



# RiverPark Floating Rate CMBS Fund

## (RCRIX/RCRFX)

### Second Quarter 2023 Commentary – Defensively Positioned to Harvest Upside

While the commercial real estate sector continues to face headwinds, including higher interest rates, occupancy issues (especially in office) and the ongoing threat of a mild recession, our portfolio remains nearly fully-leased and is generating robust cash flows more than sufficient to cover our monthly coupons of nearly 8%. We have no exposure to the distress in the office and retail sectors and are instead exclusively invested in industrial warehouse and distribution assets, apartment properties and specialized life science buildings, all owned by highly capitalized and experienced sponsors. With a net asset value of 96% of face value and a current net coupon of approximately 7%, our portfolio is poised to harvest upside while maintaining strong downside protection.

The Fund returned 3.72% during the quarter, as compared to -0.63% for the Bloomberg U.S. Investment-Grade CMBS Index. We believe the March sell-off in CMBS (after a decent recovery in January and February) was triggered by the Silicon Valley Bank and Signature Bank collapses, the attendant rush for liquidity and the wholesale dumping of CMBS into the market from distressed financial institutions. Since that time, the portfolio and the CMBS market overall have experienced a slow and steady recovery, with prices moving up amid increasing new issuance volume. We believe this recovery will continue and that a return to par for our portfolio (from a weighted average 96% at quarter-end) will occur naturally as interest rates and other macro-economic factors stabilize.

Assuming (1) a par recovery and (2) current interest rates (noting quarter-end 1-month LIBOR of 5.2% and 6-month LIBOR of 5.7%) plus our current credit spread (the amount of our coupon in excess of the benchmark) of 2.6%, the portfolio would generate in excess of 10% per year (gross) over the next two years, well in excess of the Fund's recent performance. Should the portfolio recover to par more quickly, these returns would be enhanced.

In summary, while there may be significant uncertainty in the economy and in the commercial real estate sector as a whole, we are confident in the strength of our portfolio, the robustness of our dividends and the ability of our loans to repay at par, either through a sale of the property or refinancing. We made specific investment decisions since the pandemic to position the portfolio only in property types that are thriving in the current climate, with strong occupancy, cash flow and sponsorship.



## Portfolio Composition and Characteristics

The greatest strengths of our portfolio are the quality of our assets and sponsors. The Fund is comprised of three asset types in 21 investments: industrial, multi-family and life-sciences. At quarter-end, our portfolio was secured by over 1,800 properties comprising over 450 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 (77% of the 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.

Multi-Family Apartments (16% of the portfolio in 4 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, including both high-rise and garden style apartments.

Life-Sciences Assets (7% of the portfolio in 1 investment). 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, Industrial Logistics Properties Trust, 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 <sup>1</sup>	Percent of Net Assets <sup>2</sup>
1	Industrial/Distribution	Indus Logistics	2022-LPF2 C/E	Nationwide	A-/BB	8%
2	Apartment Portfolio	Blackstone	2019-MMP F	New York City	B	8%
3	Industrial/Cold Storage	Lineage	2020-ICE5 F	Nationwide	BB-	8%
4	Industrial/Distribution	Blackstone	2021-SOAR E/F	Nationwide	BBB/BB-	7%
5	Industrial/Distribution	Blackstone	2021-XL2 F	Nationwide	BB-	7%
6	Life Sciences	Brookfield	2019-LIFE G	Massachusetts	B-	7%
7	Apartment Portfolio	Blackstone	2021-MFM1 E/F/G	Nationwide	BB-/B-/NR	5%
8	Industrial/Data Center	Blackstone	2021-VOLT E/F	Nationwide	A-/BBB	5%
9	Industrial/Distribution	Blackstone	2022-IND E	Nationwide	BB-	5%
10	Industrial/Cold Storage	Lineage	2019-ICE4 F	Nationwide	BB	5%
11	Apartment Portfolio	Apollo	2021-MHC D	Nationwide	BBB	4%
12	Industrial/Distribution	Blackstone	2021-CIP D	Nationwide	BBB	4%
13	Industrial/Distribution	Blackstone	2021-VINO E	Nationwide	BB	4%
14	Industrial/Distribution	Blackstone	2021-ACNT A	Nationwide	AAA	4%
15	Industrial/Self Storage	Centerbridge	2021-STOR F	Nationwide	BB-	4%
16	Apartment Portfolio	Horizon	2021-MHC E	Nationwide	BB	3%
17	Industrial/Distribution	Blackstone	2020-VKNG G	Nationwide	B	3%
18	Industrial/Distribution	KKR	2021-KDIP F	Nationwide	BB-	2%
19	Industrial/Self Storage	Centerbridge	2022-MHIL E	Nationwide	BB-	2%
20	Industrial/Distribution	Blackstone	2019-XL G	Nationwide	BB-	2%
21	Industrial/Distribution	Oxford/OMERS	2021-PORT F	Nationwide	BB	2%

*Holdings are as of 6/30/2023 and are subject to change.*

<sup>1</sup> *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.*

<sup>2</sup> *Excludes Cash so total may not sum to 100%.*



## Performance

### Performance: Net Returns as June 30, 2023

	Current Quarter	Year to Date	One Year	Three Year	Five Year	Ten Year	Since Inception
<b>RCRIX</b>	3.72%	5.49%	8.35%	2.88%	0.66%	2.35%	4.22%
<b>RCRFX</b>	3.68%	5.39%	8.00%	2.52%	0.32%	2.14%	4.05%
Bloomberg U.S. Investment-Grade CMBS Index	-0.63%	1.07%	-1.86%	-2.73%	1.22%	1.86%	3.28%
Bloomberg U.S. Aggregate Bond Index	-0.84%	2.09%	-0.94%	-3.96%	0.77%	1.52%	2.08%

*Annualized performance since inception of the Fund (9/30/16) was 1.64% for RCRIX and 1.32% 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: 0.96% gross and 0.85% net, Retail: 1.30% gross and 1.25% net as of the most recent prospectus, dated January 26, 2023.*

*The Adviser has agreed to waive fees and reimburse expenses until at least January 31, 2024 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 inflation not seen in many years while facing the possibility of an economic recession. 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. 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](http://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.*