

Songbird Estates plc ('Songbird' or the 'Company')

Completion of purchase of £880 million Citi senior loan facilities

The Company is pleased to announce that further to an announcement made by the Company on 28 August 2009, its wholly owned subsidiary, Songbird Finance (Two) Limited, has today completed the purchase of Songbird's £880 million Citi senior loan facilities (the "Citi Loan") at a 5 per cent. discount to the outstanding principal and accrued interest.

Today's completion of the purchase of the Citi Loan by the Company is the final stage of the successful re-capitalisation process.

Dated: 19 October 2009

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