

Songbird Estates plc ('the Company')

Ordinary B Shares of 10 pence each ('B Shares')

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 07 October 2009 the Company received the following notifications:

1. That as at 25 September 2009, Barclays PLC via its controlled undertaking Barclays Stockbrokers Ltd had an indirect interest in 28,378,037 B Shares in the Company, representing (14.70%) of the B Shares in issue, together with the voting rights attaching thereto;
2. That as at 28 September 2009, Barclays PLC via its controlled undertaking Barclays Stockbrokers Ltd had an indirect interest in 32,718,391 B Shares in the Company, representing (16.95%) of the B Shares in issue, together with the voting rights attaching thereto; and
3. That as at 29 September 2009, Barclays PLC via its controlled undertaking Barclays Stockbrokers Ltd had an indirect interest in 33,441,978 B Shares in the Company, representing (17.33%) of the B Shares in issue, together with the voting rights attaching thereto.

Prior to the notifications received on 07 October 2009, Barclays PLC had an indirect interest in 17,168,388 Class B Shares in issue (8.9%).

As at 29 September 2009 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 09 October 2009

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

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc