



NEWS RELEASE

Jun 13, 2013

【Affirmation of a Rating】

Atrium Servicing Co., Ltd.

Servicer Rating: SR2

Rating and Investment Information, Inc. (R&I) has announced the following Servicer Rating. Servicer ratings are not the Credit Rating Business, but one of the Ancillary Businesses (businesses excluding Credit Rating Service but are ancillary to Credit Rating Activities) as set forth in Article 299, paragraph (1), item (xxviii) of the Cabinet Office Ordinance on Financial Instruments Business, etc. With respect to such business, relevant laws and regulations require measures to be implemented so that activities pertaining to such business would not unreasonably affect the Credit Rating Activities, as well as measures to prevent such business from being misperceived as the Credit Rating Business.

1. RATIONALE

R&I has affirmed the Servicer Rating of SR2 for the residential mortgage servicing activities performed by Atrium Servicing Co., Ltd., a special servicer for collateralized loans (mortgage loans).

Atrium Servicing is a servicer that was established in April 1999 and obtained a license for loan servicing business from the Ministry of Justice (MOJ) in July 1999 (Minister of Justice License No.13). Its business centers on the collection of commercial and residential mortgage loans.

Atrium Servicing is affiliated with the Credit Saison Group as a member of the Atrium Group, which is headed by its parent Atrium Co., Ltd. Atrium Servicing receives substantial support from Credit Saison Co., Ltd. in terms mainly of funding and also of operations and internal audit. At present, the Atrium Group is implementing a management improvement plan which contains a company split of Atrium under Credit Saison. R&I believes support to the Atrium Group including Atrium Servicing from Credit Saison is important in evaluation of business sustainability.

Regarding loan servicing capabilities, Atrium Servicing has created a process of collecting residential mortgage loans in detail for all stages of the loan collection. Furthermore, management and other personnel monitor progress in loan collection on a daily, weekly, monthly or similar basis, and take necessary measures in a timely and appropriate manner. Many of its employees in charge of loan collection and other activities are versed in real estate-related activities. Moreover, as with parent Atrium, Atrium Servicing has an extensive track record in real estate-related activities and a broad range of know-how. Although the business environment for the servicer industry is harsh, Atrium Servicing achieves a solid performance in loan collection.

With respect to internal control systems, the company carries out its business pursuant to the internal regulations it has developed according to MOJ's guidelines for administrative work and the self-regulatory rules of Loan Servicers Association of Japan. The top management and other officers recognize the importance of strengthening internal control systems and have been working to build appropriate frameworks for internal audit, loan administration and operational management. The company is also intent on protecting personal information, as evidenced by receiving certification for PrivacyMark in December 2011.

Recently, Atrium Servicing performed internal audit in June 2012, and reorganized its internal control unit in April 2013 in efforts to reinforce internal control functions.

After evaluating the above factors comprehensively, R&I has affirmed the Servicer Rating at SR2.

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Servicer ratings are R&I's opinions on a servicer's overall capacity comprising the ability to collect debt, internal control systems and business sustainability, and are not statements of fact. Servicer ratings are not the Credit Rating Business, but one of the Ancillary Businesses (businesses excluding Credit Rating Service but are ancillary to Credit Rating Activities) as set forth in Article 299, paragraph (1), item (xxviii) of the Cabinet Office Ordinance on Financial Instruments Business, etc. With respect to such business, relevant laws and regulations require measures to be implemented so that activities pertaining to such business would not unreasonably affect the Credit Rating Activities, as well as measures to prevent such business from being misperceived as the Credit Rating Business. Further, R&I does not give advice regarding investment decisions or financial matters, or endorse the merits of any investment. R&I does not undertake any independent verification of the accuracy or other aspects of the related information when issuing a servicer rating and makes no related representations or warranties. R&I is not liable in any way for any damage arising in relation to servicer ratings (including amendment or withdrawal thereof). As a general rule, R&I issues a servicer rating for a fee paid by the servicer. For details, please refer to <http://www.r-i.co.jp/eng/policy/policy.html>.

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2. RATED ENTITY

COMPANY NAME	Atrium Servicing Co., Ltd.
CLASSIFICATION	Special servicer for collateralized loans (mortgage loans)
SERVICER RATING	SR2

3. RATING METHODOLOGY

The primary rating methodologies applied to this rating are:

Announced in	TITLE
September 2011	Rating Methodology for Servicer Ratings

The above rating methodologies are available at R&I's website:

<http://www.r-i.co.jp/eng/ancil/>

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