

**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 ([www.songbirdestates.com](http://www.songbirdestates.com)) or, upon request, from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

- 2005 Report & Financial Statements
- Notice of Annual General Meeting
- Notice of Class Meeting for Ordinary Class B Shares

Dated: 3 May 2006

Company official making the announcement:

John Garwood

Songbird Estates plc

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