

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 5 November 2008 that as at 3 November 2008, UBS Investment Bank, on behalf of UBS AG London Branch, had reduced below 3% of the Class B Shares in issue. UBS Investment Bank previously had an interest in 13,659,508 Class B Shares (7.08%)

As at 3 November 2008 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 6 November 2008

Contact for queries: John Garwood (Tel: 020 7418 2312)

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