



RiverPark Floating Rate CMBS Fund

(RCRIX/RCRFX)

2021 Commentary and 2022 Outlook – Positioned for Inflation

Our economy experienced inflation this past year at a level that has not been seen for quite some time. Coupled with anticipated Fed rate hikes in 2022, inflation, in our view, will be a major theme for the year ahead. The RiverPark Floating Rate CMBS Fund (the “Fund”) has been investing in Commercial Mortgage-Backed Securities (“CMBS”) for over a decade and is well positioned for inflationary periods, both offensively and defensively. Unlike fixed rate bonds that typically decline in value as interest rates increase, our portfolio is 100% comprised of floating-rate bonds that reset and pay their coupons monthly. Offensively, this means that as rates rise, those rate increases are passed along as increased monthly dividends. Defensively, this means that our portfolio is insulated from value declines due to increasing rates.

As a portfolio that pays monthly coupons of LIBOR (currently expected to be replaced by SOFR) plus a credit spread of 2.6% (at 12/31/21), as the underlying index increases, so too does our monthly coupon. As a point of reference, pre-Pandemic one month LIBOR exceeded 2.5% (and reached 5% in 2006 and 10% in the late 1980s) as compared to just 0.10% today. In an inflationary environment, such as we anticipate in the years ahead, the portfolio’s monthly coupon will capture these increases. For 2021, despite LIBOR being at close to zero, the portfolio delivered a total net return of 2.8%.

Most important, the Fund is only invested in assets that are performing well in the pandemic as demonstrated by their high occupancy levels (~95%) and robust debt service coverage ratios in excess of 4x (the amount of property cash flow divided by the amount of debt service on the CMBS loans). Additionally, the new issue CMBS market is alive and well with \$155 billion issued in 2021 (a 150% YOY increase) and demand is strong across the board.

In summary, we own a high-quality portfolio of CMBS secured by large and diverse portfolios owned by many of the most highly capitalized real estate investors in the world, including Blackstone, Brookfield, Fortress and KKR. At year-end, our portfolio was secured by over 2,000 properties comprising over 400 million square feet across the United States. We feel that our portfolio has never been positioned more defensively and should deliver steady, floating-rate returns at an attractive spread to LIBOR (or its replacement) for years to come.



Portfolio Composition and Characteristics

The greatest strengths of our portfolio are asset and sponsor quality. 100% of the Fund is comprised of three asset types: industrial, life-sciences and multi-family. These three asset classes are discussed below with a detailed asset-by-asset summary on the following page.

Industrial Assets (70% of portfolio in 16 investments). Industrial assets typically represent the backbone of distribution for retail and commercial goods in the US. The Fund's industrial assets are comprised of large and diversified portfolios of "last mile" warehouse and distribution properties used by such companies as Amazon and Wal-Mart. For example, at issuance, our Blackstone XL distribution portfolio consisted of 406 properties totaling 66 million square feet in 18 states. Within industrial, we also include cold storage, self-storage and data storage assets.

Life-Sciences Assets (19% of portfolio in 4 investments). Life-Sciences assets are highly specialized modern buildings built for biotechnology and pharmaceutical companies to develop and create new drugs such as for COVID and Cancer. These properties are typically located in close proximity to major universities and have specialty features including high-energy capacity, sterile laboratories, and typically higher than normal ceiling heights. These properties tend to be fully leased to leading pharma and biotech companies under long-term leases.

Multi-Family Apartments (11% of portfolio in 3 investments). The Fund's multi-family apartment assets are comprised of portfolios of ten or more apartment complexes, typically with 100 or more units per complex. We have both high-rise and garden style apartments in our portfolio.

Regarding our loan sponsors, the Fund's CMBS investments are owned by many of the country's leading institutional real estate investors with decades of experience and substantial capital. Our loan sponsors include Blackstone, Lineage Logistics, Brookfield, Fortress, KKR, and Centerbridge, among others, and our investments benefit not only from their experience but also from their significant equity in each transaction.



Fund Investments

	Property Type	Sponsor	Ticker	Location	Ratings	Percent of Net Assets
1	Industrial/Cold Storage	Lineage	2019-ICE4 F	Nationwide	BB	9%
2	Industrial/Distribution	Fortress	2020-UNFI A	IL/PA	BB*	7%
3	Industrial/Cold Storage	Lineage	2020-ICE5 F	Nationwide	BB-	7%
4	Life Sciences	Brookfield	2019-LIFE G	Massachusetts	B-	6%
5	Industrial/Distribution	Blackstone	2021-XL2 F	Nationwide	BB-	5%
6	Apartment Portfolio	Blackstone	2021-MFM1 E/F/G	Nationwide	BB-/B-/NR	5%
7	Industrial/Distribution	Blackstone	2021-SOAR F	Nationwide	BB-	5%
8	Industrial/Self Storage	Brookfield	2018-SELF D	Nationwide	BBB-	5%
9	Life Sciences	Blackstone	2018-BIOA E	CA/MA/WA	BB-	4%
10	Industrial/Distribution	Blackstone	2018-IND G	Nationwide	BBB	4%
11	Life Sciences	Blackstone	2018-BIOD E	Nationwide	BBB-	4%
12	Industrial/Distribution	KKR	2021-KDIP F	Nationwide	BB-	4%
13	Industrial/Distribution	Blackstone	2020-BXLP F	Nationwide	BB-	4%
14	Life Sciences	Blackstone	2017-CLS F	Massachusetts	B+	4%
15	Industrial/Distribution	Blackstone	2020-FOX E	Nationwide	BB-	3%
16	Industrial/Self Storage	Centerbridge	2021-STOR F	Nationwide	BB-	3%
17	Industrial/Distribution	Blackstone	2020-VKNG G	Nationwide	B	3%
18	Industrial/Distribution	Blackstone	2021-VINO E	Nationwide	BB	3%
19	Industrial/Data Center	Blackstone	2021-VOLT F	Nationwide	BBB	3%
20	Apartment Portfolio	Horizen	2021-MHC E	Nationwide	BB	3%
21	Industrial/Distribution	Blackstone	2019-XL G	Nationwide	BB-	2%
22	Industrial/Distribution	Oxford/OMERS	2021-PORT F	Nationwide	BB	2%
23	Apartment Portfolio	Blackstone	2019-MMP C	New York	A-	2%

Holdings are as of 12/31/2021 and are subject to change. Excludes cash.

** Assigned rating by manager - investment is an un-tranched first mortgage.*



As of December 31, 2021, the Fund's assets under management were \$44 million.

Performance

Performance: Net Returns as December 31, 2021

	Current Quarter	One Year	Three Year	Five Year	Ten Year	Since Inception
RCRIX	-0.16%	2.81%	-0.59%	1.07%	3.59%	4.37%
RCRFX	-0.34%	2.32%	-0.94%	0.74%	3.42%	4.22%
Bloomberg Barclays U.S. Investment-Grade CMBS Index	-0.65%	-0.90%	4.91%	3.84%	3.78%	4.66%
Bloomberg Barclays U.S. Aggregate Bond Index	0.01%	-1.54%	4.79%	3.57%	2.90%	3.41%

Annualized performance since inception of the Fund (9/30/16) was 1.22% for RCRIX and 0.90% for RCRFX.

The performance quoted herein is net of all fees and expenses and represents past performance. Past performance does not guarantee future results. Performance shown for periods of one year or greater are annualized. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost, and current performance may be higher or lower than the performance quoted. For performance data current to the most recent month end, please call 888.564.4517.

The performance data quoted for periods prior to September 30, 2016 is that of the predecessor fund. The inception date of the Predecessor Fund was May 31, 2010. The performance of the Predecessor Fund includes the deduction of actual fees and expenses, which were higher than the fees and expenses charged to the Fund. Although the Fund is managed in a materially equivalent manner to its predecessor, the Predecessor Fund was not a registered mutual fund and was not subject to the same investment and tax restrictions as the Fund.

Expense Ratio: Institutional: 0.87% gross and 0.85% net, Retail: 1.16% gross and 1.16% net as of the most recent prospectus, dated January 28, 2021.

The Adviser has agreed to waive fees and reimburse expenses until at least January 31, 2022 to the extent necessary to assure that expenses will not exceed certain pre-agreed limits. The Adviser has the ability, subject to annual approval by the Board of Trustees, to recapture all or a portion of such waivers. The Gross Expense Ratio reflects actual expenses and the Net Expense Ratio reflects the impact of such waivers or recaptures, if any.

Index returns are for illustrative purposes only and do not represent fund performance. Index performance returns do not reflect any management fees, transaction costs, or expenses. Indexes are unmanaged and one cannot invest directly in an Index.



Conclusion and Looking Ahead

While the globe continues to be challenged by COVID and its variants, we have constructed a defensive portfolio of assets that are thriving in this environment, exclusively comprised of industrial, life-sciences and multi-family apartment properties. We believe that this kind of portfolio should experience lower volatility and generate, as the Fund has done historically, steady and predictable monthly dividends in a floating-rate inflation hedged investment. Inflation is our number one concern for the year ahead and our portfolio is ideally positioned for it to maximize returns and to minimize rate driven losses. We are excited for the year ahead and the Fund's prospects. As a reminder, management of the Fund continues to be a major investor in the strategy.

Please reach out with any questions.

Sincerely,

Edward L. Shugrue III
Portfolio Manager
RiverPark Funds
New York, New York



To determine if a Fund is an appropriate investment for you, carefully consider the Fund's investment objectives, risk factors, charges and expenses before investing. This and other information may be found in the Fund's summary and full prospectus, which may be obtained by calling 1-888-564-4517 or by visiting the website at www.riverparkfunds.com. Please read the prospectus carefully before investing.

Securities referenced herein are not meant to be an investment recommendation and may or may not be held in the Fund. Any opinion stated herein represents the author's judgment at the time it was made and is subject to change without notice.

Investing involves risk including possible loss of principal. Bonds and bond funds are subject to credit risk, default risk and interest rate risk and may decline in value as interest rates rise. High yield bonds involve greater risks of default or downgrade and are more volatile than investment grade securities, due to the speculative nature of their investments. CMBS are not backed by the full faith and credit of the U.S. government and are subject to risk of default on the underlying mortgages. Securities backed by commercial real estate assets are subject to risks similar to those of direct ownership of commercial real estate loans including, but not limited to, declines in the value of real estate, declines in rental or occupancy rates and risks related to general and local economic conditions. There can be no assurance that the Fund will achieve its stated objectives. The Fund is not diversified. The value of the collateral securing CMBS can decline, be insufficient to meet the obligations of the borrower, or be difficult to liquidate. As a result, CMBS may not be fully collateralized and may decline significantly in value.

The RiverPark Floating Rate CMBS Fund is distributed by SEI Investments Distribution Co., One Freedom Valley Drive, Oaks, PA 19456 which is not affiliated with RiverPark Advisors, LLC.