

## 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 4 October 2006 that as at 2 October 2006, Credit Suisse Securities (Europe) Limited had an interest in 20,615,790 class B ordinary shares ("B Shares") of the Company (representing 11.55%\* of the B Shares in issue).

Note:

\*As at 2 October 2006, there were 178,513,389 B Shares in issue.

Dated:

5 October 2006

Contact for queries:

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Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc