

Songbird Estates plc ('the Company')

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 16 October 2009 the Company received the following notifications:

1. That as at 15 October 2009, Barclays PLC no longer had a disclosable interest in the issued share capital of the Company; and
2. That as at 16 October 2009, Polygon Investment Partners LLP had an interest via Contracts for Difference in 3,271,088,768 issued share capital of the Company which represents a delta-adjusted value of 4.99% of the voting rights in issue. This notification also stated that Polygon Investment Partners LLP is the investment manager of a fund which owns the financial instruments that are subject to this notification.

This change has arisen as a result of the reorganisation of the share capital structure of the Company, effective from Admission of the Ordinary Shares of 0.1 pence each of the Company.

As at 16 October 2009 the total number of voting rights of the Company was 65,553,896,186.

Dated: 16 October 2009

Contact for queries: John Garwood (Tel: 020 7477 1000)

Company official making announcement:
John Garwood, Company Secretary, Songbird Estates plc