

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 30 May 2006 that as at close of business on 25 May 2006, UBS AG, acting through its business group and legal entity UBS AG London Branch, had an interest in 11,275,039 class B ordinary shares of the Company (the "B Shares") representing 6.32%* of the B Shares in issue.

Note:

*As at 25 May 2006, there were 178,513,389 B Shares in issue.

Dated: 31 May 2006

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Company official making the announcement:
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