

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 19 September 2008 that as at 18 September 2008, the interest of Deutsche Bank AG and its subsidiary companies had reduced below 3% of the Class B Shares in issue. Deutsche Bank AG previously had an interest in 8,902,135 Class B Shares (4.61%)

As at 18 September 2008 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 22 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