

Songbird Estates plc ('the Company')

Ordinary Shares of 10pence each ("Ordinary Shares")

ISIN code GB00B4MTF637

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 23 November 2009, the Company received the following notifications:

1. That as at 19 November 2009 China Investment Corporation, via its controlled undertaking Land Breeze S.a.r.l., had an interest in 10,716,297 warrants issued by the Company over Ordinary Shares which represented 1.63% of the total voting rights in issue. This figure comprised warrants over 8,036,593 voting rights as notified to the Company on 21 October 2009 and 2,679,704 voting rights from an acquisition of warrants on 19 November 2009. The notification confirmed that the warrants would expire at the close of business on the third anniversary of 19 October 2009 provided that in the event such date is not a London business day, then the period for exercise shall end on the London business day immediately prior to such date. This interest is in addition to Land Breeze S.a.r.l.'s previously notified interest in 96,489,633 Ordinary Shares.

The notification stated that Land Breeze S.a.r.l. holds the warrants 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 19 November 2009 Chichester Fund Limited (one of the investment vehicles connected with Simon Glick and his family) had an interest in 8,404,938 warrants issued by the Company over Ordinary Shares which represented 1.28% of the total voting rights in issue. This figure comprised warrants over 6,303,210 voting rights as notified to the Company on 26 October 2009 and 2,101,728 voting rights from an acquisition of warrants on 19 November 2009. 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 157,002,602 Ordinary Shares notified on 16 October 2009.
3. That as at 19 November 2009 Qatar Investment Authority, via its wholly owned entity Qatar Holding LLC, had an interest in 8,404,938 warrants issued by the Company over Ordinary Shares which represented 1.28% of the total voting rights in issue. This figure comprised warrants over 6,303,210 voting rights as notified to the Company on 21 October 2009 and 2,101,728 voting rights from an acquisition of warrants on 19 November 2009. 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 Qatar Holding LLC's previously notified interest in 157,043,435 Ordinary Shares.

As at 19 November 2009 the total number of voting rights of the Company was 655,538,962. 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: 25 November 2009

Contact for queries: Anna Marie Holland (Tel: 020 7537 5396)

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc