



2025 Q1

QUARTERLY UPDATE

ASX.CD1

ASX RELEASE DATE: 7 MAY 2025



The first quarter of 2025 began with renewed enthusiasm for dealmaking across US private equity (PE) markets, with ample credit available, the valuation gap between buyers and sellers beginning to close, as well as the burgeoning secondary market (which included continuation vehicles). Markets had originally anticipated a pro-business administration, though there was low-level caution reflected in sentiment indicators (CNBC's CFO Council survey shows that [60% of CFO's](#) expect a recession in the second half of 2025).

During the quarter, PE markets largely moved sideways with Managers continuing to demonstrate their ability to adapt and wait for more favourable conditions, or where possible, to take advantage of strategic opportunities. Fortunately, we're no strangers to market volatility and macroeconomic challenges - evidenced just years ago throughout the pandemic - and it is the Manager's opinion that talented partners (like ours) tend to excel in these periods of dislocation. Over-leveraged companies will struggle in these periods, with a lack of liquid assets to weather the storm, whereas PE-backed companies have the capital to assist and the expertise to execute. As it relates to the CD Fund Series, our underlying managers will work to implement company specific changes as required to offset any cost increases or supply chain disruptions, strategically adjusting and renegotiating vendor contracts, finding alternative non-tariff suppliers and monitoring balance sheet or financing concerns. Of course, the full effects of tariffs remain to be seen, though at this stage exposure across the CD Fund Series portfolios is anticipated to be relatively minimal. As always, we will keep Investors apprised.

FUND 1: QUARTERLY UPDATE & PORTFOLIO COMPOSITION^{1,5,6,7}

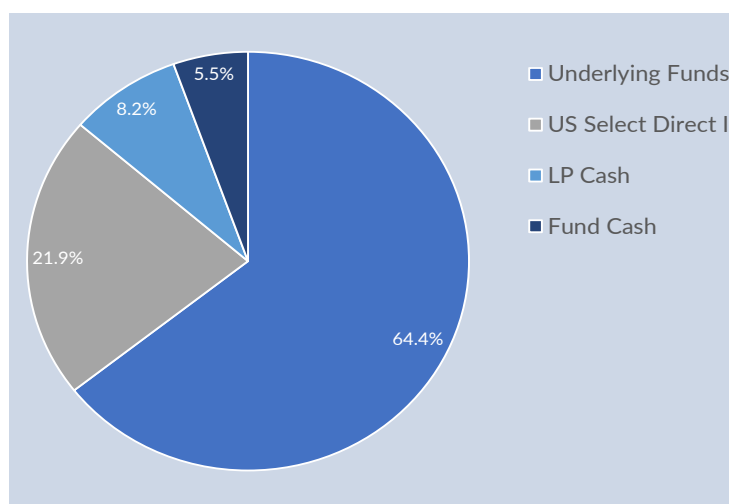
Inception Date	Aug 2012
CD1 Original Unit Price	\$1.60 per Unit
CD1 Distributions Paid Since Inception	\$2.955 per Unit
CD1 31 March 2025 NTA (post-tax)	\$0.92 per Unit
Q1 2025 Portfolio Realisations	0

CD1 Interest in LP1	85.53%
Total Underlying Funds (since inception)	9
Total Underlying Portfolio Companies (since inception)	96
Total Portfolio Company Realisations	74
Median Gross MOIC on Realisations	2.60x
Remaining Portfolio Companies (<i>see below</i>)	20
Hold Period of Remaining Active Investments	9.0 years

Fund Cash Balance	A\$1.82m
Fund's Interest in LP Cash Balance	US\$1.71m
Fund's Interest in Underlying Funds	US\$13.35m
Fund's Interest in US Select Direct I (USD1)	US\$4.54

CD1 31 MARCH 2025: KEY STATISTICS^{1,2}

NTA per unit	Gross assets	Quarterly NTA Return
\$0.92	A\$34.1 million	2.9%



As at 31 March 2025, the Fund had 22 portfolio companies, with two (2) of those deemed inactive and unlikely to have significant value extracted.

Of the remaining 20 portfolio companies, it is considered that 15 of these are active earners, and five (5) have been impaired from their cost base in prior periods. Though these 5 have been impaired, they do still continue to hold value and a number have already returned capital during the hold period. This is consistent with prior quarterly reports regarding the representative value of the top ten portfolio companies within the Fund.

LP1 QUARTERLY UPDATES

During the quarter, the Fund did not receive any capital call or distribution notices. Post quarter-end the LP was informed of the [realisation](#) of GetixHealth which was a portfolio company within the Trivest Fund V portfolio.

[GetixHealth](#) is a diversified revenue cycle management (RCM) services platform, which Trivest partnered with in 2015. During the hold period Trivest successfully completed and integrated 11 add-on acquisitions, expanded and upgraded internal technology infrastructure as well as expanding and improving the executive team. We expect that this successful realisation, which was at an uplift to the holding value, will result in approximately US\$1.2 million being distributed to the LP during April 2025.

Additionally, after quarter-end, the Fund was informed of the ruling in favour of one of the Fund's underlying managers who had initiated arbitration against one of their portfolio companies in 2021. The ruling (details [here](#)) resulted in a unanimous award of over US\$300 million (plus damages). We note that this award may still be subject to further [litigation](#). While the Fund value is not sizable in the LP's portfolio (US\$0.71 as of 31 March 2025), it hopefully represents a successful outcome for one of the remaining assets in their portfolio and a path forward for this Manager.

LP1 REALISATION PIPELINE^{1, 8}

The remaining assets in the portfolio continue to be moved through the sales pipeline (dependent on the readiness of each company in tandem with market specific factors), and the Manager has provided guidance (*a guide, not a guarantee*) that approximately 35% to 50% of the portfolio value has been earmarked to be realised within the next 12-months. While the first quarter of the year was (and typically is) slower in private equity markets - as you will see in the below table - 4 of the 6 remaining funds have a number of assets in the market for sale. Entering into 2026 we would expect to see a concentration across just a few remaining assets, such as [California Fish Grill](#) and [Omaze](#), which will be moved through the sales pipeline accordingly.

LP1 UNDERLYING PORTFOLIO^{1,5,6,7,8}

	TOTAL COMPANIES	TOTAL REALISATIONS	MEDIAN MOIC (REALISATIONS)	ACTIVE PORTFOLIO COMPANIES	AVERAGE HOLD PERIOD ON ACTIVE COMPANIES	PORTFOLIO COMPANIES IN THE MARKET OR EARMARKED FOR SALE	UNDERLYING FUND VALUE (\$USD millions)
Fund 1	12	8	1.7x	4	9.0 years	4 companies	\$3.66m
Fund 2	7	6	3.0x	1	7.8 years	1 company	\$1.50m
Fund 3	9	7	0.0x	2	10.3 years	1 company	\$5.35m
Fund 4	17	11	3.5x	6	8.3 years	2 companies	\$4.36m
Fund 5	16	12	2.4x	4	9.8 years	-	\$0.71m
Fund 6	15	11	1.7x	3	9.1 years	-	\$5.30m
Total	76	55	2.4x	20	9.0 years	8 companies	\$20.88m

Note: Total remaining value is at the LP level. Table excludes two funds which have no remaining assets of value but represent 20 portfolio company realisations (or write-offs). The value not included in the above table, which includes a small investment in Incline Equity Partners & LP cash as at 31 March 2025, is US\$2.03 million. Fund 3 median MOIC outcome is skewed by 4 companies recording a 0x return, with the other 3 realisations ranging from 1.50x to 7.0x.

LP1 TOP 10 PORTFOLIO COMPANIES^{1,7}



Industry
Restaurants and Bars
Employee Count
1,500+
Initial Investment Date
2013
Representative Value of LP1
18.6%



Industry
Financial Services
Employee Count
50-100
Initial Investment Date
2017
Representative Value of LP1
18.2%



Industry
Healthcare Technology
Employee Count
1,500+
Initial Investment Date
2015 (note: sold in Q2 2025)
Representative Value of LP1
6.7%



Industry
Media & Information Services
Employee Count
100-200
Initial Investment Date
2017
Representative Value of LP1
6.5%



Industry
Food Products
Employee Count
50-100
Initial Investment Date
2015
Representative Value of LP1
6.4%



Industry
Food Products
Employee Count
50-100
Initial Investment Date
2015
Representative Value of LP1
6.2%



Industry
Energy Marketing
Employee Count
0-50
Initial Investment Date
2017
Representative Value of LP1
5.6%



Industry
Food Products
Employee Count
250-500
Initial Investment Date
2015
Representative Value of LP1
4.8%

