



WHOLESALE

Comptroller of the Currency
Administrator of National Banks

PUBLIC DISCLOSURE

June 18, 2007

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

CORUS Bank, N.A.
Charter Number: 23005

3959 North Lincoln Avenue
Chicago, Illinois 60613

Office of the Comptroller of the Currency
Chicago-North Field Office
85 West Algonquin Road, Suite 340
Arlington Heights, Illinois 60005

NOTE: This document is an evaluation of this institution's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods consistent with safe and sound operation of the institution. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this institution. The rating assigned to this institution does not represent an analysis, conclusion, or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial institution.

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Overall Community Reinvestment Act (CRA) Rating

Institution's CRA Rating: This institution is rated **“Outstanding.”**

The conclusions for the three rating criteria are:

- The bank demonstrates a high level of community development lending, community development services, and qualified investments.
- The bank demonstrates occasional use of innovative and complex community development loans and community development services.
- The bank demonstrates excellent responsiveness to credit and community development needs.

Scope of the Examination

In evaluating Corus' performance under the CRA, we reviewed the level and nature of qualified investments, community development lending, and community development services since its prior examination. We reviewed community development lending activities from January 1, 2004 through December 31, 2006. We reviewed qualified investments and community development services from January 1, 2004 through June 18, 2007. At the prior examination dated January 5, 2004, which was completed using wholesale bank procedures, we rated the bank "Outstanding".

If a bank has adequately addressed its AA needs, the Office of the Comptroller of the Currency (OCC) will also consider community development activities that benefit areas outside of its AA in the evaluation of its performance. Corus has adequately addressed the needs of its AA and, therefore, outside of AA community development activities were considered in evaluating its performance.

Description of Institution

CORUS Bank, N.A. (Corus) is a \$9.6 billion intrastate bank headquartered in Chicago, Illinois, and is a wholly owned subsidiary of CORUS Bancshares, Inc. CORUS Bancshares, Inc. is a \$9.8 billion one-bank holding company located in Chicago, Illinois. Because of the extremely competitive Chicago market, Corus has chosen to focus their business strategy nationwide in two primary areas, commercial real estate lending and retail deposit products. Corus also provides banking services to the currency exchange industry in the Chicago area. The bank's niche market does not include small business or residential real estate loans except by accommodation. Because of this specialized business strategy, Corus received its designation as a wholesale bank from the OCC on August 9, 2002.

Corus is an active commercial real estate lender nationwide, specializing in large condominium loans. Corus also markets its deposit products across the United States using competitive rates to attract depositors. By marketing its deposit products nationwide, Corus is able to attract deposits without being limited to solely competing in the very competitive Chicago market.

Since the previous CRA performance evaluation in January 2004, Corus has grown \$6 billion, primarily outside its assessment area (AA). The growth is the direct result of the bank's national marketing of selected deposit accounts through the Internet, specifically certificates of deposit (CDs) to both individuals and businesses at market-leading rates. The response to this program, which was introduced in April 2004, continues to be strong across the country.

Refer to Table 1 for an overview of Corus' financial information. As of March 31, 2007, the bank had total loans of \$3.8 billion, with \$8.5 billion in total deposits.

Table 1: Financial Information (000s)

	Year-end 2003	Year- end 2004	Year- end 2005	Year- end 2006	Most Recent Quarter- end 03/31/2007	Average for Evaluatio n Period
Tier 1 Capital	\$573,966	\$662,139	\$870,515	\$970,126	\$966,394	\$808,628
Total Income	\$180,458	\$234,899	\$452,469	\$743,743	\$749,412*	\$472,196
Net Operating Income	\$85,337	\$119,881	\$208,183	\$301,989	\$240,032*	\$191,084
Total Assets	\$3,464,456	\$4,791,608	\$8,260,013	\$9,834,915	\$9,589,449	\$7,188,088

Source: Consolidated Report of Condition and Income and bank reported data. *Annualized data reported.

Although Corus maintains a significant amount of its deposit base and lending activities nationwide, the bank has only one AA which is Cook County, Illinois. The bank delivers banking services through 11 banking center locations and 22 automated teller machines within its AA. Two of the banking centers are located in Calumet City, six are located in Chicago, and one each is located in Niles, River Forest and Wheeling. Within its AA, Corus' deposit market share is 4.61 percent.

No legal, financial, or other impediments would prevent the bank from meeting the credit needs of its AA. While the bank receives intense competition for community development loans, qualified investments, and community development services from large interstate and regional banks, it is capable of meeting the needs of its AA in a manner consistent with its resources and business strategy.

Description of Assessment Area

Corus’ AA of Cook County, Illinois consists of the entire county and is part of the Chicago MA (#16980). Cook County is a densely populated urban area comprised of 154 municipalities, which includes the City of Chicago. The area consists of 1,344 census tracts. The bank’s AA meets the requirements of the CRA regulation and does not arbitrarily exclude low-and moderate-income geographies. Refer to Table 2 for key demographic data.

Cook County has a population of 5.4 million in 2000, of which 2.9 million live in the City of Chicago. This reflects an increase of approximately 5 percent from 1990. The 2006 Housing and Urban Development estimated median family income for the AA is \$72,100. Owner-occupied housing units comprise 55 percent of the total housing units within the AA. Low- and moderate-income geographies contain 17 percent and 30 percent of the owner-occupied housing units, respectively. Over 12 percent of the households in the AA are below the poverty level.

Table 2: Cook County AA Description

	Number	Low	Moderate	Middle	Upper
Geographies	1,344	18%	30%	32%	19%
Families	1,278,745	26%*	19%*	21%*	34%*
Businesses	237,036	5%**	19%**	38%**	38%**

Source: Demographic Data - 2000 U.S. Census, Dun & Bradstreet Data.

Percentages may not add to 100% due to rounding or geographies with no income designation.

* Represents families by income level. ** Represents businesses by income level of geography.

Banking competition is intense. As of June 30, 2006, there were 183 banks with 1,616 offices in the AA. Together, the two largest banks captured 36 percent of the deposit market share. Corus’ deposits in the AA totaled \$8.32 billion, which equated to a 4.61 percent deposit market share.

As of May 2007, the unemployment rate for the AA totaled 5 percent, compared to the state unemployment rate of 4.6 percent and the national unemployment rate of 4.3 percent. Major industries include services (41 percent) and retail trade (15 percent).

In order to ascertain credit and community development needs and opportunities in the AA, we reviewed information from various sources. These sources included: community contact interviews made by the OCC, data on opportunities, organizations, and communities compiled by the OCC’s community affairs division, and executive summaries and plans prepared by nonprofit organizations devoted to community development.

Unmet credit and community development needs exist in the AA. There is a primary need for activities that promote economic development by financing small businesses. Examples of such activities include

small business loans between \$25 thousand and \$250 thousand, small business education programs, planning and management assistance to small businesses, and support to organizations that invest equity-like capital in small businesses. There are also needs for activities that revitalize and stabilize low- and moderate-income geographies and community services for low- and moderate-income individuals. Another primary need is for affordable housing for low- and moderate-income individuals. This includes conventional home purchase loans and programs to refinance subprime home mortgage loans. High levels of opportunities are available to make loans to, invest in, and provide services to various projects, programs, and organizations that have a community development purpose. However, because of the large number of banks in the AA, competition for community development loans, qualified investments, and community development services is also high.

Conclusions About Performance

Summary

Corus' demonstrates a high level of qualified investments, community development lending, and community development services. The bank made over \$6 million in qualified investments, originated and purchased community development loans totaling \$152.4 million, and provided community development services to 15 community development organizations, projects and programs.

Corus makes occasional use of innovative and complex community development loans and community development services. The bank has five innovative or complex community development loans in its AA. Consideration was given to other loan data in the analysis, which consisted of an innovative letter of credit. The bank also has three innovative community development services in its AA. The bank had no innovative or complex qualified investments.

Corus shows excellent responsiveness to credit and community development needs. Pervasive community needs include affordable housing for low- and moderate-income individuals and activities that promote economic development by financing small businesses. A substantial portion of the bank's qualified investments, community development loans, and community development services address these most pressing needs.

Qualified Investments

Refer to Tables 3 and 4 for the facts and data used to evaluate the bank's level of qualified investments.

Table 3: Qualified Investment Activity (000s)

	Benefits AA
Originated Investments	\$4,814
Originated Grants	\$212
Prior-Period Investments that Remain Outstanding	\$1,400
Total Qualified Investments	\$6,426
Unfunded Commitments*	\$0

* "Unfunded Commitments" means legally binding investment commitments that are tracked and recorded by the bank's financial reporting system.

Table 4: Qualified Investment Percentages

	Benefit AA (%)
Total Investments/Average Tier 1 Capital	1.0%
Total Investments/Average Total Income	1.4%

Corus has an adequate level of qualified investments that demonstrate responsiveness to community development needs within the AA. Ninety-six percent of the total qualified investments consist of mortgage-backed securities that are secured by pools of mortgage loans. All loans in the mortgage pools were originated to low- and moderate-income families residing within the AA. The remaining qualified investments consist of donations to community development organizations that primarily provide educational and social services to low- and moderate-income individuals. None of the qualified investments have innovative or complex characteristics.

Community Development Lending

Refer to Table 5 for the facts and data used to evaluate the bank’s level of community development lending.

Table 5: Community Development Lending Percentages

	Benefits AA (%)	Outside AA (%)	Total (%)
Total CD Lending/Average Tier 1 Capital	2.0%*	16.0%	18.0%
Total CD Lending/Average Total Income	4.0%	28.0%	32.0%

*Does not include \$10 million Letter of Credit within the AA.

Corus is committed to meeting the credit needs of its community and actively reviews and seeks community development loans in its AA. Competition for community development loans is intense within the bank’s AA. The percentage of community development loans inside the bank’s AA is good however, when coupled with the percentage outside the AA there is a strong indication of the bank’s commitment to CD lending overall

Corus has a high level of community development loans that demonstrate excellent responsiveness to community development needs within its AA. Corus originated 45 community development loans within the AA totaling \$19 million. Within the AA, approximately 66 percent of the community development loans address the primary need for affordable housing. Another 7 percent of the loans address the need for community services, including health, childcare, educational, and social services that benefit low- and moderate-income individuals within the AA. Additionally 27 percent address the need for activities that revitalize and stabilize low- and moderate-income geographies within the AA. Eight and a half percent of the community development loans are innovative/complex (see below). Corus also provided a \$10 million letter of credit (not included in Table 5) within the AA to stimulate affordable housing throughout the city of Chicago.

We considered 3 additional community development loans originated outside the AA totaling \$133.4 million. As a result, Corus’ total \$152.4 million of community development lending in the three and a half year evaluation period is considered excellent.

Corus makes occasional use of innovative and complex community development loans within the AA. The following are descriptions of the bank’s complex and innovative loans:

- In a complex transaction within the bank’s AA, the bank originated and subsequently refinanced two loans to a nonprofit social service organization. The loans totaled \$2.5 million and funded predevelopment costs and working capital needs prior to construction of a new facility for the organization. The total project construction cost was \$25 million, for which funding was provided by two other financial institutions and federal and City grants. The non-profit organization provides services such as job placement, short-term living accommodations, food, counseling and rehabilitation services to poor and homeless persons within the City of Chicago. The transaction is considered complex because of the multiple financing sources involved. The bank’s fee was significantly lower than it would normally charge. Also, Corus’ representation on the non-profit’s Board was instrumental in developing and arranging construction financing for the new facility.

- Corus provided a \$1 million loan to a municipality within the bank's AA to further its economic development and to revitalize/stabilize the area. The bank worked closely with the community development corporation and a local village government to begin redevelopment and improve the condition of two downtown buildings. The Village purchased the buildings to have more influence over the ultimate use of the properties. The total purchase price for the buildings is expected to exceed the properties' market value. The loan is secured by sales tax receipts and tax increment financing revenues. This loan is considered innovative as the structure of the loan is unusual and the rate and fee were significantly below market.
- Corus provided a \$2 million loan to a Nursing Home in a low-income area on Chicago's South Side. Eighty-three percent of the patients are Medicaid patients and considered low-income. The transaction is considered innovative because of the creative way the financing was put together, as the bank significantly reduced the rate and eliminated the amortization on the loan, making it an interest-only loan which is unusual in the market.
- Corus provided a \$23 million loan outside the bank's AA in Atlanta, Georgia to construct residential condominium units that will provide affordable housing to the community. This project is considered complex because the project is backed by the Tax Allocation District (TAD). A TAD is a financial program whereby the city, county and county school board, allocate a portion of the property taxes and sales taxes collected within the TAD for the repayment of bonds it has issued for the improvements within that District. This program provides incentive for development of areas that would otherwise remain economically and socially unproductive with the ability to increase the property taxes collected from higher valued property in the future. In the case of the project, instead of infrastructure or streetscape improvements, the borrower will receive a subsidy for providing affordable housing in an area that has priced most buyers out of the market, especially workers that benefit the area such as teachers, fire fighters, nurses and public employees.
- Corus initiated its participation in a City of Chicago program designed to stimulate affordable housing throughout the city. Five financial institutions shared commitments totaling \$100 million in letters of credit. Corus originally provided a \$20 million letter of credit toward this project, which was reduced to \$10 million during the evaluation period. The purpose of the letters of credit was to provide credit enhancement for the City of Chicago Housing Revenue Bonds. Bonds will be issued to finance the construction of affordable housing on City owned land. The project is considered innovative due to the creative way the project and financing was put together. The Department of Housing matches developers with land clusters to develop market rate housing and mixed income housing. City proceeds from project developments will be dedicated for affordable housing purposes. While unfunded loan commitments are not reflected in Table 5, the innovative qualities of this letter of credit were considered in the evaluation.

Community Development Services

Refer to Table 6 for the facts and data used to evaluate the bank’s level of community development services.

Table 6: Community Development Service

	Number of Organizations, Projects and/or Programs
Bank provided leadership and technical assistance on financial matters to affordable housing organizations, projects, and programs.	4
Bank provided technical assistance on financial matters to organizations, projects, and programs that promote revitalization of low- and moderate-income areas and to organizations that promote economic development by financing small businesses.	3
Bank provided leadership and technical assistance on financial matters to organizations, projects, and programs that provide social services to primarily low- and moderate-income individuals.	5
Bank provided technical assistance on financial matters to organizations in support of job-training programs for low- and moderate-income individuals.	3

In relationship to its size and resources, Corus has a high level of community development services that show excellent responsiveness to credit and community development needs within its AA. Bank officers provide technical assistance on financial matters to community development organizations, projects, and programs. They often serve as members of boards of directors and participate on various committees. The services provided by the bank largely address the primary needs of affordable housing and activities that promote economic development by financing small businesses. Other services address the need for community services, particularly educational and social services that benefit low- and moderate-income individuals.

Corus makes use of innovative and complex community development services within its AA. The following are descriptions of the bank’s complex or innovative services:

- A bank director and a senior bank officer both serve on the board of a social service agency for the homeless in the City of Chicago. This service is considered complex and responsive because these two individuals have been instrumental in developing and arranging financing for a new facility in a low- and moderate-income area. The board of the organization worked in conjunction with the City of Chicago on this \$25 million relocation project. This single room occupancy (SRO) residence will house 120 men and 25 single parent families. It will provide a daycare facility and job training. Individuals will be able to obtain their GEDs, and there are nine clinical psychologists available to assist individuals. Construction began in 2004. Corus also provided the organization with an interim loan.
- A bank officer spearheaded Corus’ “banking for the homeless” program. This innovative program allows homeless persons to open savings accounts at the bank without requiring a minimum balance or the payment of fees. Four social service agencies within the AA participate in this program.

Residents of SRO facilities run by these agencies are taught how to manage their accounts and how to benefit from saving. From January 1, 2004 through June 15, 2007, the bank opened savings accounts for over 65 of the SRO residents. Corus is the only bank in Chicago that offers this type of program.

- An officer of the bank initiated Corus's "Caring and Sharing" program. This innovative program coordinates each year with three social service agencies to provide gifts and money to low- and moderate-income children and seniors during the holidays. The bank's employees donate gifts or money and the bank matches the employee donations. The bank officer organizes all requests from the social services agencies. The bank's employees are often representatives on the boards of the agencies.

Fair Lending Review

We found no evidence of discriminatory or other illegal credit practices inconsistent with helping to meet community credit needs.

Definitions and Common Abbreviations

The following terms and abbreviations are used throughout this performance evaluation. The definitions are intended to provide the reader with a general understanding of the terms, not a strict legal definition.

Affiliate – Any company that controls, is controlled by, or is under common control with another company. A company is under common control with another company if both companies are directly or indirectly controlled by the same company. A bank subsidiary is controlled by the bank and is, therefore, an affiliate.

Assessment Area (AA) – A geographic area that consists generally of one or more **Metropolitan Areas (MA)** (using the MA boundaries that were in effect as of January 1 of the calendar year in which the delineation is made) or one or more contiguous political subdivisions, such as counties, cities, or towns, in which the bank has its main office, branches, and deposit-taking automated teller machines.

Benefit to Assessment Area – A qualified Community Development activity benefits the assessment area if (i) the activity benefits areas within the assessment area, or (ii) the activity benefits a broader statewide or regional area that includes the bank’s assessment area. If a bank has adequately addressed the needs of its assessment area, then the OCC also considers activities submitted by the bank that benefit areas outside of its assessment area.

Block Numbering Area (BNA) – Statistical subdivisions of counties in which census tracts have not been established. The United States Census Bureau has established BNAs in conjunction with state agencies.

Census Tract (CT) – Small, locally defined statistical areas within Metropolitan Areas. These areas are determined by the United States Census Bureau in an attempt to group homogenous populations. A CT has defined boundaries per 10-year census and an average population of 4,000.

Community Development (CD) – Affordable housing for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration’s Development Company or Small Business Investment Company programs (13 CFR 121.301)) or have gross annual revenues of \$1 million or less; or activities that revitalize or stabilize low- or moderate-income geographies.

Community Reinvestment Act (CRA) – The statute that requires the OCC to evaluate a bank’s record of meeting the credit needs of its local community, consistent with the safe and sound operation of the bank, and to take this record into account when evaluating certain corporate applications filed by the bank.

Geography – A Census Tract or a Block Numbering Area delineated by the United States Bureau of the Census in the most recent decennial census.

Median Family Income (MFI) – The median income determined by the United States Census Bureau every 10 years and used to determine the income level category of geographies. Also, it is the median income determined by the Department of Housing and Urban Development annually that is used to determine the income level category of families. For any given geography, the median is the midpoint, with half of the families' income above and half below. (See the four categories of median income below.)

- Low Income – An income level that is less than 50 percent of the MFI.
- Moderate Income – An income level that is at least 50 percent and less than 80 percent of the MFI.
- Middle Income – An income level that is at least 80 percent and less than 120 percent of the MFI.
- Upper Income – An income level that is 120 percent or more of the MFI.

Metropolitan Area (MA) – Area defined by the director of the United States Office of Management and Budget. MAs consist of one or more counties, including large population centers and nearby communities that have a high degree of interaction.

Net Operating Income – As listed in the Consolidated Report of Condition and Income: Income before income taxes and extraordinary items and other adjustments.

Qualified Investment – A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Tier 1 Capital – The total of common shareholders' equity, perpetual preferred shareholders' equity with noncumulative dividends, retained earnings and minority interests in the equity accounts of consolidated subsidiaries.

Total Assets – Total bank assets as listed in the Consolidated Report of Condition and Income.

Total Income – From the Consolidated Report of Condition and Income – Total Interest income plus Total Noninterest income.

Wholesale Institution – An institution that is not in the business of extending home mortgage, small business, small farm, or consumer loans to retail customers and for which a designation as a wholesale bank is in effect.

