

SONGBIRD ESTATES PLC – ADDITIONAL LISTING

Songbird Estates plc (the “Company”) announces that, in accordance with the Articles of Association of the Company, a valid Notice of Conversion was delivered to the Company by Chichester Offshore Limited* on 28 April 2006 in relation to the conversion of 5,813,470 SG Shares of the Company into B shares (“B Shares”)(the “Conversion”). Application has been made for an additional 5,813,470 B Shares to be admitted to trading on AIM.

Conversion has now taken place conditional upon the B Shares being admitted to AIM and, accordingly, the number of SG Shares in issue will reduce to 176,754,408 and the number of B Shares in issue will increase to 178,513,389. The new B shares are expected to be admitted to trading on AIM on 2 May 2006.

Notes:

- * Chichester Offshore Limited is an investment vehicle connected to Simon Glick and his family.

Company official making announcement:

John Garwood
Company Secretary
Songbird Estates plc

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