

SONGBIRD ESTATES PLC (“the Company”)

30 June 2006 Interim Report (“the Interim Report”)

Following the announcement on 29 September 2006 of the Company’s results for the six months ended 30 June 2006 and, pursuant to Rule 20 of the AIM Rules, Songbird Estates plc hereby notifies that the Interim Report has been mailed to shareholders.

A copy of the Interim Report is available from the Company’s website (www.songbirdstates.com) or, upon request, from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

Dated: 23 October 2006

For further information, please contact:

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