

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

On 15 and 16 September 2009 the Company was notified:

1. That as at 14 September 2009 Credit Suisse Group AG, via its controlled undertaking Credit Suisse Securities (Europe) Limited, had an indirect interest in 10,294,577 Class B Shares in the Company, representing 5.33% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Credit Suisse Group AG had an indirect interest in 13,492,003 Class B Shares (6.99%).

2. That also as at 14 September 2009, Citadel Europe LLP had an interest via a Contract for Difference in 22,765,109 Class B Shares in the Company, representing a nominal value of 11.80% 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.

Previously, Citadel Europe LLP had an interest via a Contract for Difference in 26,662,130 Class B Shares (13.82%).

As at 14 September 2009 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 16 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