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11 October 2010

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

ADMISSION OF SHARES TO TRADING ON AIM AND REPURCHASE OF THE FACILITY

Further to its announcement regarding the results of its Open Offer, the Company confirms that 109,375,000 New Ordinary Shares of 10 pence each were admitted to trading on AIM at 8:00am today.

Songbird is also pleased to announce the repurchase of the Facility according to the terms of the Subscription and Repurchase Agreement, a summary of which was set out in the Prospectus dated 23 September 2010. In addition, the Company has paid the dividend accrued on its Preference Shares for the period up to and including 30 September 2010 and the SG Dividend.

The total number of voting rights as at 11 October 2010 has increased to 764,913,962. This figure can be used by Shareholders as the denominator for the calculations by which they will determine if they are required to notify their interest in, or a change to their interest in, the Company, under the FSA's Disclosure and Transparency Rules.

Capitalised terms used, but not defined, in this announcement have the same meanings as given to them in the Prospectus dated 23 September 2010.

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