

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 13 January 2009 that as at 12 January 2009, ING Bank NV had a direct interest in 5,586,817 Class B Shares in the Company, representing (2.89%) of the Class B Shares in issue, together with the voting rights attaching thereto.

ING Bank NV previously had a direct interest in 5,838,821 Class B Shares (3.03%).

As at 12 January 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 14 January 2009

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

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