

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 18 October 2006 that as at 16 October 2006, Credit Suisse Securities (Europe) Limited had an interest in 19,535,790 class B ordinary shares ("B" Shares) of the Company (representing 10.94%* of the B Shares in issue).

*As at 16 October 2006, there were 178,513,389 B Shares in issue.

Dated:

19 October 2006

Contact for queries:

Anna Marie Holland
020 7537 5396

Company official making announcement:

Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc