

**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 16 September 2008 that as at 12 September 2008, the interest of Lehman Brothers International (Europe) in the Class B Shares had reduced below 3% of the Class B Shares in issue. Lehman Brothers International (Europe) previously had an interest in 6,133,454 Class B Shares (3.18%).

As at 12 September 2008 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 17 September 2008

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

Company official making announcement:  
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc