

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 22 August 2007 that as at 14 August 2007, Mercury Real Estate Advisors LLC had a direct interest in 6,041,387 Class B Shares in the Company, representing 3.13% of the Class B Shares in issue, together with the voting rights attaching thereto. This interest is held via the registered holders listed below:

Registered Holder	Number of Shares
Mercury Special Situations Fund LP	1,160,552
Mercury Special Situations Offshore Fund, Ltd	742,398
Silvercreek SAV LLC	558,323
Mercury Real Estate Securities Fund LP	849,196
Mercury Real Estate Securities Offshore Fund Ltd	1,964,304
Mercury Global Alpha Fund LP	495,110
Mercury Global Alpha Offshore Fund Ltd	165,000
Guggenheim GPC LXV, LLC	106,504

As at 14 August 2007 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 24 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