

SONGBIRD ESTATES PLC

The following information is disclosed in conformity with transitional provision 6 of the Transparency Directive.

At 20 December 2006, there are in issue and admitted to listing on AIM 178,513,389 Ordinary Class B Shares of 10p each in Songbird Estates plc. Each of these Ordinary Class B Shares carries one vote.

No shares are held in treasury by Songbird Estates plc.

The figure shown above may be used by shareholders as the denominator for the calculations by which they will determine whether they are required to notify their interest in (or a change to their interest in) Songbird Estates plc under the FSA's Disclosure and Transparency Rules.

The other classes of shares issued by Songbird Estates plc are not listed on any Regulated Market or Prescribed Market, and therefore fall outside the scope of this notification.

Date: 20 December 2006

Contact for queries:

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