

Songbird Estates plc ('the Company')

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

ISIN code GB00B00V4F53

NOTIFICATION OF MAJOR INTEREST IN SHARES

The following notification is made by the Company:

The Company was notified after close of business on 2 February 2007 that as at 31 January 2007, Credit Suisse Securities (Europe) Limited had a direct interest in 16,586,481 Class B Shares in the Company, representing 8.59% of the Class B Shares in issue, together with the voting rights attaching thereto.

Previously, Credit Suisse Securities (Europe) Limited had a direct interest in 17,561,880 Class B Shares (9.84%).

The notification also stated that Credit Suisse Securities (Europe) Limited is part of the Investment Banking Division of Credit Suisse ('CSIBD'), which is part of the Credit Suisse Group ('CSG'). CSIBD is a segregated business unit within CSG with an independent management structure and exercises its voting rights independently from other divisions of CSG.

Dated: 6 February 2007

Contact for queries: Caroline Higgins (tel: 020 7537 5396)

Company official making announcement:

Caroline Higgins, Acting Assistant Company Secretary, Songbird Estates plc