

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 8 August 2008 that as at 6 August 2008, UBS Investment Bank, on behalf of UBS AG London Branch, had a direct interest in 13,659,508 B Shares, representing 7.08% of the B Shares in issue, together with the voting rights attaching thereto.

Previously, UBS Investment Bank notified a direct interest of 11,995,340 (6.21%) in the B Shares.

As at 6 August 2008 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 8 August 2008

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

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc