

Deer Park Road Management Company, LP

Deer Park Road, founded in 2003, focuses on investments in Structured Credit (RMBS/CMBS/ABS) and we are one of the most established managers in our space. Our CEO and Founder, Michael Craig-Scheckman has over 29 years of investment experience in Structured Credit including 17 years

at Millennium Partners and, our CIO, Scott Burg, has over 21 years of experience. Firm assets across our products are \$4.8bn¹, as of April 30, 2022, and our investors include notable institutional entities (including Sovereign Wealth, State Pension, and Endowments). We are located in Steamboat Springs, Colorado.

Investment Approach and Philosophy

Central to our investment approach and philosophy is the focus on opportunities throughout the entire credit spectrum, moving away from overvalued sectors, into undervalued sectors. This approach has enabled us to continue to find opportunity throughout various market cycles and events, and importantly, it helps maintain our deep-value discipline.

Deer Park's Funds utilize a value-oriented approach to source and manage portfolios of opportunistic credit, and other investments, which our Portfolio Managers anticipate will provide commensurate risk-adjusted returns and cash flows.

Deer Park differentiates itself from other alternative investment firms through our diligent focus on fundamental credit analysis, adaptive approach to sourcing investment opportunities and prudent focus on risk management. The strategies' performance is a result of the depth, tenure and expertise of the Investment Team which has enabled us to identify relative value opportunities and market dislocation across the credit spectrum.

- Deep-value fundamental analytic approach
- Seek high-cash flow credit investments
- Establish proven deal flow to source new opportunities
- Adaptive portfolio management process
- Source investments to perform in a range of credit cycles

Deer Park's Diversified Investment Strategies

Structured Credit

Credit

- Structured products
- Long-only and multi-strategy HY credit
- Distressed credits
- Control positions

Alternatives

- Long / short equity
- Minerals & miners
- Mortgage REITs
- CMBX
- Derivatives

Alternatives

Private Equity

- **Flywheel SFR** -Single family rental / co-living partnership with Bungalow
- **Home Opportunity Fund** – fractional share of future home price appreciation in owner-occupied, single-family homes

Deer Park's Flagship Hedge Fund

STS Master Fund, Ltd ²

- \$3.9bn in strategy AUM / annualized net return of 18.7% over the past 14 years
- Returned an estimated +2.4% net in April and +3.8% net YTD (through April)
- Returned 8.89% (net) in 2021
- Returned 22.65% (net) in 2020
- Negatively correlated top S&P 500
- Sharpe Ratio of 3.03 since inception

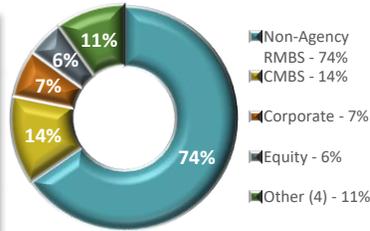
¹ Firm assets include both Deer Park Road Management Company LP and Bangtail Management LP.

² Please see the "Important Information" on the third page for important disclosures. Performance shown is for the STS Master Fund, Ltd – Class I and is net of fees and expenses and includes reinvestment of all dividends and other cash flows. Performance for the Onshore and Offshore fund may vary. Past performance is not indicative of future results.

Deer Park Road Funds²

STS Master Fund, LTD^{3,6,7} – Hedge Fund

Fund Objective	Long-Term Capital Appreciation
Date of Inception	May 2008
Assets Under Management	\$3.0 Billion
Total Return Since Inception	18.70%



The flagship Fund utilizes a predominantly buy-and-hold approach to source deeply discounted, high-cash flow securitized and other credit investments. Since the inception of the strategy in 2008, the investment team has leveraged their strong broker dealer relationships to selectively acquire a diverse portfolio of attractive investments with the goal of generating attractive long-term risk-adjusted returns. The Fund also invests in long or short positions in derivative and equity instruments for hedging and speculative purposes.

Separately Managed Accounts

Fund Objective	Customized
Assets Under Management	\$870 Million
Date of Inception	August 2020

Deer Park’s customized separately managed accounts (SMAs) allow investors to build a personalized portfolio that can be customized to meet specific needs and higher levels of individualized account reporting and client service. SMAs allow Deer Park’s portfolio managers to leverage their unique skills and expertise to pursue investment opportunities with great potential that can outperform their benchmarks. Such portfolios offer institutional investors the ownership, control and transparency they may seek, as well as customization in investment strategy, approach and management style compared to other alternatives

Mutual Fund

Deer Park manages a ‘40 Act’ mutual fund with daily liquidity. The strategy is a more liquid extension of the firm’s flagship Deep Value / Buy-and-hold approach to capitalizing on opportunities across the credit spectrum of investments while maintaining a focus on discounted, high cash flow securities that seek to generate attractive risk-adjusted returns.

