

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 20 September 2005 that as at close of business on 19 September 2005, UBS AG, acting through its business group and legal entity UBS AG London Branch, had an interest in 12,146,936 class B ordinary shares ("B Shares") of the Company (representing 7.03%* of the B Shares in issue).

Note:

*As at 19 September 2005, there were 172,699,919 B Shares in issue.

Dated:

21 September 2005

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc