

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 12 November 2008 that as at 4 November 2008, the interest of Merrill Lynch International had reduced below 5% of the Class B Shares in issue. Merrill Lynch International previously had a direct interest in 12,406,473 Class B Shares (6.42%).

As at 4 November 2008 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 13 November 2008

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

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