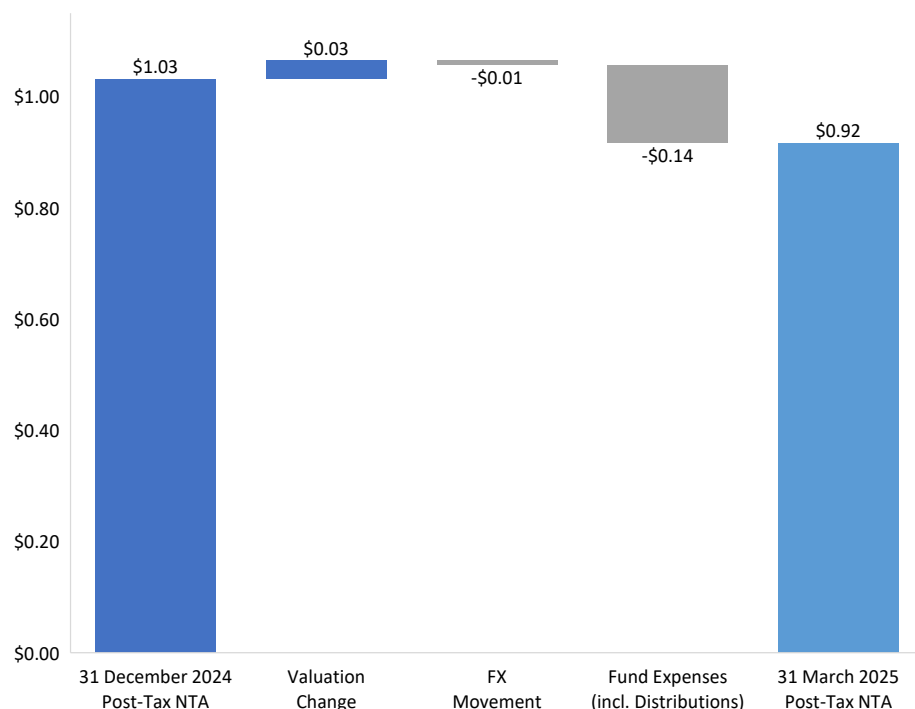


Industry
Beverages
Employee Count
50-100
Initial Investment Date
2015
Representative Value of LP1
3.1%



Industry
Automotive
Employee Count
250-500
Initial Investment Date
2016
Representative Value of LP1
2.8%

CD1 QUARTERLY NTA MOVEMENT (PER UNIT)¹



CD1 DISTRIBUTION HISTORY (PER UNIT)^{1, 2}

	Distributions Declared	Cumulative Distributions	NTA as of 31 March	DPI	TVPI
2016	\$0.21	\$0.21	\$2.09	0.13x	1.44x
2017	\$0.48	\$0.69	\$2.12	0.43x	1.76x
2018	\$0.325	\$1.015	\$1.84	0.63x	1.78x
2019	\$0.25	\$1.265	\$1.94	0.79x	2.00x
2020	\$0.40	\$1.665	\$1.66	1.04x	2.08x
2021	\$0.775	\$2.44	\$1.67	1.53x	2.57x
2022	\$0.14	\$2.58	\$1.34	1.61x	2.45x
2023	\$0.19	\$2.77	\$1.16	1.73x	2.46x
2024	\$0.05	\$2.82	\$1.03	1.76x	2.41x
2025	\$0.135	\$2.955	\$0.92	1.85x	2.42x

CD1 PERFORMANCE SUMMARY^{1, 2, 3, 4}

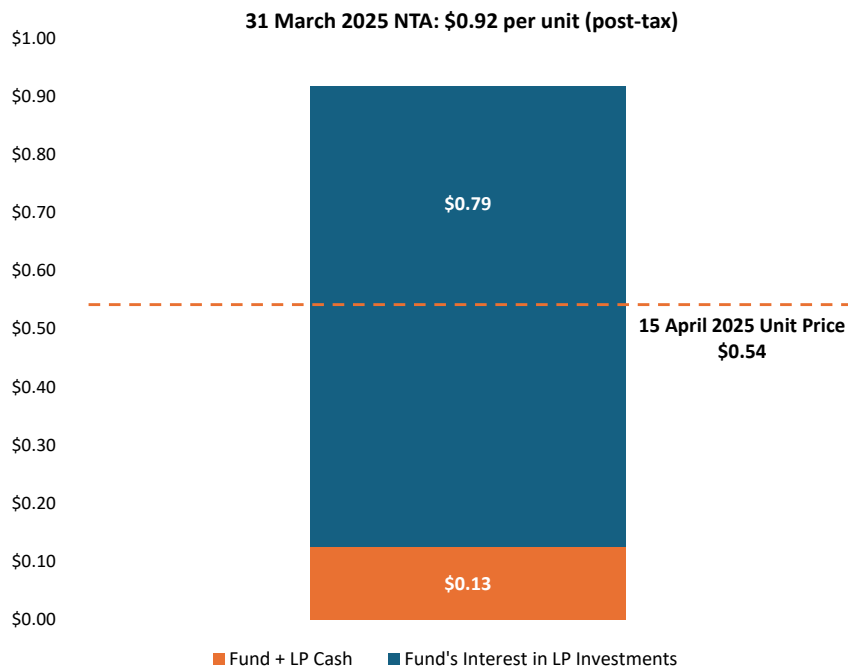
	3 MONTHS	6 MONTHS	12 MONTHS	3 YEARS	5 YEARS	SINCE INCEPTION	IRR
NTA RETURN	2.9%	15.2%	2.9%	2.8% p.a.	8.4% p.a.	11.3% p.a.	11.8% p.a.

The Fund's NTA return is net of fees (including initial issuer or product fees) and is inclusive of distributions paid. Movement from 31 December 2024 includes payment of a \$0.135 per unit distribution in February 2025, as well as the adoption of positive valuation movements following the receipt of the underlying fund valuations. This can be seen in the NTA quarterly waterfall graph above.

Historical performance is not a guarantee of the future performance of the Fund.

CD1: DISCOUNT TO NTA^{1,7}

As a listed private equity product, Investors are able to access a [portfolio of companies](#) at a discount to the NTA, as illustrated below.



The RE has confidence in the valuations of the underlying portfolio, which are supported by layers of independent audit and valuation assessment across the Fund and LP.

There are of course certain elements outside of the RE and Manager's control which may impact the trading price, such as:

- portfolio disclosures (due to confidentiality agreements signed)
- uncertainty regarding distribution amounts
- illiquidity of the asset class, and
- low market trading volume.

Despite these factors, we remain confident in the selection of underlying funds and companies that are held in the portfolio, as well as the stated guidance for a return of capital as the underlying portfolio companies are realised over the next 24 months⁸.

Historical performance is not a guarantee of the future performance of the Fund.

GLOSSARY AND NOTES

Source: E&P Investments Limited (for data before 24 June 2023) and K2 Asset Management Ltd (for data after 24 June 2023).

All figures are in AUD unless otherwise noted. Figures throughout the document may not sum due to rounding. AUD:USD 31 March 2025 spot rate of 0.6247 used. The Unit price of CD1 was \$0.535 as at 31 March 2025, the last trading day of the quarter.

1. Data is unaudited and is as at 31 March 2025. The Fund is in the process of finalising its 31 March 2025 full-year financial report, with release expected by the end of May 2025. Accordingly, this quarterly report is unaudited and does not take into account any adjustments that may come as a result of this process.
2. NTA and total returns are inclusive of distributions and are based on post tax NTA, net of fees and costs.
3. Inception date of CD1 was August 2012.
4. CD1 Unitholder investment was \$1.60 per Unit.
5. MOIC returns are as at 31 March 2025 and represent all underlying portfolio company sales since inception. MOIC returns are net of all underlying fees and expenses of the individual fund managers, but before fees and expenses of the LP and the Australian Unit Trust. MOIC returns are based on US dollar denominated investments and include US Select Direct I (USD1).
6. Age of portfolio companies refers to the average duration of time that the LP has been invested in the remaining underlying portfolio companies.
7. LP investments values are based on the 31 December 2024 valuations provided by the underlying GP's before 31 March 2025. The valuations have also been adjusted for capital calls, distributions and foreign exchange movements over the period, where required.
8. It is expected - though not guaranteed - that the underlying portfolio will be sold over the next 24-months, assuming supportive market conditions. Any changes to the timeline will be communicated accordingly.

DEFINED TERMS

Portfolio Company:	A company that is an investment of the LP.
MOIC:	Multiple on Invested Capital. MOIC is calculated by dividing the fund's cumulative distributions and residual value by the paid-in capital.
IRR:	Internal Rate of Return. Performance of the fund(s) by taking into account the size and timing of its cash flows (capital calls and distributions) and the Fund's net asset value at the time of the calculation.
DPI:	Distribution to Paid-in Capital (total distributions divided by original investment).
TVPI:	Total Value to Paid-in Capital (total distributions + current NTA divided by original investment).
M&A:	Mergers & Acquisitions. Transactions in which the ownership of companies or their operating units — including all associated assets and liabilities — is transferred to another entity.
VINTAGE:	The year in which a private equity fund makes its first investment in the portfolio company.

INVESTMENT OBJECTIVES

The CD Private Equity Fund Series, including CD Private Equity Fund I (ASX: CD1), CD Private Equity Fund II (ASX: CD2), CD Private Equity Fund III (ASX: CD3), and CD Private Equity Fund IV (CD4) (together, Funds or Fund Series), is a series of private equity funds focused on US small-cap private equity funds and direct company investments. The Fund Series investments are selected by a joint venture between the private investment arm of the Cordish Companies of Baltimore, Maryland, and E&P Funds with underlying investments managed by experienced private equity fund managers.

The General Partner and Investment Manager will seek to meet each Fund's aim of providing Unitholders with exposure to a portfolio of investments in small and mid-market private investment funds and privately held companies predominantly focused in the US; and capital growth over the medium to long term.

CORDISH EQUITY PARTNERS TEAM



Jonathan Cordish
President
Cordish Equity Partners



Jonathan Sinex
Managing Director
Cordish Equity Partners

RESPONSIBLE ENTITY



K2 Asset Management Ltd (K2) is the Responsible Entity of the Fund. K2 is a listed Australian diversified financial services firm with three core pillars:

- Responsible Entity (RE) and Trustee Services
- Exchange Traded Funds (ETFs); and
- Funds Management.

Established in 1999, K2 is the main operating subsidiary of K2 Asset Management Holdings Ltd which is listed on the Australian Securities Exchange (ASX Code: KAM).

HISTORICAL PERFORMANCE IS NOT A GUARANTEE OF THE FUTURE PERFORMANCE OF THE FUNDS.

DISCLOSURES

This Quarterly Update (Update) has been prepared and authorised for release by K2 Asset Management Ltd (K2) as Responsible Entity (ACN 085 445 094, AFSL 244 393) of the CD Private Equity Fund Series (Funds or Fund Series) which includes CD Private Equity Fund I (ARSN 158 625 284) (CD1), CD Private Equity Fund II (ARSN 162 057 089) (CD2), CD Private Equity Fund III (ARSN 612 132 813) (CD3), and CD Private Equity Fund IV (ARSN 624 474 531) (CD4). K2 and the Manager have taken reasonable care to ensure that the information contained in this document is accurate at the date of publication. However, no warranty or guarantee (express or implied) is given by either party as to the accuracy of the information in this document, and to the extent permitted by applicable law, K2 and the Manager specifically disclaim any liability for errors, inaccuracies or omissions in this document and for any loss or damage resulting from its use.

The general partner of each of the Limited Partnerships (LPs) in the series has engaged either E&P Funds Management Pty Limited (ACN 159 902 708)(LPI) ("E&PFM") or the Investment Manager (LPs II,III,IV) to act as investment manager and/or investment advisor for each respective underlying LP. An investment in any of the Funds is subject to various risks, many of which are beyond the control of the Investment Manager and the Funds. The past performance of the Funds is not a guarantee of the future performance of the Funds. This Update may contain statements, opinions, projections, forecasts and other material (forward looking statements), based on various assumptions. Those assumptions may or may not prove to be correct. The Responsible Entity and its advisers (including all of their respective directors, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of them) (Parties) do not make any representation as to the accuracy or likelihood of fulfilment of the forward-looking statements or any of the assumptions upon which they are based. Actual results, performance or achievements may vary materially from any projections and forward-looking statements and the assumptions on which those statements are based. Readers are cautioned not to place undue reliance on forward-looking statements and the Parties assume no obligation to update that information. This Update may contain general advice. Any general advice provided has been prepared without taking into account your objectives, financial situation or needs. Before acting on the advice, you should consider the appropriateness of the advice with regard to your objectives, financial situation and needs, and consider obtaining advice from a financial advisor. You should obtain a copy of the relevant PDS or offer document before making any decisions to purchase a product. All performance figures, unit prices and distributions are in Australian Dollars, unless otherwise stated. Like all investments, an investment in any of the Funds carries risks which may result in the loss of income or principal invested. In addition to the general risks of investing, specific risks associated with investing in the Funds include, but are not limited to, private investments risk, illiquidity risk and foreign exchange risk.

For further information about the risks of investing in any of the Funds, please see the relevant Product Disclosure Statements available on the website: cdfunds.com.au.