

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 14 September 2007 that as at 12 September 2007, Lehman Brothers International (Europe) had a direct interest in 6,133,454 Class B Shares in the Company, representing 3.18% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Lehman Brothers International (Europe) had a direct interest in 11,129,414 of the Class B Shares (5.77%).

As at 12 September 2007 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 14 September 2007

Contact for queries: John Garwood (Tel: 020 7477 1000)

Company official making announcement:
John Garwood, Company Secretary, Songbird Estates plc