

**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 29 August 2007, Lehman Brothers International (Europe) had a direct interest in 11,129,414 Class B Shares in the Company, representing 5.77% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Lehman Brothers International (Europe) had a direct interest in 11,584,368 of the Class B Shares (6%).

As at 29 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