

PARAGON MORTGAGES (NO. 13) PLC

ANNUAL INFORMATION UPDATE

Pursuant to the requirements of Prospectus Rule 5.2, the following summarises, by title, the information that has been published or made available to the public by the Company throughout the twelve months ended 16 February 2010.

The Company uses the London Stock Exchange RNS service to make announcements to the market and these can be found on www.londonstockexchange.com. Copies of documents filed at Companies House can be obtained from Companies House or through Companies House Direct at www.direct.companieshouse.gov.uk. Copies of documents sent directly to shareholders can be obtained from The Company Secretary, Paragon Mortgages (No. 13) PLC, St Catherine's Court, Herbert Road, Solihull, West Midlands, B91 3QE.

Some of the information referred to below was provided at a specific date and may now be out of date.

Information published on RNS:

<u>Date of Publication</u>	<u>Regulatory Headline</u>
18 February 2009	Annual Information Update
13 March 2009	FRN Variable Rate Fix
13 March 2009	FRN Variable Rate Fix
9 April 2009	FRN Variable Rate Fix
9 April 2009	FRN Variable Rate Fix
9 April 2009	FRN Variable Rate Fix
9 April 2009	FRN Variable Rate Fix
9 April 2009	FRN Variable Rate Fix
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9 April 2009	FRN Variable Rate Fix
15 April 2009	FRN Variable Rate Fix
15 April 2009	FRN Variable Rate Fix
15 April 2009	FRN Variable Rate Fix
13 May 2009	FRN Variable Rate Fix
15 May 2009	FRN Variable Rate Fix
16 June 2009	FRN Variable Rate Fix
16 June 2009	FRN Variable Rate Fix
14 July 2009	FRN Variable Rate Fix
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14 July 2009	FRN Variable Rate Fix
16 July 2009	FRN Variable Rate Fix
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17 July 2009	FRN Variable Rate Fix
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14 August 2009	FRN Variable Rate Fix

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13 January 2010	FRN Variable Rate Fix
13 January 2010	FRN Variable Rate Fix
18 January 2010	FRN Variable Rate Fix
18 January 2010	FRN Variable Rate Fix
18 January 2010	FRN Variable Rate Fix
22 January 2010	Annual Financial Report
12 February 2010	FRN Variable Rate Fix
12 February 2010	FRN Variable Rate Fix

Documents filed at the Companies Registry:

<u>Date of Filing</u>	<u>Document Type</u>	<u>Brief Description</u>
16 March 2009	363a	Annual Return made up to 15/03/2009
23 October 2009	CH03	Change of secretary's details – John Gemmell
23 October 2009	CH01	Change of director's details – Robin Baker
23 October 2009	CH01	Change of director's details – James Fairrie
23 October 2009	CH01	Change of director's details – John Gemmell
29 October 2009	CH01	Change of director's details – Nicholas Keen
29 October 2009	CH01	Change of director's details – Adem Mehmet
29 October 2009	CH01	Change of director's details – Richard Shelton
25 January 2010	Accounts	Full Accounts made up to 30/09/2009

Enquiries:

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