

Appendix 4E

Annual Financial Report For the year ended 31 March 2026

Name of entity

CD Private Equity Fund I

ARSN	Reporting Period	Previous Corresponding Period
158 625 284	1 April 2025 to 31 March 2026	1 April 2024 to 31 March 2025

Results for announcement to the market

		31-Mar-26
Total net investment loss ("revenue from ordinary activities")	Down by 639.4% to	(\$5,396,049)
Net operating loss for the year ("loss from ordinary activities after tax attributable to unitholders")	Down by 1053.0% to	(\$6,963,674)
Total comprehensive loss ("net loss for the period attributable to unitholders")	Down by 1053.0% to	(\$6,963,674)

Commentary on results

Refer to attached Annual Financial Report, including the Directors' Report, Report to Unitholders and Manager's Report. Additional Appendix 4E disclosure requirements can be found in the notes to these financial statements.

Distributions

	Amount per unit
Distribution paid on 8 October 2025	8.0 cents
Distribution paid on 24 February 2026	5.0 cents
Total Distributions	13.0 cents

There is no Distribution Reinvestment Plan in operation in respect of these distributions.

Net tangible assets per unit

31/03/2026	\$0.60
31/03/2025	\$0.92

(Loss)/earnings per unit

	31 March 2026	31 March 2025
Basic (loss)/earnings per unit	(19.05) cents	2.00 cents
Diluted (loss)/earnings per unit	(19.05) cents	2.00 cents

Financial Report

This report is based on the 31 March 2026 Annual Report and has been audited by Deloitte Touche Tohmatsu



Hollie Wight

Director of K2 Asset Management Ltd, Responsible Entity

29 May 2026



RESPONSIBLE ENTITY
K2 ASSET MANAGEMENT LTD
(ACN 085 445 094)
(AFSL 244 393)

ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
31 MARCH 2026
ARSN 158 625 284

CD Private Equity Fund I

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CD Private Equity Fund I
Report to unitholders
31 March 2026

Dear Unitholders,

We are pleased to present the full-year report for CD Private Equity Fund I (**CD1** or **Fund**) for the year ended 31 March 2026 (**FY26**).

Financial Performance

During FY26, US private equity markets recalibrated from the stagnation observed in 2023 and 2024, with deal and exit volumes increasing in late 2025, supported by substantial dry powder and more constructive financing markets; signalling improving investor confidence. While the market became more functional and the valuation gap between buyers and sellers narrowed, transactions continued to occur selectively as buyers remained disciplined. Across the asset class, including the CD1 portfolio, assets are being held beyond traditional hold periods as managers wait for improved conditions rather than transact at discounted valuations. This has continued to weigh on near-term liquidity and reported returns.

Adding to the complexity of the year, the Australian dollar strengthened materially against the US dollar. As the Fund's investment in the LP is denominated in US dollars, this reduced the Australian-dollar value of those assets. This represented a significant headwind to reported returns, as 26% of the movement in the LP investment was attributable to foreign exchange movement, which contributed to the 12-month NTA decline.

Additionally, during the second half of the year, a material revaluation of a single portfolio company weighed on reported performance. In 2025, the portfolio company entered a new European market where costs were higher than initially anticipated and required additional funding at a revised valuation. Despite this, the underlying business continues to demonstrate strong revenue growth in its core market, and the Manager believes the long-term opportunity remains attractive.

FY26 Results

For the year ended 31 March 2026, the Fund recorded a net loss of \$6.96 million, compared to a net profit of \$0.73 million in the prior corresponding period. The key component of the FY26 result was a \$5.14 million fair value loss on the Fund's investment in the LP, including an unrealised foreign exchange translation loss of \$2.63 million and a \$2.50 million decline in underlying asset valuations.

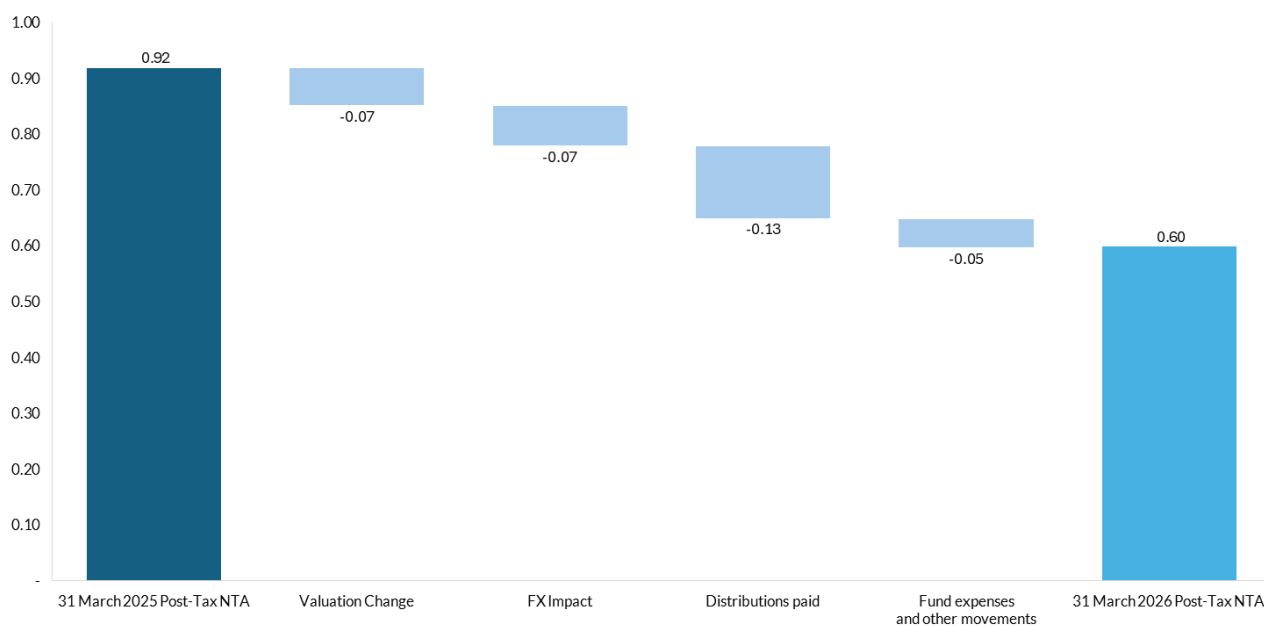
As at 31 March 2026, the Fund had post-tax net assets of \$21.81 million, representing \$0.60 per unit (31 March 2025: \$0.92 per unit), after paying distributions of \$0.13 per unit during the year.

