

7 September 2005

SONGBIRD ESTATES PLC
APPOINTMENT OF CHAIRMAN AND DATE FOR ANNOUNCEMENT OF RESULTS FOR THE SIX
MONTHS ENDED 30 JUNE 2005

The directors of Songbird Estates plc announce that Derek Bonham has resigned as Chairman of the Company with effect from 6 September 2005 on the grounds of ill health. Derek Bonham has also relinquished his position as Chairman of the Audit, Executive and Announcement Committees of the Board. The Board is grateful to Derek Bonham for his role over the last 15 months in the establishment of Songbird Estates plc.

The Board is pleased to announce that David Peter Pritchard (61) will succeed Derek Bonham as Chairman of Songbird Estates plc. David Pritchard will also be assuming the role of Chairman of the Audit, Executive and Announcement Committees with immediate effect.

David Pritchard is currently a director of LCH.Clearnet Group Limited and Scottish Widows plc and companies related to these entities. He is also a director of The Motability Tenth Anniversary Trust. He was previously Non-executive Deputy Chairman of Lloyds TSB Group plc (and director of numerous Lloyds TSB Group plc subsidiary companies), Chairman of Cheltenham & Gloucester plc and of Morgan Stanley Card Services Limited and was also a director of The Dutton-Forshaw Motor Company Limited.

David Pritchard has spent his career in the financial services industry and has held a number of senior executive positions with Citigroup and the Royal Bank of Canada Group. He joined the Lloyds TSB Group in 1995 and in 1998 became Group Executive Director, Wholesale and International Banking until 2003 when he was appointed Deputy Chairman and also chaired the Lloyds TSB Group Risk Oversight Committee until his retirement in May 2005.

There are no further details under paragraphs III to VIII Schedule 2(g) of the AIM rules to be disclosed in respect of David Pritchard.

Notification of Interim Results

The Board of Songbird Estates plc confirms it will announce its results for the six months ended 30 June 2005 on Thursday 29 September 2005.

Ends

For further information please contact:

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