

SONGBIRD ESTATES PLC (the “Company”)

SHAREHOLDER DOCUMENTATION

Pursuant to Rule 18 of the AIM Rules, Songbird Estates plc hereby notifies that the documents as set out below have been mailed to shareholders and are available from the Company’s website or, upon request, from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

- 2004 Report & Financial Statements
- Notice of Annual General Meeting
- Notice of Class Meeting for Ordinary Class B Shares

Dated: 4 May 2005

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc