

NOTICE OF EARLY REDEMPTION

PARAGON MORTGAGES (NO.13) PLC
(Registered in England and Wales under number 05393650)
(the "**Issuer**")

Rule 144A Class A1 Mortgage Backed Floating Rate Notes Due 2039
ISIN: US69913DAA00
Common Code: 27292488
(the "**Rule 144A Class A1 Notes**")

Reg S Class A1 Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272533935
Common Code: 27253393
(the "**Reg S Class A1 Notes**")

Class A2a Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272534313
Common Code: 27253431
(the "**Class A2a Notes**")

Class A2b Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272534586
Common Code: 27253458
(the "**Class A2b Notes**")

Rule 144A Class A2c Mortgage Backed Floating Rate Notes due 2039
ISIN: US69913DAD49
Common Code: 27292542
(the "**Rule 144A Class A2c Notes**")

Reg S Class A2c Mortgage Backed Floating Rate Notes due 2039
ISIN: XS0272535393
Common Code: 27253539
(the "**Reg S Class A2c Notes**")

Class B1a Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272535633
Common Code: 27253563
(the "**Class B1a Notes**")

Class B1b Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272536011
Common Code: 27253601
(the "**Class B1b Notes**")

Class C1a Mortgage Backed Floating Rate Notes Due 2039
ISIN: XS0272536284
Common Code: 27253628
(the "**Class C1a Notes**")

Class C1b Mortgage Backed Floating Rate Notes Due 2039

ISIN: XS0272536524

Common Code: 27253652

(the "**Class C1b Notes**" and together with the Class A1 Notes, the Class A2a Notes, the Class A2b Notes, the Class A2c Notes, the Class B1a Notes, the Class B1b Notes and the Class C1a Notes, the "**Notes**")

NOTICE IS HEREBY GIVEN that all of the outstanding Notes will be redeemed by the Issuer on 15 April 2021 (the "**Optional Redemption Date**"), pursuant to Condition 5(d) of the Terms and Conditions of the Notes. The cancellation of the listing and trading in the Notes on the London Stock Exchange is expected to take effect at or about 8:00a.m. on 23 April 2021. The Notes will be redeemed at their Principal Liability Outstanding together with accrued interest to the Optional Redemption 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 April 2021.

Paragon Mortgages (No.13) PLC

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Dated 25 March 2021