

SONGBIRD ESTATES PLC (the 'Company')

SHAREHOLDER DOCUMENTATION

Pursuant to Rule 20 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.

- Letter from the Chairman
- Notice of Extraordinary General Meeting to be held on 10 November 2005
- Notice of Class Meeting for Ordinary Class B Shares to be held on 10 November 2005

Dated: 19 October 2005

Company official making announcement:
John Garwood, Company Secretary, Songbird Estates plc