

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 on 22 August 2008 that as at 20 August 2008, Credit Suisse Securities (Europe) Limited had a direct interest in 15,975,957 Class B Shares in the Company, representing 8.28% 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 13,769,012 Class B Shares (7.13%).

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.

As at 20 August 2008 there were 192,991,649 Class B Shares in issue, each carrying one vote.

Dated: 22 August 2008

Contact for queries: Anna Marie Holland (Tel: 020 7537 5396)

Company official making announcement:
Anna Marie Holland, Assistant Company Secretary, Songbird Estates plc