

Songbird Estates plc (“Songbird” or the “Company”)

VOTING RIGHTS AND CAPITAL

In accordance with the Disclosure and Transparency Rules provision D.T.R 5.6.1R, the Company makes the following notification:

As at 30 October 2009 the Company’s issued ordinary share capital consists of 655,538,962 ordinary shares with a nominal value of 10 pence each (“Ordinary Shares”), with voting rights of one vote per ordinary share attached. The Company does not hold any Ordinary Shares in Treasury.

The above figure of 655,538,962 ordinary shares may be used by shareholders of the Company as the denominator for the calculations by which they will determine if they are required to notify their interest in, or change in the interest in, the share capital of the Company under the Disclosure and Transparency Rules.

Dated: 30 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