

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 11 September 2009 that as at 10 September 2009, Credit Suisse Group AG via its controlled undertaking Credit Suisse Securities (Europe) Limited had an indirect interest in 13,492,003 Class B Shares in the Company, representing 6.99% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Credit Suisse Group AG had an indirect interest in 14,445,934 Class B Shares (7.48%).

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

Dated: 14 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