

NOTICE OF EARLY REDEMPTION

PARAGON MORTGAGES (No.20) PLC
(Registered in England and Wales under number 08998709)
(the "**Issuer**")

Class A Mortgage Backed Floating Rate Notes Due 2041
ISIN: XS1080895631
Common Code: 108089563
(the "**Class A Notes**")

Class B Mortgage Backed Floating Rate Notes Due 2041
ISIN: XS1080912667
Common Code: 108091266
(the "**Class B Notes**")

Class D Mortgage Backed Floating Rate Notes Due 2041
ISIN: XS1080925305
Common Code: 108092530
(the "**Class D Notes**" and together with the Class A Notes and the Class B Notes, the "**Notes**")

NOTICE IS HEREBY GIVEN that all of the outstanding Notes will be redeemed by the Issuer on 15 August 2018 (the "**Optional Redemption Date**"), pursuant to Condition 5(d) of the Terms and Conditions of the Notes. The Notes will be redeemed at their Principal Liability Outstanding together with accrued interest to the Optional Redemption Date.

Notwithstanding the definition of the "Record Date", payment of principal and interest will be made through and in accordance with the rules and procedures for the time being of Euroclear Bank S.A/N.V and Clearstream Banking S.A. (as applicable) as if the Record Date was 14 August 2018.

Paragon Mortgages (No.20) PLC
51 Homer Road
Solihull
West Midlands
B91 3QJ

Dated 25 July 2018