

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 notification is made by the Company:

The Company was notified on 7 March 2008 that as at 31 January 2008, Morgan Stanley (Institutional Securities Group and Global Wealth Management) ("Morgan Stanley") had an indirect interest in 31,708,138 and a direct interest in 2,124,004 B Shares, representing 16.43% and 1.10% respectively of the B Shares in issue, together with the voting rights attaching thereto.

The chain of controlled undertakings through which the voting rights are effectively held are as follows:

Direct Interest in Shares

Entity	Number of Shares	% of Voting Rights
Morgan Stanley & Co. Incorporated	3,350	0.00%
Morgan Stanley & Co. International Plc	2,120,654	1.09%

Indirect Interest in Shares

Entity	Number of Shares	% of Voting Rights
Morgan Stanley Real Estate Fund	11,343,815	5.87%
Shareholders Agreement*	20,364,323	10.55%

* A shareholders agreement dated 16 April 2004 between various Morgan Stanley entities and other parties (the "Shareholders Agreement") in respect of the Company. The Shareholders Agreement is an agreement to which this notification applies and the only party to the Shareholders Agreement which also owns B Shares is British Land (Joint Ventures) Limited.

Previously, Morgan Stanley had an indirect interest in 31,708,138 B Shares (16.43%).

Dated: 10 March 2008

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