

CD PRIVATE EQUITY FUND II: **ASX: CD2**

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
\$1.37	\$77.8	\$0.12 per unit	\$2.38 per unit	April 2013	6.6% p.a.

The estimated unaudited net tangible asset value (NTA) after tax as at 31 October 2024 was \$1.37^{1,3} per unit (30 September 2024 was \$1.32^{1,3} per unit).

The 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 ^{1,2}	1 month	6 months	1 year	3 years p.a.	5 years p.a.	Since Inception p.a.
	3.8%	-7.3%	-13.3%	4.3%	6.6%	9.8%

On an NTA/Internal Rate of Return (IRR) basis, CD2 has achieved a return of 10.9% 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, or by calling +61 3 9691 6110.

Authorised for release by K2 Asset Management Ltd (K2) (ACN 085 445 094, AFSL 244 393), the responsible entity of CD Private Equity Fund II (Fund or CD2). Notes: AUD:USD spot rate of 0.6582 as at 31 October 2024. Numbers may not sum due to rounding.

1. Source: E&P Investments Limited (for data before 24 June 2023) and K2 Asset Management Ltd (for data post 24 June 2023). The historical performance is not a guarantee of the future performance of the Fund;
2. Total returns are inclusive of distributions and based on the Fund's post tax NTA. The tax component in the post tax NTA refers to the estimate of likely US tax the Fund will incur upon realisation of recorded fair value movements.
3. Estimated unaudited net tangible asset value before tax at 31 October 2024 of \$1.46 per unit (30 September 2024 was \$1.40).