

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 Company was notified on 02 September 2009:

1. That as at 01 September 2009, Citadel Europe LLP had an interest via a Contract for Difference in 26,662,130 Class B Shares in the Company, representing a nominal value of 13.82% in the B Share voting rights in issue. The notification confirmed that Citadel Europe LLP acts as sub-investment advisor to Citadel Advisors LLC. Citadel Advisors LLC is the investment manager of various funds which own the instruments subject to disclosure.

Citadel Europe LLP previously had an interest via a Contract for Difference in 30,797,470 Class B Shares (15.96%).

2. That also as at 01 September 2009, Credit Suisse Group AG via its controlled undertaking Credit Suisse Securities (Europe) Limited, had an indirect interest in 14,445,934 Class B Shares in the Company. This interest represents (7.48%) of the Class B Shares in issue, together with the voting rights attaching thereto.

Credit Suisse Group AG previously had an indirect interest in 18,376,649 Class B Shares (9.52%).

As at 01 September 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated 03 September 2009

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

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc