

5 July 2005

SONGBIRD ESTATES PLC (the “Company”)

BOARD CHANGES

Pursuant to Rule 17 of the AIM Rules, the company announces that Paula Schaefer, non-executive director, has tendered her resignation as a director of the Company effective 5 July 2005 and, in accordance with the articles of association of the Company, will be replaced with immediate effect by Tiffanie Marie Fisher, aged 37. Ms Fisher is UK Head of Finance for the Morgan Stanley Real Estate Funds.

Ms Fisher was appointed alternate director to Robert Gray on 24 March 2005 and ceases to hold that position with immediate effect. There are no other directorships, or details under paragraphs (iii) to (viii) of Schedule 2(g) of the AIM Rules, to be disclosed in respect of Ms Fisher.

Enquiries:

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