

ACCOUNTS FOR THE YEAR ENDED 30 SEPTEMBER 2009

Two copies of Paragon Mortgages (No. 13) PLC's accounts for the year ended 30 September 2009 have been submitted to the UK Listing Authority and will shortly be available for inspection at the UK Listing Authority's Document Viewing Facility, which is situated at:

Financial Services Authority
25 The North Colonnade
Canary Wharf
LONDON
E14 5HS

Telephone Number: 020 7066 1000

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