

Songbird Estates plc ('the Company')

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

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

The following notifications are made by the Company:

- a) The Company was notified on 5 March 2008 that as at 3 March 2008, UBS Investment Bank, on behalf of UBS AG London Branch, had a direct interest in 9,789,627 B Shares, representing 5.07% of the B Shares in issue, together with the voting rights attaching thereto.

Previously, UBS Investment Bank notified a direct interest of less than 3% in the B Shares.

- b) The Company was also notified on 6 March 2008 that as at 5 March 2008, ING Bank NV had a direct interest in 5,838,821 B Shares, representing 3.03% of the B Shares in issue, together with the voting rights attaching thereto.

Previously, ING Bank NV had a direct interest of less than 3% in the B Shares.

As at 3 March 2008 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 6 March 2008

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

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc