

SONGBIRD ESTATES PLC (the 'Company')

SHAREHOLDER DOCUMENTATION

Pursuant to Rule 20 of the AIM Listing Rules, Songbird Estates plc hereby notifies that a letter summarising the details of the dividend declaration announced with the Company's 31 December 2005 annual results on 23 March 2006 has been mailed to shareholders and is available upon request from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

Dated: 29 March 2006

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