

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 09 February 2009 that as at 5 February 2009 JPMorgan Chase & Co, via its controlled undertaking, JPMorgan Asset Management (UK) Limited, had an indirect interest in 14,965,616 Class B Shares in the Company. This interest represents (7.75%) of the Class B Shares in issue, together with the voting rights attaching thereto.

All, or any, previous interests of JPMorgan Chase & Co in the Class B Shares were below the notifiable thresholds.

As at 10 February 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 10 February 2009

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

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc