

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 6 July 2006 that as at close of business on 4 July 2006, The Goldman Sachs Group, Inc. ("GS Inc."), was interested, by attribution only, in a total of 6,686,963 class B ordinary shares ("B Shares") of the Company (representing 3.75%* of the B Shares in issue).

Of these 6,686,963 B Shares a wholly owned indirect subsidiary of GS Inc., Goldman Sachs International, had a beneficial interest in 5,940,129 B Shares, with the remainder being held by a separate wholly owned subsidiary as custodian for its customers.

Note:

*As at 4 July 2006, there were 178,513,389 B Shares in issue.

Dated:

7 July 2006

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Company official making the announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc