

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 28 September 2009 that as at 24 September 2009, Citigroup Global Markets UK Equity Limited had a direct interest in 5,726,187 Class B Shares in issue, representing (2.97%) of the Class B Shares in issue, together with the voting rights attaching thereto.

Citigroup Global Markets UK Equity Limited previously had a direct interest in 17,691,436 (9.17%) Class B Shares.

As at 24 September 2009 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated 29 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