

CD Private Equity Fund I

NTA per unit	Gross assets (millions)	Distributions per unit (percentage of initial investment)		One month performance ^{1,2}	Annualised performance since inception (August 2012) ^{1,2}
		Last 12 months: 54 cents (34%)	Since inception: 220.5 cents (138%)		
\$1.53	\$60.40			17.7%	14.7%

Fund update

The estimated unaudited net tangible asset value (NTA) after tax as at 31 August 2021 was \$1.53^{1,3} per unit (31 July 2021 was \$1.30¹ per unit).

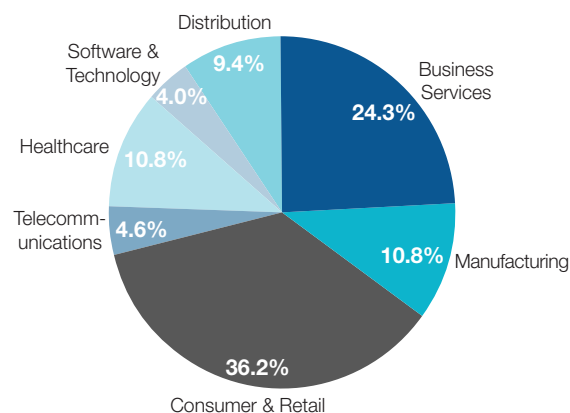
Net asset value movements for August were a result of increased asset valuations from underlying LPs and a small foreign exchange gain from the weakening Australian dollar (which added approximately +0.4%).

CD1 Fund performance

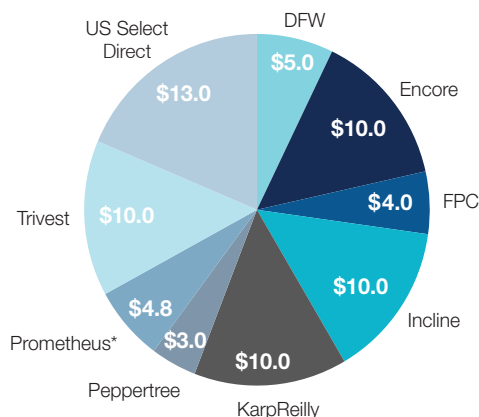
	1 Month	3 Months	6 Months	1 Year	3 Years p.a.	5 Years p.a.	Since inception p.a. ³
NTA return ^{1,2}	17.7%	22.9%	44.0%	61.8%	22.1%	18.1%	14.7%

On an NTA/Internal Rate of Return (IRR) basis CD1 has achieved a return of 12.8% per annum since inception.

CD1 portfolio asset allocation



LP commitments to underlying managers (US\$69.8m)



ASX release date: 14 September 2021

Notes: Authorised for release by E&P Investments Limited (ACN 152 367 649, AFSL 410 433), the responsible entity of CD Private Equity Fund I (Fund or CD1).
 1. Source: E&P Investments Limited – the historical performance is not a guarantee of the future performance of the Fund; 2. Total returns are inclusive of distributions. NTA return is based on post tax NTA; 3. Based on estimated unaudited net tangible asset value before tax at 31 August 2021 of \$1.56 per unit (31 July 2021 was \$1.32). *The LP received a final distribution from Prometheus Partners IV. L.P. on 30 September 2016 and has no remaining capital with this fund. Numbers may not add due to rounding.