

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 8 October 2008 that as at 7 October 2008, Deutsche Bank AG had a direct interest in 9,817,037 Class B Shares in the Company, representing 5.09% of the Class B Shares in issue, together with the voting rights attaching thereto.

As at 7 October 2008 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 9 October 2008

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

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