

NOTIFICATION OF MAJOR INTEREST IN SHARES

Pursuant to Section 198 of the Companies Act 1985 (the "Act"), Songbird Estates plc (the "Company") was notified on 8 July 2005 that as at close of business on 7 July 2005, UBS AG, acting through its business group/legal entity UBS AG London Branch, had an interest in 5,344,725 class B ordinary shares ("B Shares") of the Company (representing 3.09%* of the B Shares in issue).

Note:

*As at 7 July 2005, there were 172,699,919 B Shares in issue.

Dated:

11 July 2005

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc