

20 June 2007

SONGBIRD ESTATES PLC (the “Company”)

BOARD CHANGES

Pursuant to Rule 17 of the AIM Rules, the company announces that, in accordance with the articles of association of the company, The British Land Company PLC (‘British Land’) has nominated Timothy Andrew Roberts, aged 42, as the British Land Director (as defined in the articles of association of the company) in place of Eugene Doyle, who has served as the British Land Director of the company since September 2005.

This nomination has been accepted by the board, and the appointment of Tim Roberts as a director of the company has accordingly been approved with effect from 20 June 2007, which is also the effective date of Eugene Doyle’s resignation as a director of the company.

Tim Roberts joined British Land in 1997, becoming joint head of asset management in 2002, and has specific responsibility for the office sector of British Land’s portfolio. Tim Roberts has been an executive director of The British Land Company PLC since July 2006.

There are no details to be disclosed in respect of Tim Roberts under paragraphs (iii) to (viii) of Schedule Two (g) of the AIM Rules.

Enquiries:

Songbird Estates plc

John Garwood

Tel.: +44 20 7477 1000

KPMG Corporate Finance – nominated adviser
Susan Walker Tel: +44 20 7311 1000

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