



RiverPark Floating Rate CMBS Fund

(RCRIX/RCRFX)

Third Quarter 2022 Commentary – Rising Coupons Offsetting Inflation

Amidst a sea of volatility and surging inflation, our portfolio continues to collect its monthly coupons, make monthly distributions and provide protection against rising interest rates. Since last December, one-month LIBOR has increased from 10bps to 3.1%, and one-year LIBOR is currently 4.8%, suggesting further increases in the near future. During this time, the weighted average monthly coupon of our portfolio has increased over 100%, from 2.8% in December to 5.8% today.

While our portfolio has not been immune from price volatility during these extreme markets (reducing our portfolio's value to 94% of face value from close to par at year-end), our increased monthly coupon helped offset this mark-to-market headwind, resulting in a 0.5% gain this quarter and an overall loss of 2.8% year-to-date. By comparison, the Bloomberg Barclays U.S. Investment-Grade CMBS Index, which is largely comprised of fixed rate investments, declined 3.8% during the quarter and is now down 11.8% year-to-date, and the Bloomberg Barclays U.S. Aggregate Bond Index is down 14.6% year-to-date.

We have a durable, defensive, and diverse portfolio that is thriving in the post-pandemic world, with occupancy levels of ~96% and real estate assets that generate significant free cash flow from long-term leases. We own exclusively industrial warehouse/distribution assets, life sciences buildings and rental apartment buildings. We do not currently own any retail, office or hotel properties. Our roster of borrower/sponsors is comprised of many of the most successful investors in commercial real estate, including Blackstone, Brookfield, Centerbridge and KKR.

Putting all this together, the macroeconomic factors affecting our portfolio continue to point to significant outperformance in the years to come. If we assume (1) a recovery to par (from 94% today) based on the strong fundamentals of the underlying portfolio and (2) a floating rate benchmark at the current 1-year LIBOR rate of 4.8% plus our current credit spread (the amount of our coupon in excess of the benchmark) of 2.7%, the portfolio would generate in excess of 9% per year over the next two years, well in excess of alternative investments with similar durations and risk profiles and the Fund's recent performance.



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 in 19 investments: industrial, multi-family and life-sciences. At quarter-end, our portfolio was secured by nearly 1,500 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. Additionally, as interest rates rise, our portfolio will capture these increases as part of our monthly coupon.

These asset classes are discussed below with a detailed asset summary on the following page.

Industrial Assets (69% of the portfolio in 14 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.

Multi-Family Apartments (18% of the 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.

Life-Sciences Assets (13% of the portfolio in 2 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 in close proximity to major universities and have specialty features such as high-energy capacity, sterile laboratories, and higher than normal ceiling heights. These properties tend to be fully leased to leading pharma and biotech companies under long-term leases.

Regarding sponsorship, the Fund's CMBS investments are owned by many of the country's leading institutional real estate investors such as Blackstone, Lineage Logistics, Brookfield, KKR and Centerbridge, and our investments benefit not only from their experience but also from their deep pockets and significant equity investments in each transaction.



Fund Investments

	Property Type	Sponsor	Ticker	Location	Ratings ¹	Percent of Net Assets ²
1	Industrial/Cold Storage	Lineage	2019-ICE4 F	Nationwide	BB	11%
2	Apartment Portfolio	Blackstone	2019-MMP F	New York City	B	8%
3	Industrial/Cold Storage	Lineage	2020-ICE5 F	Nationwide	BB-	8%
4	Life Sciences	Brookfield	2019-LIFE G	Massachusetts	B-	7%
5	Apartment Portfolio	Blackstone	2021-MFM1 E/F/G	Nationwide	BB-/B-/NR	6%
6	Industrial/Distribution	Indus Logistics	2022-LPF2 C	Nationwide	A-	6%
7	Industrial/Self Storage	Brookfield	2018-SELF D	Nationwide	A	6%
8	Industrial/Distribution	Blackstone	2022-IND E	Nationwide	BB-	6%
9	Industrial/Distribution	Blackstone	2021-SOAR F	Nationwide	BB-	5%
10	Life Sciences	Blackstone	2017-CLS F	Massachusetts	BB	5%
11	Industrial/Distribution	Blackstone	2021-XL2 F	Nationwide	BB-	5%
12	Industrial/Distribution	Blackstone	2021-VINO E	Nationwide	BB	4%
13	Industrial/Data Center	Blackstone	2021-VOLT F	Nationwide	BBB	4%
14	Industrial/Self Storage	Centerbridge	2021-STOR F	Nationwide	BB-	4%
15	Apartment Portfolio	Horizon	2021-MHC E	Nationwide	BB	4%
16	Industrial/Distribution	Blackstone	2020-VKNG G	Nationwide	B	3%
17	Industrial/Distribution	KKR	2021-KDIP F	Nationwide	BB-	3%
18	Industrial/Distribution	Blackstone	2019-XL G	Nationwide	BB-	2%
19	Industrial/Distribution	Oxford/OMERS	2021-PORT F	Nationwide	BB	2%

Holdings are as of 9/30/2022 and are subject to change.

¹ *Ratings are sourced from Bloomberg and based on the highest assigned rating of any of Moody's, S&P, Fitch, Kroll Bond Rating Agency and DBRS Morningstar.*

² *Excludes Cash so total may not sum to 100%.*



Performance

Performance: Net Returns as September 30, 2022

	Current Quarter	Year to Date	One Year	Three Year	Five Year	Ten Year	Since Inception
RCRIX	0.54%	-2.82%	-2.98%	-2.72%	-0.29%	2.12%	3.85%
RCRFX	0.48%	-3.02%	-3.34%	-3.08%	-0.61%	1.93%	3.70%
Bloomberg Barclays U.S. Investment-Grade CMBS Index	-3.82%	-11.78%	-12.35%	-2.12%	0.65%	1.64%	3.32%
Bloomberg Barclays U.S. Aggregate Bond Index	-4.75%	-14.61%	-14.60%	-3.26%	-0.27%	0.89%	1.89%

Annualized performance since inception of the Fund (9/30/16) was 0.58% for RCRIX and 0.28% 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: 0.94% gross and 0.85% net, Retail: 1.29% gross and 1.25% net as of the most recent prospectus, dated January 26, 2022.

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

The world is adapting to living with volatility and inflation not seen in many years. Our response is a defensive portfolio constructed with floating-rate and highly collateralized assets that are thriving in this environment. 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 to maximize returns and to minimize interest 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.