

Songbird Estates plc ('the Company')

Ordinary Class B Shares of 10 pence each ('B Shares')

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

The following notification is made by the Company:

The Company received notification after close of business on 23 January 2007 that UBS AG (previously reporting as UBS AG Group with an aggregate interest as at 15 September 2006 in 10,587,160 B Shares in the Company, equating to 5.93% of the B Shares then in issue) is now reporting on a disaggregated basis as follows: UBS Investment Bank, UBS Global Wealth Management and Business Banking, UBS Global Asset Management DRCM, UBS Global Asset Management Traditional, UBS Global Asset Management Alternative and Quantitative and UBS Global Asset Management IFS.

The above notification also stated that, as at 22 January 2007, UBS Investment Bank had no interest in B Shares in the Company and consequently no voting rights, whether direct or indirect, arising therefrom.

The Company has received no notification concerning the interests in B Shares in the Company of the other UBS entities listed above.

As at 22 January 2007 there were 178,513,389 B Shares in issue, each carrying one vote.

Dated: 29 January 2007

Contact for queries:
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Company official making the announcement:
Caroline Higgins, Acting Assistant Company Secretary, Songbird Estates plc