

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 29 October 2010 the Company’s issued ordinary share capital consists of 764,913,962 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 764,913,962 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 their interest in, the Company under the Disclosure and Transparency Rules.

Dated: 29 October 2010

Contact for queries: John Garwood (Tel: 020 7418 2000)

Company official making announcement:
John Garwood, Company Secretary, Songbird Estates plc