

SONGBIRD ESTATES PLC (the "Company")

SHAREHOLDER DOCUMENTATION

In accordance with Rules 20 and 26 of the AIM Rules, the Company announces that the documents listed below have been mailed to shareholders and are available from the Company's website ([www.songbirdestates.com](http://www.songbirdestates.com)) or, upon request, from the Company Secretary, Songbird Estates plc, One Canada Square, Canary Wharf, London E14 5AB.

- \* 2008 Report & Financial Statements
- \* Notice of annual general meeting
- \* Notice of class meeting for holders of ordinary class B shares

The Company can also confirm that, as anticipated when the Company announced its results for the year ended 31 December 2008, its financial covenant tests under the Citibank N.A. loan facility have been met using the latest valuations available, which are the 31 December 2008 valuations. Under this loan facility the covenant tests are required to be delivered to Citibank N.A. within 45 days of each quarter end.

Dated: 18 May 2009

Company official making the announcement:

John Garwood  
Company Secretary  
Songbird Estates plc

Tel: + 44 20 7477 1000

James Bradley  
Tulchan Communications

Tel:+(0) 20 7427 1569