

# CD PRIVATE EQUITY FUND I: **ASX: CD1**

## NET TANGIBLE ASSET UPDATE – 31 OCTOBER 2024

NTA per unit	Gross assets (million)	Distributions Last 12 months	Distributions Since Inception	Fund Inception	5 year NTA return
\$0.96	\$35.6	\$0.05 per unit	\$2.82 per unit	August 2012	7.6% p.a.

The estimated unaudited net tangible asset value (NTA) after tax as at 31 October 2024 was \$0.96<sup>1,3</sup> per unit (30 September 2024 was \$0.92<sup>1,3</sup> per unit).

The positive net asset value movement recorded during the month is the result of foreign exchange movements, with the Australian dollar falling by 4.8% during the month of October.

## PERFORMANCE SUMMARY

NTA Return <sup>1,2</sup>	1 month	6 months	1 year	3 years p.a.	5 years p.a.	Since Inception p.a.
	4.3%	-7.7%	-9.2%	1.1%	7.6%	10.8%

On an NTA/Internal Rate of Return (IRR) basis, CD1 has achieved a return of 11.7% per annum since inception.

## MONTHLY LP & FUND UPDATE

During the month, the LP was informed of a [transaction](#) within US Select Direct Private Equity, LP's investment in CPF Senior Living. The transaction was of 20-asset seniors housing portfolio spanning the Sunbelt, North-east and Midwest markets and represented one of the largest seniors housing transactions closed year-to-date (US\$725m).

US Select Direct (the direct investment vehicle for both CD1 and CD2) received a distribution of US\$3.3 million as a result of this sale, with some additional proceeds held back in escrow post-closing (with receipt expected mid-2025). We expect that US Select Direct will distribute proceeds to both Funds in due course after accounting for any underlying fund expenses.

As always, Unitholders are welcome to reach out to the team with any questions via email at [cdfunds@k2am.com.au](mailto:cdfunds@k2am.com.au), or by calling +61 3 9691 6110.