

## 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 27 July 2005 that as at close of business on 26 July 2005, UBS AG, acting through its business group and legal entities UBS AG London Branch and UBS Laing & Cruickshank Limited (non-material interest), had an interest in 27,048,675 class B ordinary shares ("B Shares") of the Company (representing 15.66%\* of the B Shares in issue).

Note:

\*As at 26 July 2005, there were 172,699,919 B Shares in issue.

Dated:

28 July 2005

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc