

To the holders of the Outstanding

€105,000,000 Class A1 mortgage backed floating rate notes due 2043
(Reg S Common Code: 125392423; Reg S ISIN: XS1253924234)

£188,600,000 Class A2 mortgage backed floating rate notes due 2043
(Reg S Common Code: 125392687; Reg S ISIN: XS1253926874)

£14,800,000 Class B mortgage backed floating rate notes due 2043
(Reg S Common Code: 125392733; Reg S ISIN: XS1253927336)

£15,800,000 Class C mortgage backed floating rate notes due 2043
(Reg S Common Code: 125392768; Reg S ISIN: XS1253927682)

£7,505,000 Class E mortgage backed floating rate notes due 2043
(Reg S Common Code: 125392776; Reg S ISIN: XS1253927765)

issued by Paragon Mortgages (No.23) PLC

NOTICE IS HEREBY GIVEN to the holders of the above Notes that, Paragon Mortgages (No.23) PLC has elected the 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 Conduct 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:

Paragon Mortgages (No.23) PLC
51 Homer Road
Solihull
West Midlands B91 3QJ

Telephone Number: Pandora Sharp +44 (0) 121 712 2075

Email: pandora.sharp@paragon-group.co.uk

Paragon Mortgages (No.23) PLC

29 July 2015