

Songbird Estates plc ('the Company')

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

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 26 October 2009, the Company was notified that as at 19 October 2009 Chichester Fund Limited (one of the investment vehicles connected with Simon Glick and his family) had an interest in 630,320,988 warrants issued by the Company over New Ordinary Shares which represented 0.96% of the total voting rights in issue. The warrants are exercisable at 1.5p per warrant (subject to adjustment in accordance with the terms and conditions of the warrants) between 19 October 2009 and 19 October 2012. The notification confirmed that the interest in the warrants was in addition to the aggregated interest of the Glick entities (being investment vehicles and trusts connected with Simon Glick and his family) in 15,700,260,239 New Ordinary Shares notified on 16 October 2009.

As at 19 October 2009 the total number of voting rights of the Company was 65,553,896,186. Consequently the quoted percentages of voting rights detailed in these notifications have been calculated without including the further shares to be issued when the warrants are exercised.

Dated: 27 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