

SONGBIRD ESTATES PLC (the "Company")

SHAREHOLDER DOCUMENTATION

Pursuant to Rule 20 of the AIM Rules, Songbird Estates plc hereby notifies that the documents listed below have been mailed to shareholders and are available from the Company's website (www.songbirdestates.com) or, upon request, from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

- * 2006 Report & Financial Statements
- * Notice of annual general meeting
- * Notice of class meeting for holders of ordinary class B shares

Dated: 25 April 2007

Company official making the announcement:
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