

Songbird Estates plc ('the Company')

Ordinary Class B Shares of 10 pence each ('Class B Shares')

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

The following notification is made by the Company:

The Company was notified on 9 August 2007 that as at 7 August 2007, Lehman Brothers International (Europe) had a direct interest in 11,584,368 Class B Shares in the Company, representing 6% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Lehman Brothers International (Europe) had a direct interest in 9,888,338 of the Class B Shares (5.12%).

As at 7 August 2007 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 10 August 2007

Contact for queries: Anna Marie Holland (Tel: 020 7537 5396)

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc