

## **FITCH UPGRADES HELIOS AMC'S CMBS SPECIAL SERVICER RATING TO 'CSS2'**

Fitch Ratings-New York-30 June 2011: Fitch Ratings upgrades Helios AMC's (Helios) commercial mortgage-backed securities (CMBS) special servicer rating to 'CSS2' from 'CSS2-'.

The special servicer rating upgrade is based on the company's strong performance and ability to effectively manage and resolve distressed commercial real estate while managing substantial portfolio growth. The upgrade also reflects the company's addition of experienced CMBS special servicing staff. Helios' resolution rates, timeliness of resolutions and staff experience is comparable to other highly rated CMBS special servicers.

As of March 31, 2011, Helios' special servicing portfolio consisted of 13 CMBS transactions totaling \$27.5 billion. At that time, the CMBS special servicing portfolio consisted of 194 actively specially serviced loans totaling \$3.3 billion and 20 REO assets totaling \$248.1 million.

The servicer rating is based on the methodology described in Fitch's reports 'U.S. Commercial Mortgage Servicer Rating Criteria,' dated Feb. 18, 2011, and 'Global Rating Criteria for Structured Finance Servicers' dated Aug. 16, 2010, available on Fitch's web site [www.fitchratings.com](http://www.fitchratings.com).

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Additional information is available at '[www.fitchratings.com](http://www.fitchratings.com)'.

### Applicable Criteria and Related Research:

--'U.S. Commercial Mortgage Servicer Rating Criteria' (Feb. 18, 2011);  
--'Global Rating Criteria for Structured Finance Servicers' (Aug. 16, 2010).

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U.S. Commercial Mortgage Servicer Rating Criteria  
[http://www.fitchratings.com/creditdesk/reports/report\\_frame.cfm?rpt\\_id=584005](http://www.fitchratings.com/creditdesk/reports/report_frame.cfm?rpt_id=584005)

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