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9 October 2009

Songbird Estates plc (“Songbird” or the “Company”)

RESULT OF RUMP PLACING

The Company announced earlier today that it had received valid acceptances under the Compensatory Open Offer in respect of 11,316,624,786 New Ordinary Shares from Qualifying Shareholders, representing a take-up of approximately 59.6% of the New Ordinary Shares available under the Compensatory Open Offer.

The Company now announces that J.P. Morgan Cazenove and Morgan Stanley, acting as Joint Bookrunners, have through the Rump Placing procured subscribers (the “Placees”) for the remaining 7,658,314,144 New Ordinary Shares for which valid acceptances were not received, at a price of 1.32 pence per New Ordinary Share.

The Placees’ obligation to take up such New Ordinary Shares is subject to the same conditions as the Compensatory Open Offer, which are set out in the Prospectus dated 24 September 2009 (the “Prospectus”).

The net proceeds, after deduction of the Offer Price of 1 penny per New Ordinary Share and the expenses of procuring such Placees, will be paid to those Qualifying Shareholders that have not taken up their Open Offer Entitlements, except that individual amounts of less than £5.00 will not be paid to such persons but will be retained and will ultimately accrue for the benefit of the Company. Such payments to Qualifying Shareholders shall be made in accordance with, and subject to, the terms and conditions of the Compensatory Open Offer set out in the Prospectus and, in the case of Qualifying Non-CREST Shareholders, on the Application Form.

Capitalised terms used, but not defined, in this announcement have the same meanings as given to them in the Prospectus.

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John Carrafiell is acting as a consultant to the Company only in connection with the Placing and Compensatory Open Offer, and no one else, and will not be responsible to anyone other than the Company for providing the protections offered to clients of John Carrafiell nor for providing advice in relation to the Placing and Compensatory Open Offer.