

22 July 2004

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SONGBIRD ESTATES PLC (“SONGBIRD ESTATES”) ADDITIONAL LISTING

Further to the announcement made by Songbird Acquisition on 16 July 2004 in relation to the Offer, application has been made for an additional 159,804 Class B Shares of Songbird Estates to be admitted to trading on AIM. These shares will be admitted to trading on AIM on 23 July 2004.

Following this further admission, a total of 172,699,919 Class B Shares will have been issued by Songbird Estates.

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