

NOTIFICATION OF MAJOR INTEREST IN SHARES

Pursuant to Section 198 of the Companies Act 1985, Songbird Estates plc (the "Company") was notified on 30 November 2006 that Deutsche Bank AG and its subsidiary companies no longer have a notifiable interest in the class B ordinary shares of the Company.

Dated: 01 December 2006

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Company official making the announcement:

Caroline Higgins, Acting Assistant Company Secretary, Songbird Estates plc