

SONGBIRD ESTATES PLC (the 'Company')

Further to the extraordinary general meeting held on 24 January 2007, and as permitted by article 17(M) of the Company's articles of association, the Class D Share in the Company formerly held by British Land (Joint Ventures) Limited was redeemed at a price of £1.00 on 26 February 2007. It is not intended that the Class D Share will be reissued.

Date: 27 February 2007

Contact for queries:

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