

NOTIFICATION OF MAJOR INTEREST IN SHARES

Pursuant to Sections 198-202 of the Companies Act 1985 (the "Act"), Songbird Estates plc (the "Company") received the following notifications in respect of the class B ordinary shares ("B Shares") of the Company:

1. on 19 September 2006 the Company was notified that as at that date Deutsche Bank AG and its subsidiary companies had a notifiable interest in 5,378,329 B Shares (representing 3.01%* of the B Shares in issue);
2. on 19 September 2006 the Company was also notified that UBS AG, acting through its business group UBS AG London Branch, had an interest in 10,587,160 B Shares (representing 5.93%* of the B Shares in issue); and
3. on 20 September 2006, the Company was notified that as at 19 September 2006, Merrill Lynch & Co, Inc had an interest in 19,807,328 B Shares (representing 11.10%* of the B Shares in issue). Such interest included the interest notified by Merrill Lynch Investment Managers Limited on 14 September 2006. The Merrill Lynch entities having an interest in these shares are as follows:

Merrill Lynch Investment Managers Ltd
ML Invest Holdings Limited
ML Invest, Inc
Merrill Lynch Group Inc.
Merrill Lynch & Co., Inc.

Note:

*As at 19 September 2006, there were 178,513,389 B Shares in issue.

Dated:

20 September 2006

Contact for queries:

Anna Marie Holland
020 7537 5396

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc