

Fitch Upgrades Helios AMC's CMBS Special Servicer Rating to 'CSS2-'

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NEW YORK--(BUSINESS WIRE)--

Fitch Ratings upgrades Helios AMC's (Helios) commercial mortgage-backed securities (CMBS) special servicer rating to 'CSS2-' from 'CSS3+'.

The special servicer rating upgrade is based on the company's assembling an experienced management team and their ability to effectively manage and resolve distressed commercial real estate while managing substantial portfolio growth. Helios accomplished this by adding well experienced CMBS special servicing asset managers. Helios resolution rates, timeliness of resolutions and staff experience is comparable to other highly rated CMBS special servicers.

As of June 30, 2010, Helios' special servicing portfolio consisted of 12 CMBS transactions totaling \$26.5 billion. At that time, the CMBS special servicing portfolio consisted of 207 actively specially serviced loans totaling \$3.8 billion and REO assets valued at \$95.1 million.

Fitch rates commercial mortgage servicers on a scale of 1 to 5, with 1 being the highest rating. Within each rating level, Fitch further differentiates ratings by plus (+) and minus (-) as well as the flat rating. For a description of Fitch's rating criteria, see Fitch Research 'U.S. Commercial Mortgage Servicer Rating Criteria', dated June 19, 2009, available on Fitch's web site at www.fitchratings.com.

Additional information is available at www.fitchratings.com.