and governments in the region. Since the start of 2009, J.P. Morgan has helped UK-based clients raise more than \$340 billion in stocks and bonds and approximately \$120 billion in loans, according to Dealogic.

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