

Songbird Estates plc ('the Company')

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

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

The following notification is made by the Company:

The Company was notified on 19 October 2009 that as at that date Bank of America Corporation no longer had a disclosable interest in the ordinary issued share capital of the Company.

As at 19 October 2009 the total number of voting rights of the Company was 65,553,896,186.

Dated: 21 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