

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 18 September 2009 that as at 17 September 2009, Citadel Europe LLP had an interest via a Contract for Difference in 18,212,361 Class B Shares in the Company, representing a nominal value of 9.44% 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 22,765,109 Class B Shares (11.80%).

As at 18 September 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated 21 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