

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 31 August 2007 that as at 30 August 2007, RBC (Trustees) Guernsey Limited, as trustee of the LMR Trust, had a direct interest in 8,177,500 Class B Shares in the Company, representing 4.23% of the Class B Shares in issue, together with the voting rights attaching thereto.

The shares are registered in the name of Gundyco and the relevant shareholding is beneficially held and controlled by RF UK Investments Limited. RF UK Investments Limited is a wholly owned subsidiary of RF Holdings Limited which is in turn wholly owned by the LMR Trust.

As at 30 August 2007 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 31 August 2007

Contact for queries: John Garwood (Tel: 07779 888 013)

Company official making announcement:

John Garwood, Company Secretary, Songbird Estates plc