

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 was notified on 04 April 2007 that HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud had an interest in 40,672,878 B Shares in the Company, representing 21% of the B Shares in issue.

The shares are registered in the name of Vidacos Nominees Limited and the chain of controlled undertakings through which the voting rights are effectively held is as follows:

"Kingdom 5-KR-125, Ltd., a Cayman Islands Company ("**KR-125**") is interested in 1,520,293 of the shares held by Vidacos.

Kingdom 5-KR-135, Ltd., a Cayman Islands Company ("**KR-135**") is interested in 22,572,085 of the shares held by Vidacos.

Kingdom 5-KR-146, Ltd., a Cayman Islands Company ("**KR-146**") is interested in 16,580,000 of the shares held by Vidacos.

Kingdom 5-KR-11, Ltd. a Cayman Islands Company ("**KR-11**") holds all of the outstanding shares of KR-125 and KR-146.

KR-11 holds 50.379% of the shares of KR-135 with the remainder of such shares being held by Kingdom 5-KR-18, Ltd., a Cayman Islands company ("**KR-18**") – 22.157%, and Kingdom 5-KR-21, Ltd., a Cayman Islands company ("**KR-21**") – 27.464%.

KR-11 holds all of the outstanding shares of KR-18 and KR-21.

On 28 March 2007 Kingdom Holding Company ("**KHC**") acquired all of the outstanding shares of KR-11 from HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud, who had received such shares from a trust created by HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud for the benefit of himself and his family.

HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud holds a majority of the shares of KHC and controls the voting rights in respect of KHC."

Voting rights in relation to the 40,672,378 B Shares referred to above are exercisable indirectly by HRH Prince Alwaleed Bin Talal Bin Abdulaziz Alsaud.

As at 04 April 2007 there were 192,991,649 B Shares in issue, each carrying one vote.

Dated: 05 April 2007
Contact for queries: John Garwood (tel: 020 7418 2312)
Company official making announcement:
John Garwood, Company Secretary, Songbird Estates plc