

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 13 February 2006 that as at close of business on 10 February 2006, UBS AG, acting through its business group/legal entity UBS AG London Branch, had an interest in 11,970,947 class B ordinary shares ("B Shares") of the Company (representing 6.93%* of the B Shares in issue).

Note:

*As at 10 February 2006, there were 172,699,919 B Shares in issue.

Dated:

14 February 2006

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc