

NOTIFICATION OF MAJOR INTEREST IN SHARES

On 4 August 2005, pursuant to Sections 198 to 202 of the Companies Act 1985 (the "Act"), Songbird Estates plc (the "Company") was notified of the following interest in the class B ordinary shares of the Company (the "B Shares"):

1. Kingdom 5-KR-125, Ltd., a Cayman Islands company ("Kingdom 125"), had reduced its interest in the B Shares and as at the date thereof was interested in 1,793,889 B Shares.
2. Kingdom 5-KR-135, Ltd., a Cayman Islands company ("Kingdom 135"), had reduced its interest in the B Shares and as at the date thereof was interested in 22,624,600 B Shares.
3. Kingdom 5-KR-146, Ltd., a Cayman Islands company ("Kingdom 146"), had reduced its interest in the B Shares and as at the date thereof was interested in 16,580,000 B Shares.
4. Kingdom 125, Kindgom 135 and Kingdom 146 are indirectly wholly owned by a trust for the benefit of HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud and his family. On this basis, as at the date thereof, HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud was interested in 40,998,489 B Shares, representing 23.74%* of the B Shares in issue, (previously interested in 69,199,600 B Shares, representing 40.06%* of the B Shares in issue) in which Kingdom 125, Kindgom 135 and Kingdom 146 were collectively interested.

Note:

*As at 4 August 2005, there were 172,699,919 B Shares in issue.

Dated:

5 August 2005

Contact for queries:

Anna Marie Holland
020 7537 5396

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc