

**Appendix 4D**  
**Half-Year Report**  
**For the half-year ended 30 September 2020**

Name of entity

**CD Private Equity Fund I (formerly Cordish Dixon Private Equity Fund I)**

ARSN	Reporting Period	Previous Corresponding Period
158 625 284	1 April 2020 to 30 September 2020	1 April 2019 to 30 September 2019

**Results for announcement to the market**

		30 September 2020 (\$)
<b>Total net investment loss</b> ("revenue from ordinary activities")	Down by 181.8% to	-\$8,091,499
<b>Net operating loss for the period</b> ("loss from ordinary activities after tax attributable to unitholders")	Down by 182.8% to	-\$7,746,341
<b>Total comprehensive loss</b> ("net loss for the period attributable to unitholders")	Down by 182.8% to	-\$7,746,341

**Commentary on results**

Refer to attached Half-Year Report including Report to Unitholders. Additional Appendix 4D disclosure requirements can be found in the notes to the Half-Year Report.

**Distributions**

There were no distributions declared or paid during the period.

**Net tangible assets per unit**

30/09/2020	\$1.47
31/03/2020	\$1.66

**Earnings per unit**

	30 September 2020	30 September 2019
Basic (loss)/earnings per unit	(19.86) cents	23.97 cents
Diluted (loss)/earnings per unit	(19.86) cents	23.97 cents

**Financial Report**

This report is based on the 30 September 2020 Half-Year report and has been reviewed by Deloitte Touche Tohmatsu.



# Half-Year Financial Report

FOR THE HALF-YEAR ENDED  
30 SEPTEMBER 2020

ARSN 158 625 284

## RESPONSIBLE ENTITY



E&P Investments Limited  
(ACN 152 367 649) (AFSL 410 433)

**CD Private Equity Fund I**

**Contents**

**30 September 2020**

Report to unitholders	2
Directors' report	5
Auditor's independence declaration	7
Condensed statement of profit or loss and other comprehensive income	8
Condensed statement of financial position	9
Condensed statement of changes in equity	10
Condensed statement of cash flows	11
Notes to the condensed financial statements	12
Directors' declaration	18
Independent auditor's review report to the unitholders of CD Private Equity Fund I	19
Corporate directory	21

**CD Private Equity Fund I**  
**Report to unitholders**  
**30 September 2020**

Dear Unitholders,

We present to you this report on the performance of the CD Private Equity Fund I (**Fund**) for the six-month period ended 30 September 2020 (**HY21**).

The performance of the Fund's investment in the US Select Private Opportunities Fund, L.P. (**LP**), the investment vehicle through which the Fund's investments in the underlying US private investment funds are made, was relatively stable during the period, up 1.5% in US dollar terms, despite the significant impacts of COVID-19 on the US and global economy. However, the significant appreciation in the Australian dollar against the US dollar during the period, increasing from 61.31 US cents to 71.62 US cents, led to an unrealised foreign currency translation loss of \$8.9 million. Overall, during the period the Fund posted a net loss of \$7.7 million, or 19.86 cents per Unit, compared with a gain of \$9.4 million or 23.97 cents per Unit for the corresponding period last year. At 30 September 2020, the Fund had pre-tax net assets of \$57.6 million representing \$1.48 per Unit and post-tax net assets of \$57.2 million representing \$1.47 per Unit.

For the six-month period ended 30 September 2020, based on the post-tax net asset value, the Fund generated total returns of -11.4%. On the same basis, the Fund has generated total returns of 10.7% p.a. since inception. Total return is inclusive of distributions.

**The ongoing impact of COVID-19 on the Fund**

HY21 has been a challenging period, at an individual as well as corporate level, however capital markets have recovered most of the losses seen just prior to the start of the financial year. The impact of COVID-19 will continue to be felt throughout 2020 and into 2021, and possibly beyond, and despite economies beginning to re-open we are also seeing increasing waves of infection across the US and Europe and for the time-being we continue to operate through a period of relative uncertainty. Activity has recovered across the market and the portfolio. Valuations in private equity markets remain close to pre-COVID-19 levels and many underlying investments have benefitted from the current operating environment, growing revenues significantly. While the Fund's portfolio has seen some negative impacts to underlying valuations as a result of the pandemic's impact on markets, many investments have, however, held or increased in value and there is increased confidence that most of the businesses that the Fund is exposed to will be successful.

The portfolio is well diversified, and its performance during the COVID-19 period to date speaks to the quality of both the underlying managers and their portfolios of investments. While there are now prospects of a vaccine, the Investment Manager and underlying managers continue to be proactive in preserving and building investor capital, through prudent investing and management of portfolio companies, and through successful exits. On the whole, recent activity across the broader small-to-mid private equity market is encouraging for the Fund.

**Valuation policy**

As outlined in the March 2020 Annual Financial Report, due to the prevailing market conditions at the time, ongoing economic uncertainties due to the continued spread of COVID-19, and the difference between the Fund's reporting date and the date of the most recent reported net assets of the underlying investment funds, the Board, in consultation with the Investment Manager, considered likely movements in the first quarter 2020 valuations.

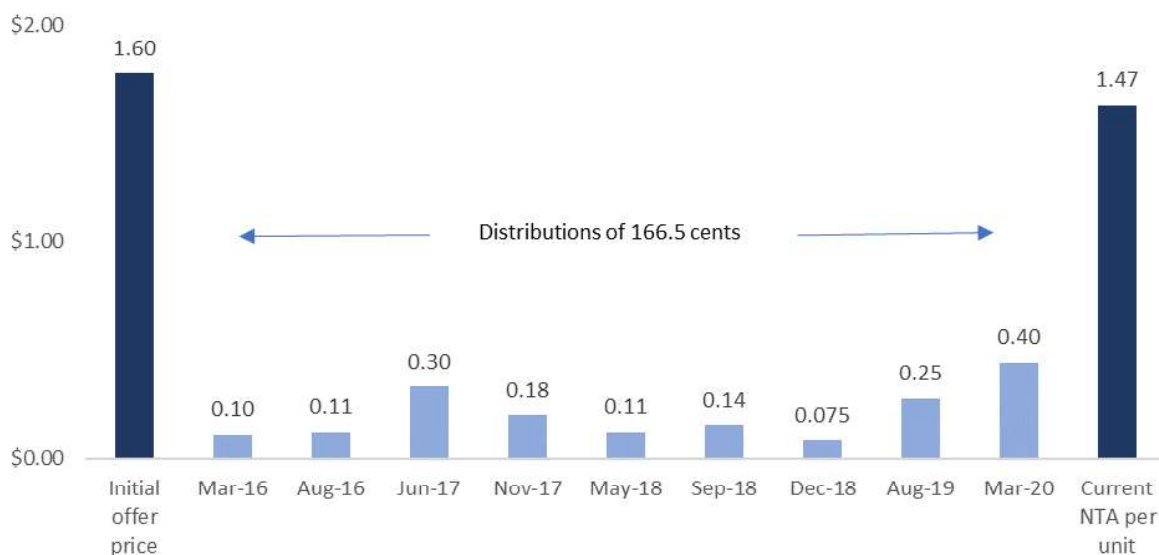
Whilst uncertainty remains, especially with regards to the longevity of the virus and possible restrictions to trade and travel, the degree of unease in financial markets has subsided, reflected in the significant recovery experienced by markets in the six months to 30 September 2020 and a marked pickup in capital market activity, including in private equity markets, in the latter half of HY21. Given these changes to market dynamics, the Fund's interest in the LP has been valued at 30 September 2020 using the Fund's established valuation basis, in line with the most recent underlying manager valuations, resulting in an approximate 2.8% increase in post-tax net assets compared to the previously released 30 September 2020 NTA.

**CD Private Equity Fund I**  
**Report to unitholders**  
**30 September 2020**

**Distributions**

The distributions paid since inception are shown in the graphic below, which also indicates the value of the original investment and the net tangible asset per Unit as at the end of this six-month period. Total distributions paid to investors since inception of 166.5 cents per Unit is greater than, or represents 104% of, the \$1.60 initial offer price. The Fund did not pay or announce any distributions to unitholders in HY21.

CD1 Unit Value and Income



**Positioning of the Fund**

The Fund’s investment objectives are to provide Unitholders with exposure to a portfolio of investments in small-to-mid-market private investment funds and privately held companies, predominantly focused in the United States (US), and capital growth over a five to ten-year investment horizon.

Through its investment in the LP, the Fund is fully committed across nine<sup>1</sup> highly attractive US private investment funds all focused on small-to-mid-market private investment opportunities, for a total consideration of US\$69.8 million.

At 30 September 2020, US\$69.6 million (or 100% of total funds committed) had been called by the LP. The Fund’s proportionate share of this is approximately US\$59.5 million (an 85.5% share).

During the period, the LP received five drawdown requests and three capital returns, for a total net position paid of US\$0.8 million. At 30 September 2020, net drawdown requests from underlying investments were approximately US\$68.3 million (or 97.8% of LP total commitments).

**Underlying portfolio update**

**U.S. Select Direct Private Equity, LP (US Select), Trivest Fund V, L.P. (Trivest) and Incline Equity Partners III, L.P. (Incline)** each called capital to fund follow-on investments into existing portfolio companies.

Given capital provided to the underlying managers has now largely been drawn and deployed, the remaining portfolio managers, including **KarpReilly Capital Partners II, L.P. (KarpReilly), DFW Capital Partners IV, L.P. (DFW), Encore Consumer Capital Fund II, L.P. (Encore), FPC Small Cap Fund I, L.P. (FPC), and Peppertree Capital Fund IV, L.P. (Peppertree)** had no material investment activity during the half year.

<sup>1</sup> The LP received a final distribution from Prometheus Partners IV, L.P. (one of the nine private investment funds the LP has made commitments into) on 30 June 2016 and has no remaining capital with this Fund.

**CD Private Equity Fund I**  
**Report to unitholders**  
**30 September 2020**

I would like to thank Unitholders for their continued support as we all navigate a path through these difficult times and look forward to presenting future updates on the Fund and the small-to-mid-market US-based private investment market, in which the Fund is invested.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Nisbett', with a long horizontal flourish extending to the right.

**Stuart Nisbett**

*Chairman of E&P Investments Limited, Responsible Entity*

**27 November 2020**

**CD Private Equity Fund I**  
**Directors' report**  
**30 September 2020**

The directors of E&P Investments Limited (formerly Walsh & Company Investments Limited), the Responsible Entity of the CD Private Equity Fund I (**Fund**) (formerly Cordish Dixon Private Equity Fund I), present their report together with the condensed financial statements of the Fund for the half-year ended 30 September 2020.

**Directors**

The directors of the Responsible Entity at any time during or since the end of the financial year are listed below:

- Stuart Nisbett
- Peter Shear
- Warwick Keneally
- Mike Adams

Directors have been in office since the start of the half-year to the date of this report unless otherwise stated.

**Principal activities and significant changes in nature of activities**

The principal activity of the Fund during the half-year was investing in small-to-medium-sized private investment funds and privately held companies with a predominate focus in the US. There were no significant changes in the nature of these activities.

**Review and results of operations**

The loss for the Fund after providing for income tax amounted to \$7,746,341 (30 September 2019: profit of \$9,351,824).

The key component of this result included a \$8,134,056 fair value loss (2019: \$9,848,321 gain) on the Fund's investment in the LP during the period. As at 30 September 2020, the Fund had net assets of \$57,207,942 (31 March 2020: \$64,954,283), representing \$1.47 per unit (31 March 2020: \$1.66 per unit).

The Fund has invested in a limited partnership, US Select Private Opportunities Fund, L.P. (**LP**) which, in turn, invests in small-to-medium-sized private investment funds and companies. The LP has committed capital across nine underlying private investment funds which focus on a range of industries including restaurants, consumer products, manufacturing and business services. For the half-year ended 30 September 2020, these underlying private investment funds made drawdown requests on the LP to fund their investments, management fees and operating expenses. Net drawdown requests made by the underlying private investment funds since inception to the end of the period totalled US\$68.3 million (from the total called amount of US\$69.6 million).

The Fund has committed capital of US\$59.5 million, representing an interest of 85.5% in the LP. The Fund's proportionate share of the total capital called as at 30 September 2020 was US\$59.5 million (or \$83.08 million).

**Distributions**

Distributions paid during the financial half-year were as follows:

	<b>30</b>	<b>30</b>
	<b>September</b>	<b>September</b>
	<b>2020</b>	<b>2019</b>
	<b>\$</b>	<b>\$</b>
Distribution - 25 cents per unit paid on 14 August 2019	-	9,753,429

**Events subsequent to the reporting period**

The COVID-19 pandemic continues to have an ongoing impact on businesses and economic activities. As there remains significant uncertainty, COVID-19 may continue to affect the operations of the portfolio companies held by the underlying investment funds and consequently on the valuation of the Fund's investment in the LP in subsequent reporting periods. The directors consider that the financial effects of COVID-19 on the Fund's financial statements cannot be reasonably estimated for future financial periods.

**CD Private Equity Fund I**  
**Directors' report**  
**30 September 2020**

No other matter or circumstance has arisen since 30 September 2020 that has significantly affected, or may significantly affect the Fund's operations, the results of those operations, or the Fund's state of affairs in future financial years.

**Auditor's independence declaration**

A copy of the auditor's independence declaration as required under section 307C of the *Corporations Act 2001* is set out immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 306(3)(a) of the *Corporations Act 2001*.

On behalf of the directors



---

Stuart Nisbett  
Chairman of E&P Investments Limited, Responsible Entity

27 November 2020



The Board of Directors  
E&P Investments Limited  
as Responsible Entity for:  
CD Private Equity Fund I  
Level 15  
100 Pacific Highway  
NORTH SYDNEY NSW 2060

27 November 2020

Dear Board Members

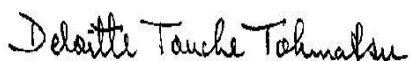
### **Auditor's Independence Declaration to CD Private Equity Fund I**

In accordance with section 307C of the *Corporations Act 2001*, I am pleased to provide the following declaration of independence to the directors of the Responsible Entity of CD Private Equity Fund I (formerly Cordish Dixon Private Equity Fund I).

As lead audit partner for the review of the half financial report of CD Private Equity Fund I for the half year ended 30 September 2020, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and
- (ii) any applicable code of professional conduct in relation to the review.

Yours faithfully



DELOITTE TOUCHE TOHMATSU



Weng W Ching  
Partner  
Chartered Accountants

**CD Private Equity Fund I**  
**Condensed statement of profit or loss and other comprehensive income**  
**For the half-year ended 30 September 2020**

	<b>Note</b>	<b>30 September 2020 \$</b>	<b>30 September 2019 \$</b>
<b>Investment income</b>			
Interest income		6,703	55,443
Foreign exchange gain/(loss)		35,854	(11,025)
Fair value movements of equity investments	3	<u>(8,134,056)</u>	<u>9,848,321</u>
Total investment (loss)/income		<u>(8,091,499)</u>	<u>9,892,739</u>
<b>Expenses</b>			
Management and administration fees	7	(166,971)	(196,422)
Listing fees		(24,154)	(27,045)
Custody fees	7	(7,382)	(5,948)
Registry fees		(15,674)	(15,120)
Legal and professional fees	7	(62,402)	(200,439)
Other expenses		<u>(12,613)</u>	<u>(2,116)</u>
Total expenses		<u>(289,196)</u>	<u>(447,090)</u>
<b>(Loss)/profit before income tax (expense)/benefit</b>		(8,380,695)	9,445,649
Income tax benefit/(expense)		<u>634,354</u>	<u>(93,825)</u>
<b>(Loss)/profit after income tax (expense)/benefit for the half-year</b>		(7,746,341)	9,351,824
Other comprehensive income for the half-year, net of tax		-	-
<b>Total comprehensive (loss)/income for the half-year</b>		<u>(7,746,341)</u>	<u>9,351,824</u>
		<b>Cents</b>	<b>Cents</b>
Basic (loss)/earnings per unit		(19.86)	23.97
Diluted (loss)/earnings per unit		(19.86)	23.97

*The above condensed statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes*

**CD Private Equity Fund I**  
**Condensed statement of financial position**  
**As at 30 September 2020**

	<b>Note</b>	<b>30 September 2020 \$</b>	<b>31 March 2020 \$</b>
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents		3,721,239	5,751,861
Receivables		364,469	405,725
Prepayments		8,295	10,651
<b>Total current assets</b>		<u>4,094,003</u>	<u>6,168,237</u>
<b>Non-current assets</b>			
Other financial assets	3	<u>54,049,124</u>	<u>60,735,621</u>
<b>Total non-current assets</b>		<u>54,049,124</u>	<u>60,735,621</u>
<b>Total assets</b>		<u>58,143,127</u>	<u>66,903,858</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables		<u>571,067</u>	<u>792,546</u>
<b>Total current liabilities</b>		<u>571,067</u>	<u>792,546</u>
<b>Non-current liabilities</b>			
Deferred tax	4	<u>364,118</u>	<u>1,157,029</u>
<b>Total non-current liabilities</b>		<u>364,118</u>	<u>1,157,029</u>
<b>Total liabilities</b>		<u>935,185</u>	<u>1,949,575</u>
<b>Net assets</b>		<u>57,207,942</u>	<u>64,954,283</u>
<b>Equity</b>			
Unit capital	5	59,862,645	59,862,645
(Accumulated losses)/retained earnings		<u>(2,654,703)</u>	<u>5,091,638</u>
<b>Total equity</b>		<u>57,207,942</u>	<u>64,954,283</u>

*The above condensed statement of financial position should be read in conjunction with the accompanying notes*

**CD Private Equity Fund I**  
**Condensed statement of changes in equity**  
**For the half-year ended 30 September 2020**

	<b>Unit capital</b> \$	<b>Retained earnings</b> \$	<b>Total equity</b> \$
Balance at 1 April 2019	59,862,645	15,876,385	75,739,030
Profit after income tax expense for the half-year	-	9,351,824	9,351,824
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive income for the half-year	-	9,351,824	9,351,824
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Distributions paid (note 6)	-	(9,753,429)	(9,753,429)
Balance at 30 September 2019	<u>59,862,645</u>	<u>15,474,780</u>	<u>75,337,425</u>

	<b>Unit capital</b> \$	<b>Retained earnings/ (Accumulated losses)</b> \$	<b>Total equity</b> \$
Balance at 1 April 2020	59,862,645	5,091,638	64,954,283
Loss after income tax expense for the half-year	-	(7,746,341)	(7,746,341)
Other comprehensive income for the half-year, net of tax	-	-	-
Total comprehensive loss for the half-year	-	(7,746,341)	(7,746,341)
Balance at 30 September 2020	<u>59,862,645</u>	<u>(2,654,703)</u>	<u>57,207,942</u>

*The above condensed statement of changes in equity should be read in conjunction with the accompanying notes*

**CD Private Equity Fund I**  
**Condensed statement of cash flows**  
**For the half-year ended 30 September 2020**

	<b>30</b> <b>September</b> <b>2020</b> <b>\$</b>	<b>30</b> <b>September</b> <b>2019</b> <b>\$</b>
<b>Cash flows from operating activities</b>		
Interest income received	12,182	58,470
Net payments to suppliers	<u>(459,839)</u>	<u>(473,566)</u>
Net cash used in operating activities	<u>(447,657)</u>	<u>(415,096)</u>
<b>Cash flows from investing activities</b>		
Payments for investments	(1,436,872)	-
Receipts from distributions	<u>-</u>	<u>9,808,272</u>
Net cash (used in)/from investing activities	<u>(1,436,872)</u>	<u>9,808,272</u>
<b>Cash flows from financing activities</b>		
Payment for distribution	<u>(142)</u>	<u>(9,753,429)</u>
Net cash used in financing activities	<u>(142)</u>	<u>(9,753,429)</u>
Net decrease in cash and cash equivalents	(1,884,671)	(360,253)
Cash and cash equivalents at the beginning of the financial half-year	5,751,861	5,559,985
Effects of exchange rate changes on cash and cash equivalents	<u>(145,951)</u>	<u>46,099</u>
Cash and cash equivalents at the end of the financial half-year	<u><u>3,721,239</u></u>	<u><u>5,245,831</u></u>

*The above condensed statement of cash flows should be read in conjunction with the accompanying notes*

**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**1. General information**

CD Private Equity Fund I (**Fund**) (formerly Cordish Dixon Private Equity Fund I) is a Managed Investment Scheme registered and domiciled in Australia. The principal activities of the Fund are to invest in small-to-mid-market private investment opportunities in the United States of America (**US**), through its capacity as a Limited Partner of the US Select Private Opportunities Fund, L.P. (**LP**) registered in the Cayman Islands.

This half-year financial report is intended to provide users with an update on the latest financial statements of the Fund.

*Basis of preparation*

(i) Statement of compliance

The half-year financial report is a general purpose financial report prepared in accordance with the *Corporations Act 2001* and AASB 134: 'Interim Financial Reporting'. Compliance with AASB 134 ensures compliance with International Financial Reporting Standards IAS 34 'Interim Financial Reporting'. The half-year report does not include notes of the type normally included in an annual financial report and shall be read in conjunction with the most recent annual financial report.

The condensed financial statements were authorised for issue by the directors on 27 November 2020.

(ii) Summary of significant accounting policies

The same accounting policies and methods of computation have been followed in this half-year financial report as were applied in the most recent annual financial statements.

The Fund has adopted all of the new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (**AASB**) that are relevant to the operations and effective for the current half-year. The adoption of new and revised Standards and Interpretations has had no material impact on the financial statements.

(iii) Critical accounting estimates and judgements

In the application of the Fund's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

Accounting policies which are subject to significant accounting estimates and judgements include fair value determination of the interest held by the Fund in the Limited Partnership (refer to note 3 (iv)), recognition of a deferred tax liability in respect of likely US tax obligations which will arise from underlying fund investment realisations (refer note 4), and selection of Australian dollars as the functional currency of the Fund.

**2. Operating segment**

The Fund operates a single reportable segment, that being the business of investing in small-to-mid-market private investments in the United States of America through its interest in a Limited Partnership.

The Responsible Entity of the Fund is the Chief Operating Decision Maker (**CODM**) for the purpose of resource allocation and assessing performance of the operating segment.

Revenue, profit or loss, assets, liabilities and other financial information reported and monitored by the CODM of the single identified segment are reflected in the condensed financial statements and notes to the condensed financial statements of the Fund.

**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**3. Non-current assets - other financial assets**

(i) Equity investment constituting interest in Limited Partnership (LP) - at fair value:

	<b>30</b> <b>September</b> <b>2020</b> \$	<b>31 March</b> <b>2020</b> \$
US Select Private Opportunities Fund, LP (LP)	<u>54,049,124</u>	<u>60,735,621</u>
	<b>30</b> <b>September</b> <b>2020</b> \$	<b>31 March</b> <b>2020</b> \$
(ii) Reconciliation		
Balance at the beginning of the period	60,735,621	70,947,579
Capital invested - at cost	1,447,559	-
Movement in fair value through profit or loss*	(8,134,056)	15,790,449
Distributions received from LP	-	<u>(26,002,407)</u>
Balance at the end of the period	<u>54,049,124</u>	<u>60,735,621</u>

\* Included in the 'movement in fair value' amount of \$8,134,056 loss (year ended 31 March 2020: \$15,790,449 gain) is an unrealised foreign exchange translation loss component of \$8,947,016 (year ended 31 March 2020: \$9,315,711 gain). This amount is also net of the Fund's 85.5% share of management fees paid by the LP to the General Partner of the LP, totaling \$866,200 (year ended 31 March 2020: \$1,631,029) (refer to note 7).

(iii) Fund's interest in assets and liabilities of LP

The 85.5% economic interest held by the Fund is not represented by voting rights or other power vested in the Fund to make decisions relating to the assets and liabilities of the LP. As is common practice with Limited Partnership arrangements, the General Partner of the LP is considered to be the party who holds the existing rights to direct the relevant activities of the LP, including the acquisition and disposal of investments.

The Fund's 85.5% interest in US Select Private Opportunities Fund, L.P. at 30 September 2020 is represented by its proportionate interest in the LP's assets and liabilities as follows:

	<b>30</b> <b>September</b> <b>2020</b> \$	<b>31 March</b> <b>2020</b> \$
Cash	2,064,201	2,809,903
Investment in US private investment funds recorded at fair value	<u>51,984,923</u>	<u>57,925,718</u>
Net assets	<u>54,049,124</u>	<u>60,735,621</u>

(iv) Valuation

*Valuation technique adopted*

As discussed in the 'Valuation policy' section of the Report to Unitholders, the valuation of the Fund's interest in the LP at balance date has been based on the Fund's established valuation basis described below.

**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**3. Non-current assets - other financial assets (continued)**

The fair value of the Fund's interest in the LP is determined using a proportionate value method based on the Fund's 85.5% interest held in the total net asset value of the LP.

The LP holds investments predominately in US private investment funds, and the LP adopts a similar fair value measurement basis, based on the proportionate interest it holds in the most recent reported total net asset values of the respective investment funds. There is up to a three month difference between the Fund's reporting date and the date of the most recent reported net assets of the underlying investment funds.

The underlying investment funds typically invest in US unlisted equity investments with fair values determined periodically based on market or income-based valuation techniques, which may involve the use of unobservable inputs such as discount rate and earnings multiple.

The fair value of the Fund's interest in the LP is therefore ultimately based on the market valuation techniques adopted by the investment funds in the measurement of their underlying unlisted equity investments. The fair value is also subject to foreign exchange translation impacts arising from translating the USD denominated interest in the LP to AUD at each balance date.

*Investment risks*

As noted above, the LP has invested in underlying private investment funds in the US market who have in turn invested in a portfolio of private equity investments. Because of the absence of any liquid trading market for these types of investments, it may take longer to liquidate these investments than would be the case for marketable securities and accordingly the value obtained on realisation may differ to the estimated fair values at balance date. As there are no directly observable prices, the fair values assigned by the investment funds to each investment are based on a range of factors, including but not limited to the price at which the investments were acquired, market trading multiples and observed transaction metrics. The resulting valuations may differ significantly from the values that would have been realised had a transaction taken place at balance date. The differences would directly impact the value of the interest held by the LP in the underlying investment funds and consequently the value of the interest held by the Fund in the LP. Estimation uncertainty also arises in relation to likely US tax obligations the Fund will incur in connection with realisation of recorded fair value movements (refer to note 4).

*Inter-relationship between significant unobservable inputs and fair value measurement*

The inter-relationship between the significant unobservable inputs and fair value measurements is such that the higher the growth rates or earnings multiples adopted by the underlying investment funds, the higher the resultant fair value determination of the underlying equity investments, and therefore ultimately the higher the fair value of the Fund's investment in the LP. Since neither the Fund itself, nor the LP, has access to the underlying detailed equity investment valuations performed by the US investment funds, it is unable to assess the sensitivity of fair value determinations to changes in underlying unobservable inputs. However, at the Fund level, a 5% change (increase/decrease) in the carrying value of the LP's interest held in the underlying US investment funds would result in a \$2,599,246 impact (increase/decrease) in the carrying value of the Fund's investment in the LP. A 5% increase in the AUD/USD exchange rate would decrease the value of the Fund's investment in the LP by \$2,573,768. Conversely, a 5% decrease would increase the value of the Fund's investment by \$2,844,691. Refer to note 1(iii) for further details regarding investment risks and estimation uncertainty applied in the determination of the fair value of the underlying unlisted equity investments to which the Fund is exposed.

(v) Capital commitments

As at 30 September 2020, the Fund has made capital commitments totaling US\$59.5 million to the LP, of which US\$59.5 million has been called at balance date.

As at 30 September 2020, the Fund has no uncalled capital commitments outstanding to the LP.



**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**4. Non-current liabilities - Deferred tax**

	<b>30 September 2020 \$</b>	<b>31 March 2020 \$</b>
Deferred tax liability	<u>364,118</u>	<u>1,157,029</u>

The deferred tax liability has been assessed based on an estimate of likely US tax obligations the Fund will incur upon realisation of recorded fair value movements in connection with certain underlying private equity investments. This estimate is subject to estimation uncertainty as a result of limitations in the availability of information pertaining to the tax structure of the underlying investments in respect of which the Fund has an interest.

**5. Equity - unit capital**

	<b>30 September 2020 Units</b>	<b>31 March 2020 Units</b>	<b>30 September 2020 \$</b>	<b>31 March 2020 \$</b>
Ordinary units - fully paid	<u>39,013,716</u>	<u>39,013,716</u>	<u>59,862,645</u>	<u>59,862,645</u>

All issued units are fully paid. The holders of ordinary units are entitled to one vote per unit at meetings of the Fund and are entitled to receive distributions declared from time to time by the Responsible Entity.

There were no movements in unit capital during the half-year and previous year.

**6. Equity - distributions**

Distributions paid during the financial half-year were as follows:

	<b>30 September 2020 \$</b>	<b>30 September 2019 \$</b>
Distribution - 25 cents per unit paid on 14 August 2019	<u>-</u>	<u>9,753,429</u>

**7. Related party disclosures**

*Directors*

Stuart Nisbett, Peter Shear, Warwick Keneally and Mike Adams are directors of the Responsible Entity, E&P Investments Limited, and are deemed to be key management personnel.

The key management personnel do not receive compensation from the Fund or from the Responsible Entity directly for their management function performed for the Fund.

*Management fees*

The Responsible Entity's duties include establishing the Fund's compliance plan and procedures and monitoring against regulatory and legislative requirements, the issuance of disclosure documents, the appointment and monitoring of external service providers to the Fund and overall administration of the Fund.

For these services, the Responsible Entity charged management fees of 0.33% per annum (exclusive of GST) on the gross asset value of the Fund. This is comprised of the Responsible Entity Fee of 0.08% per annum and Administration Fee 0.25% per annum. Management fees are paid to the Responsible Entity monthly in advance.

**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**7. Related party disclosures (continued)**

The total management fees paid to the Responsible Entity for the half-year ended 30 September 2020 was \$100,334 (2019: \$128,516), exclusive of GST. There were no outstanding management fees as at 30 September 2020 (2019: nil).

*Fund administration fee*

Australian Fund Accounting Services Pty Limited, a wholly-owned subsidiary of E&P Financial Group Limited (formerly Evans Dixon Limited), the parent of the Responsible Entity, provides fund administration services to the Fund under an agreement with the Responsible Entity. These services include net asset valuation, management accounting, statutory reporting, capital management and taxation. Total fund administration fees paid or payable for the half-year ended 30 September 2020 were \$60,000 (2019: \$60,000), exclusive of GST.

*Investment manager fee*

US Select Private Opportunities Fund, L.P. (**LP**), in which the Fund holds an 85.5% interest, is required to pay its Investment Manager, US Select Private Opportunities Fund, GP, being an entity associated with the Responsible Entity, for acting on behalf of the limited partnership to acquire, manage and transact on partnership interests within the scope of the limited partnership agreement, a fee equivalent to 2% per annum of the total funds committed by the partners to the LP. The fee is payable quarterly in advance from the funds of the LP. The total fees paid or payable during the half-year ended 30 September 2020 amounted to \$1,013,099 (US\$695,696) (2019: \$1,004,265 (US\$695,696)). The Fund's 85.5% interest equates to \$866,200 (2019: \$858,647). This fee is recorded in the books of the LP.

*US Select Direct Private Equity Fund (US), L.P.*

At balance date, the Fund's share of the LP's investment in US Select Direct Private Equity Fund (US), L.P. was \$11,007,497 (US\$7,883,569) (31 March 2020: \$13,492,111 (US\$8,272,013)). The General Partner of this investment is associated with the Responsible Entity of the Fund. The LP's share of the investment management fees paid to the General Partner for the half-year ended 30 September 2020 amounted to \$24,382 (US\$16,743). The Fund's 85.5% interest equates to \$20,846 (US\$14,315).

*Custodial services*

The Responsible Entity provided custodial services to the Fund in its personal capacity (**Custodian**) under a custody arrangement with E&P Investments Limited up to 17 August 2020. The services were provided on commercial terms. The Custodian received fees equivalent to the greater of 0.02% per annum of the gross asset value of the Fund less a discount of 10%, or \$15,000 indexed to CPI annually less a discount of 10%. The fees were payable quarterly in arrears. Total fees paid or payable during the half-year ended 30 September 2020 were \$6,418 (2019: \$5,937) (exclusive GST). Effective 17 August 2020, the Fund's custodial services were fully outsourced to an external service provider on the same commercial terms as those provided by the Custodian.

*Legal and consulting services*

MDA1 Pty Limited, trading as MA Law, provides legal and consulting services to the Responsible Entity and the investment schemes under its control. Mike Adams, a director of the Responsible Entity, is also a director and shareholder of MDA1 Pty Limited. Mike Adams previously provided similar services as an employee of a non related entity to the Fund. The fees paid or payable during the half-year ended 30 September 2020 were \$3,334 (2019: nil), exclusive GST, and are included in the legal and professional fees in the condensed statement of profit or loss and other comprehensive income.

**8. Fair value measurement**

*Fair value*

The fair value of financial assets and financial liabilities approximate their carrying values at the reporting date.

The table below analyses recurring fair value measurements for financial assets and financial liabilities. The fair value measurements are categorised into different levels in the fair value hierarchy based on the inputs to the valuation techniques used. The different levels are defined as follows:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities

**CD Private Equity Fund I**  
**Notes to the condensed financial statements**  
**30 September 2020**

**8. Fair value measurement (continued)**

- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices)
- Level 3 - Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

<b>30 September 2020</b>	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<i>Financial assets carried at fair value</i>				
Other financial assets - equity investment constituting interest in US Select Private Opportunities Fund, LP	-	-	54,049,124	54,049,124
Total assets	-	-	54,049,124	54,049,124

<b>31 March 2020</b>	Level 1 \$	Level 2 \$	Level 3 \$	Total \$
<i>Financial assets carried at fair value</i>				
Other financial assets - equity investment constituting interest in US Select Private Opportunities Fund, LP	-	-	60,735,621	60,735,621
Total assets	-	-	60,735,621	60,735,621

The Fund recognises transfers between levels of the fair value hierarchy as at the end of the reporting period during which the transfer has occurred. There were no transfers between levels during the period ended 30 September 2020.

Details of the determination of level 3 fair value measurements including the valuation technique adopted and the key underlying unobservable inputs used are set out in note 3(iv).

The Fund has established a control framework with respect to measurement and assessment of fair values. This framework includes a sub-investment committee that has overall responsibility for analysing the performance and fair value movements of underlying US investment fund holdings during each reporting period.

**9. Events after the reporting period**

The COVID-19 pandemic continues to have an ongoing impact on businesses and economic activities. As there remains significant uncertainty, COVID-19 may continue to affect the operations of the portfolio companies held by the underlying investment funds and consequently on the valuation of the Fund's investment in the LP in subsequent reporting periods. The directors consider that the financial effects of COVID-19 on the Fund's financial statements cannot be reasonably estimated for future financial periods.

No other matter or circumstance has arisen since 30 September 2020 that has significantly affected, or may significantly affect the Fund's operations, the results of those operations, or the Fund's state of affairs in future financial years.

**CD Private Equity Fund I**  
**Directors' declaration**  
**30 September 2020**

In the opinion of the directors of the Responsible Entity:

- the financial statements and notes thereto are in accordance with the Corporations Act 2001, including compliance with the Accounting Standards;
- the attached financial statements and notes give a true and fair view of the Fund's financial position as at 30 September 2020 and of its performance for the financial half-year ended on that date; and
- there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors of the Responsible Entity made pursuant to section 303(5) of the *Corporations Act 2001*.

On behalf of the directors



---

Stuart Nisbett  
Chairman of E&P Investments Limited, Responsible Entity

27 November 2020

## **Independent Auditor's Review Report to the Unitholders of CD Private Equity Fund I**

We have reviewed the accompanying half-year financial report of CD Private Equity Fund I (formerly Cordish Dixon Private Equity Fund I) ("the Fund"), which comprises the condensed statement of financial position as at 30 September 2020, the condensed statement of profit or loss and other comprehensive income, the condensed statement of cash flows and the condensed statement of changes in equity for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration of the Fund.

### *Directors' Responsibility for the Half-Year Financial Report*

The directors of the Responsible Entity of the Fund are responsible for the preparation of the half-year financial report that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the half-year financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the half-year financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the Fund's financial position as at 30 September 2020 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of CD Private Equity Fund I, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

### *Auditor's Independence Declaration*

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Responsible Entity of the Fund, would be in the same terms if given to the directors as at the time of this auditor's review report.

## Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of CD Private Equity Fund I is not in accordance with the *Corporations Act 2001*, including:

- (a) giving a true and fair view of the Fund's financial position as at 30 September 2020 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

*Deloitte Touche Tohmatsu*

DELOITTE TOUCHE TOHMATSU

*Weng W Ching*

Weng W Ching

Partner

Chartered Accountants

Sydney, 27 November 2020

**CD Private Equity Fund I**  
**Corporate directory**  
**30 September 2020**

The Fund's units are quoted on the official list of Australian Securities Exchange (**ASX**).  
The ASX code is **CD1**

**CD Private Equity Fund I**

(ARSN 158 625 284)  
Registered & Principal Office  
Level 15, 100 Pacific Highway  
NORTH SYDNEY NSW 2060  
T 1300 454 801  
F 1300 883 159  
E [info@cdfunds.com.au](mailto:info@cdfunds.com.au)  
[cdfunds.com.au](http://cdfunds.com.au)

**Responsible Entity**

E&P Investments Limited  
(ACN 152 367 649)  
(AFSL 410 433)  
Level 15, 100 Pacific Highway  
NORTH SYDNEY NSW 2060  
T 1300 454 801  
F 1300 883 159  
E [info.funds@eap.com.au](mailto:info.funds@eap.com.au)  
[eap.com.au](http://eap.com.au)

**Directors**

Stuart Nisbett  
Peter Shear  
Warwick Keneally  
Mike Adams

**Secretaries**

Caroline Purtell  
Hannah Chan

**Auditor**

Deloitte Touche Tohmatsu  
Grosvenor Place  
225 George Street  
SYDNEY NSW 2000  
T +61 2 9322 7000  
F +61 2 9322 7001  
[deloitte.com.au](http://deloitte.com.au)

**Unit Register**

Boardroom Pty Limited  
Level 12, 225 George Street  
SYDNEY NSW 2000  
T 1300 737 760 (Australia)  
T +61 2 9290 9600 (International)  
F 1300 653 459  
[boardroomlimited.com.au](http://boardroomlimited.com.au)

