

NOTIFICATION OF MAJOR INTEREST IN SHARES

Pursuant to Section 198 of the Companies Act 1985, Songbird Estates plc (the "Company") was notified on 21 December 2006 that Merrill Lynch & Co., Inc had an interest in 21,802,920 class B ordinary shares ("B" Shares) of the Company (representing 12.21%* of the B Shares in issue). Such interest includes 20,059,958 B Shares (representing 11.24% of the B Shares in issue) held by BlackRock Inc. (an asset management company in which Merrill Lynch & Co., Inc owns 49.8% of the common stock).

*As at 21 December 2006, there were 178,513,389 B Shares in issue.

Dated: 21 December 2006

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