Private Equity Funds

Flywheel SFR	Inception Feb. 2022
Committed Capital	\$165 Million
Home Opportunity Fund	Launch June 2022
Committed Capital	Anticipated \$100 - \$150M

- **Flywheel SFR** --- Partnering with Bungalow Living, a leading fintech company in the single-family rental / co-living industry, Flywheel SFR utilizes a differentiated approach targeting tier 1 & 2 markets, implementing value-added enhancements to maximize rental income, focus on a critical growing demographic segment, utilizing Bungalow’s proprietary full-stack property management platform and tools.
- **Deer Park Home Opportunity Fund** – in conjunction with Point Digital, the Fund invests in Home Equity Investments (HEIs) that offer investors returns based upon a fractional share of home price appreciation of owner-occupied, single-family residential homes located throughout the U.S.

³ STS Master Fund, Ltd portfolio data as of March 31, 2022

⁴ STS Master Fund, Ltd ‘Other’ category includes Commodity ETF, CLO/CDO, Options, Agency, Swaps

⁶ The performance data quoted here represents past performance. Current performance may be lower or higher than the performance quoted above. Investment return and principal value will fluctuate so that shares, when redeemed, may be worth more or less than their original cost. Past performance is no guarantee of future results.

⁷ Please see the “Important Information” on the third page for important disclosures. Performance shown is for the STS Master Fund, Ltd – Class I and is net of fees and expenses and includes reinvestment of all dividends and other cash flows. Performance for the Onshore and Offshore fund may vary. Past performance is not indicative of future results.

Important Information

This presentation (“Presentation”) is provided by Deer Park Road Management Company, LP (“Deer Park”, “Deer Park Road” or “DPR”) and STS Master Fund, Ltd. (the “Master Fund”), STS Partners Fund, LP (the “Onshore Fund”) and Ski Time Square Limited (the “Offshore Fund” (collectively, the “Fund” or “STS”). This Presentation is furnished on a confidential basis for informational and illustrational purposes only. This Presentation is intended for the use of the recipient and related parties only and may not be reproduced or distributed to any other person, in whole or in part, without the prior written consent of Deer Park. By accepting the delivery of this information you agree to be bound by the foregoing. All information contained in this Presentation is private and confidential and is restricted from public or media use unless authorized in writing by Deer Park Road.

This Presentation is not an offer to buy or sell, nor a solicitation of an offer to buy or sell an interest in the Fund. Any offer or solicitation of an investment in the Fund may be made only by delivery of the Offering Memorandum of the Fund (the “Memorandum”) to qualified investors and only in those jurisdictions where permitted by law. Any investment in the Fund is speculative and involves a high degree of risk. Investors could lose their entire investment.

STS Master Fund, Ltd

Performance shown is for Class I interests in STS Master Fund, Ltd. and is calculated by Deer Park Road Management Company, LP; the Fund's investment manager. Class A performance includes an annual incentive allocation of 60% of the First 4% return and 20% of all returns over 4% (subject to a high watermark). Class B performance includes an annual management fee of 2% and an incentive allocation of 20% (subject to a high watermark). Class I historical performance is derived by taking the gross monthly performance of STSPF from 2008-2017 and applying a 1% annual management fee and no incentive allocation up to 5%; 50% of return greater than 5% to 9%; 25% of return greater than 9%; non-cumulative subject to a high watermark. Performance is net of all fees and expenses and assumes that all dividends, interest and other earnings are reinvested. Actual returns for the Onshore and Offshore feeders in general, and your returns in specific will differ based on different allocation of expenses and the timing of your investments. Current year performance is preliminary and subject to revision pending completion of the annual audit of the Financial statements by the Fund's independent auditors.

The intended recipients of the materials are persons that are sophisticated investors capable of understanding and analyzing the risk of an investment in the Fund. Investors in the Onshore Fund (and US investors in the Offshore Fund) must meet the definition of a “qualified purchaser” as defined in the Investment Company Act of 1940 and “accredited investor” as defined in Regulation D under the Securities Act of 1933.

Neither Deer Park nor the Fund is or purports to be an advisor as to legal, taxation, accounting, financial or regulatory matters in any jurisdiction. You should independently evaluate and judge the matters referred to in this Presentation.

Please see ‘Performance Disclosures’ and ‘Risk Disclosures’ for additional important information regarding this Presentation.

Ski Time Square, Ltd, has appointed Acolin Fund Services AG, succursale Genève, 6 Cours de Rive, 1204 Geneva, Switzerland, as its Swiss Representative. Banque Cantonale de Genève, 17 Quai de l’Ile, CH-1204 Geneva, Switzerland is the Swiss Paying Agent. In Switzerland shares shall be distributed exclusively to qualified investors. The fund offering documents, articles of association and audited financial statements can be obtained free of charge from the Representative. The place of performance with respect to shares distributed in or from Switzerland is the registered office of the Representative.

QR Code

This document and additional news and information are available on Deer Park Road’s website within the ‘In the News’ section:

