

## 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 17 February 2006 that as at 15 February 2006, Credit Suisse Securities (Europe) Limited had an interest in 22,715,790 class B ordinary shares ("B Shares") of the Company (representing 13.15%\* of the B Shares in issue).

Note:

\*As at 15 February 2006, there were 172,699,919 B Shares in issue.

Dated:

20 February 2006

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc