

Affirmed BB+/Stable rating on sr.debts of Yamada Servicer

July 14, 2011

<Rationale>

Yamada Servicer Synthetic Office Co., Ltd. whose core business is a servicer business, offers a full range of services in relation to real property and its transfer of rights and interests, including dispatching, real estate solution, trust and other businesses. Its earnings are on a recovery trend on the back of an earnings improvement in its core servicer business. Although it is still necessary to keep an eye on the recording of allowance for bad debts, JCR considers that its earnings will improve further because it has strengthened selection of purchased receivables and that collection will progress. Earnings from other businesses including dispatching business will likely improve. Therefore, the Company can ensure a good level of earnings steadily hereafter. Its financial structure deteriorated in fiscal year ended December 31, 2010 due primarily to an increase in interest-bearing debt as a result of purchase of receivables in its servicer business. This and other activities which worsened its financial structure, however, are investments for an increase in the future cash flow generation capacity, and the financial structure itself remains at a proper level. JCR will continue to watch recovery of its investments. There is no specific concern about its relations with the lenders.

Issuer: Yamada Servicer Synthetic Office Co., Ltd. (4351)

<Affirmation>

Senior debts: BB+/Stable