

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

Ordinary Shares of 10 pence each (“Ordinary Shares”)

ISIN code GB00B4MTF637

NOTIFICATION OF MAJOR INTEREST IN ORDINARY SHARES

On 6 April 2011, the Company received the following notification:

On 5 April 2011, Qatar Holding LLC acquired 28,500,427 Ordinary Shares, representing 3.72% of the Company’s issued ordinary share capital.

The total shareholding of Qatar Holding LLC following this acquisition is 211,746,156 Ordinary Shares representing 27.68% of the Company’s current issued share capital.

In addition, Qatar Holding LLC also has an existing interest in 840,493,828 warrants issued by the Company. Exercise of these warrants following the exercise of all warrants, would bring its total voting rights in the Company to 220,290,013 (27.75%).

As at 6 April 2011 the Company’s issued ordinary share capital is 764,913,962 Ordinary Shares, whilst the total number of voting rights in the Company, which assumes the conversion of all outstanding warrants, would be 793,749,479.

Dated: 6 April 2011

Contact for queries: John Garwood (Tel: 020 7477 1000)

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