

SONGBIRD ESTATES PLC

RESULTS OF EXTRAORDINARY GENERAL MEETING HELD ON 24 JANUARY 2007

Songbird Estates plc (the 'Company') confirms that at today's Extraordinary General Meeting of the Company, the resolution set out below was duly passed as a special resolution. Voting was conducted by way of a poll, the result of which was as follows:

Votes for	3,592,376,699
Votes against	8,791
Total votes cast	3,592,385,490

Consequently, a second interim dividend of 29.5 pence on each of the SG Shares, Class A Shares and Class B Shares in the Company will be payable on 14 February 2007 to shareholders on the register at 2 February 2007.

As provided in part (3) of the resolution, the Company has made an application for a further 14,478,260 Class B Shares to be admitted to trading on the Alternative Investment Market of the London Stock Exchange.

Dated: 24 January 2007

For further information, please contact:

John Garwood
Songbird Estates plc
Tel: +44 (0)20 7477 1000

SPECIAL RESOLUTION

THAT subject to obtaining the consent of the holders of the Company's Ordinary Class A Shares, Ordinary Class B Shares and Class D Share in accordance with Articles 8(A)(ii) and 8(A)(vi) of the Company's articles of association (the '**Articles**') and subject to the approval of the holders of the Company's SG Shares in accordance with Article 8(C):

Amendment of Articles

- (1) the Articles be amended by the addition of the following provisions at the end of the existing Article 17:

“(O) Notwithstanding the provisions of Article 125, the Company may at any time and from time to time pass a special resolution (including as part of the resolution adopting this Article 17(O)) to the effect that it is desirable to capitalise all or any part of any amount standing to the credit of the Company's share premium account at the relevant time and accordingly that the amount to be capitalised be set free for

distribution to the holder of the Class D Share (but no other shareholder), on the condition that it is applied in paying up in full unissued Class B Shares of the Company to be allotted and distributed credited as fully paid up to the holder of the Class D Share (the '**Class B New Issue**').

(P) Following the Class B New Issue and conditional upon (i) the unconditional issue and allotment of all Class B Shares issued pursuant to such Class B New Issue; and (ii) the unconditional admission to trading on the Alternative Investment Market of the London Stock Exchange of all the Class B Shares issued pursuant to such Class B New Issue, the following provisions shall take effect:

(i) the provisions of this Article 17 (excluding Article 17(M) and this Article 17(P)) including, without limitation, Article 17(O) shall cease to have effect, and the holder of the Class D Share shall not be entitled to receive any dividend or other distribution in respect of the Class D Share (including, without limitation, any Class D Dividend which may have accrued pursuant to the provisions of this Article 17);

(ii) Article 17(M) shall be deemed to be deleted and substituted by the following:

“(M) Subject to the Company having paid in full any dividend payable pursuant to paragraph (viii) of this Article 17(P) the Company may at its option and at any time redeem the Class D Share at a price not exceeding the amount paid up on the Class D Share upon giving the holder of the Class D Share not less than twenty eight days’ previous notice in writing of its intention so to do fixing a time and place for the redemption and upon there being any such redemption of the Class D Share, the Class D Share may not be re-issued by the Company.”;

(iii) in Article 15(A), the words “(other than the holder of the Class D Share in respect of his holding of the Class D Share)” shall be deemed to be deleted;

(iv) Article 18(A)(i) shall be deemed to be deleted and the words “secondly”, “thirdly”, “fourthly” and “fifthly” in Articles 18(A)(ii) to (v) shall be deemed to be substituted by the words “first”, “secondly”, “thirdly” and “fourthly” respectively;

(v) in Article 18(B), the words “and after payment in full of the D Share Liquidation Amount to the holder of the Class D Share pursuant to Article 18(A)(i)” shall be deemed to be deleted;

(vi) in Article 18(E), the words “, Ordinary Shares and the Class D Share” shall be deemed to be substituted by the words “and Ordinary Shares”;

(vii) Articles 19(B) and 19(C)(ii) shall be deemed to be deleted; and

- (viii) in the event that the Company on or after 20 December 2006 declares and/or pays a dividend (a '**Prior Dividend**') (whether or not such payment is made before or after the adoption of this Article 17(P)) to the holders of Class B Shares by reference to a record date (the '**Dividend Record Date**') falling before the date of the Class B New Issue (such that the Class B Shares issued in the Class B New Issue (the '**New Issue Shares**') would not, but for the provisions of this paragraph (viii), be entitled to receive such dividend) then, subject to Article 19, a dividend (the '**New Issue Dividend**') shall, immediately following their issue, become due and payable on the New Issue Shares to the holder of such shares at that time, which dividend shall be the same amount per Class B Share as the amount of the Prior Dividend. The New Issue Shares shall otherwise rank *pari passu* in all respects with the Class B Shares in the Company in issue at the time of the Class B New Issue. If the payment date for the Prior Dividend has, at the time of the Class B New Issue, already passed then the New Issue Dividend shall be paid on the Business Day immediately following the date of the Class B New Issue, but otherwise the New Issue Dividend shall be paid on the payment date for the Prior Dividend.";

Capitalisation of share premium account

- (2) it is desirable to capitalise £1,447,826 standing to the credit of the Company's share premium account and accordingly that the amount to be capitalised be set free for distribution to the holder of the Class D Share (but no other shareholder), on the condition that it is applied in paying up in full 14,478,260 new issue Class B Shares to be allotted and distributed credited as fully paid up to the holder of the Class D Share; and

Allotment of Class B Shares

- (3) the board be directed to allot the 14,478,260 Class B Shares referred to in paragraph (2) above, credited as fully paid up, to the holder of the Class D Share, subject only to the admission of such newly issued Class B Shares to trading on the Alternative Investment Market of the London Stock Exchange. The board is directed to use all reasonable endeavours to procure such admission as soon as reasonably practicable after the date of the passing of this resolution.