

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 02 January 2009 that as at 23 December 2008, Merrill Lynch International had a direct interest in 13,757,599 Class B Shares in the Company, representing 7.12% of the Class B Shares in issue, together with the voting rights attaching thereto.

Merrill Lynch International previously had a direct interest in 12,406,473 Class B Shares (6.42%).

The notification also stated that as of 1 January 2009, Merrill Lynch & Co Inc was acquired by Bank of America, which is now the ultimate parent company of Merrill Lynch International.

As at 02 January 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 5 January 2009

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

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