

RNS ANNOUNCEMENT

To the holders of the Outstanding

\$1,500,000,000 Class A1 mortgage backed floating rate notes due 2038
(Reg S Common Code: 26164494; Reg S ISIN XS0261644941; Rule 144A Common Code: 26165539; Rule 144A ISIN: US69913BAA44; Rule 144A CUSIP: 69913BAA4)

£145,000,000 Class A2a mortgage backed floating rate notes due 2038
(Common Code: 26164613; ISIN: XS0261646136)

€245,000,000 Class A2b mortgage backed floating rate notes due 2038
(Common Code: 26164656; ISIN: XS0261646565)

\$311,000,000 Class A2c mortgage backed floating rate notes due 2038
(Reg S Common Code: 26164702; Reg S ISIN: XS0261647027; Rule 144A Common Code: 26165580; Rule 144A ISIN: US69913BAB27 ; Rule 144A CUSIP: 69913BAB2)

£25,000,000 Class B1a mortgage backed floating rate notes due 2038
(Common Code: 026164788; ISIN: XS0261647886)

€126,000,000 Class B1b mortgage backed floating rate notes due 2038
(Common Code: 026164885; ISIN: XS0261648850)

£17,000,000 Class C1a mortgage backed floating rate notes due 2038
(Common Code: 26165016; ISIN: XS0261650161)

€106,000,000 Class C1b mortgage backed floating rate notes due 2038
(Common Code: 26165067; ISIN: XS0261650674)

issued by Paragon Mortgages (No. 12) PLC

NOTICE IS HEREBY GIVEN to the holders of the above Notes that, Paragon Mortgages (No. 12) PLC has elected United Kingdom as its "home Member State" for the purposes of Article 2.1(i)(ii) of the Transparency Directive. This notice is being issued in accordance with Paragraph 6.4 of the Disclosure and Transparency Rules of the UK Financial Services Authority.

A notice to this effect will also be issued through the Clearing Systems on the date hereof.

For further queries, please contact the Issuer at:

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Paragon Mortgages (No. 12) PLC

26 July 2012