

Songbird Estates plc ('the Company')

Ordinary Shares of 0.1pence each ("New Ordinary Shares")

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 16 October 2009 the Company received the following notifications:

1. That as at 14 October 2009 China Investment Corporation, via its controlled undertaking Land Breeze S.a.r.l., had a direct interest in 9,648,963,263 New Ordinary Shares representing 14.72% of the total voting rights in issue. The notification stated that Land Breeze S.a.r.l. holds the shares directly and is a wholly owned subsidiary of Land Breeze II S.a.r.l, Land Breeze II S.a.r.l. is a wholly owned subsidiary of Fullbloom Investment Corporation, which is a wholly owned subsidiary of China Investment Corporation.
2. That as at 14 October 2009 GF Investments II, LLC had a direct interest in 1,743,324,813 New Ordinary Shares representing 2.66% and an indirect interest in 12,600,260,462 New Ordinary Shares representing 19.22% of the total voting rights in issue. The shareholding of GF Investments II, LLC, taken together with shareholdings of the other Glick entities (being investment vehicles and trusts connected with Simon Glick and his family) result in an aggregate holding of 15,700,260,239 New Ordinary Shares representing 23.95% of the total voting rights.
3. That as at 14 October 2009 Morgan Stanley (Institutional Securities Group and Global Wealth Management) via its controlled undertakings as set out in the following table had a direct interest in 6,122,105,735 New Ordinary Shares representing 9.34% of the total voting rights in issue.

Name	No. of New Ordinary Shares	% of Voting Rights
Morgan Stanley Securities Ltd	369,540,771	0.56
MSREF IV International-GP, LLC ¹	3,604,979,202	5.50
MSDW Real Estate Special Situations II, Inc. ¹	26,309,297	0.04
MSRESS II GP-Co-Investment Ltd ²	2,109,118,629	3.22
MSQ GP, L.L.C	454,707	0.0006
PG Investors III, Inc ³	11,703,129	0.02

Note:

1. as general partner of the series of real estate private equity funds that it manages.
2. as general partner of MSRESS II Co Investments Partnerships L.P.
3. as general partner and/or attorney in fact (as applicable) of the series of private equity real estate funds, companies and persons that it manages.

4. That as at 14 October 2009 Qatar Investment Authority via its wholly owned entity Qatar Holding LLC had a direct interest in 15,704,343,534 New Ordinary Shares representing 23.96% of the total voting rights in issue.

All of the notifications had been prepared using the total voting rights figure of 65,553,896,186 as set out in the regulatory announcement made by the Company dated 14 October 2009.

Dated: 20 October 2009

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Company official making announcement:
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