On a longer-term basis, inclusive of all distributions and net of fees, the Fund has generated a post-tax annual return of 8.3% p.a. since inception, an Internal Rate of Return (**IRR**) of 11.2% p.a., and a Total Value to Paid-In (**TVPI**) multiple of 2.30 times¹.

The following chart illustrates the key components of the movement in post-tax NTA per unit over FY26. The decline from \$0.92 to \$0.60 per unit reflects a combination of valuation movements across the underlying portfolio, the impact of foreign exchange, as well as distributions paid to Unitholders during the year.

¹The TVPI is calculated as the total distributions to Unitholders since inception plus the current net tangible asset value, divided by the original unitholder investment of \$1.60 per unit.

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Fund Activity and Capital Management

During FY26, the LP (in which the Fund holds an 85.5% interest) received notice of four underlying portfolio company realisations:

REALISATIONS			
Company Name	Manager	Date	Cash flow impact to LP at exit (\$USD)
GetixHealth	Trivest Fund V, LP	April 2025	\$1.21 million
IDMWORKS	Trivest Fund V, LP	May 2025	\$0.48 million
EventLink	FPC Small Cap Fund I, LP	September 2025	\$1.72 million
Navitas Organics	Encore Consumer Capital Fund II, LP	March 2026	\$1.32 million

In addition to these realisations, during Q1 2026 the LP was also informed of the realisation of an inactive portfolio company, with no cash proceeds received.

Capital calls for partnership expenses and management fees (non-investment activity) were minimal throughout the year, totalling US\$0.01 million, reflecting the mature stage of the Fund.

Distributions and Capital Management

The four realisations above facilitated the Fund paying total distributions of \$0.13 per unit during FY26. Since inception, the Fund has distributed a total of \$3.085 per Unit to Unitholders.

Distribution	Amount per Unit	Date Paid	Total Paid (\$)
HY1 distribution	8.0 cents	8 October 2025	\$2.92 million
HY2 distribution	5.0 cents	24 February 2026	\$1.83 million
Total FY26	13.0 cents		\$4.75 million

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Our objective remains to manage the Fund's capital structure efficiently and distribute excess capital to Unitholders as realisations are completed. While the Manager will continue to assess the potential for six-monthly distributions, the Manager and RE maintain an ongoing dialogue regarding the combined cash flow positions of the Fund and LP and are prepared to make out-of-cycle distributions where appropriate.

The Fund closed FY26 with \$1.49 million in cash, and the Fund's share of the LP's cash balance was US\$2.61 million. The Manager continues to maintain sufficient liquidity to meet anticipated expenses and unforeseen events, while ensuring excess cash is not retained beyond what is required for prudent capital management.

Underlying portfolio & Outlook

As at 31 March 2026, the LP's underlying portfolio comprised 16 active portfolio companies across the Fund's five remaining underlying investment funds (including USD1), with a total LP value of approximately US\$17.1 million (inclusive of cash and residual interests). Of these, 12 companies are in the sales pipeline for the 2026 calendar year (though there is no guarantee that they will transact), representing approximately US\$6.5 million of LP value. While exit timelines have lengthened in line with broader market trends, underlying managers have chosen to defer sales where conditions are not yet optimal, an approach intended to maximise value rather than crystallise outcomes prematurely.

The remaining holdings are concentrated in the services and food and beverage sectors. The Manager does not identify any material AI-related risks. Where relevant, AI is being used by underlying managers to enhance operational efficiency rather than presenting a displacement risk.

We remain committed to providing transparent and timely updates and encourage you to reach out to us with any questions, suggestions or comments. Our Investor Relations team are available at cdfunds@k2am.com.au or on +61 3 9691 6110.

We look forward to updating you on the Fund's progress throughout FY27.

Yours faithfully,



Hollie Wight

Managing Director, Head of RE & Trustee Services

29 May 2026

CD Private Equity Fund I
Corporate governance statement
31 March 2026

Overview

CD Private Equity Fund I (**Fund**) is a listed managed investment scheme whose units are traded on the Australian Securities Exchange (**ASX**). The Fund has no employees, and its day-to-day functions and investment activities are managed by the responsible entity of the Fund, K2 Asset Management Ltd (**Responsible Entity** or **K2**), and US Select Private Opportunities Fund, GP LLC, in accordance with the relevant management agreements.

The directors of the Responsible Entity (**Board**) recognise the importance of good corporate governance.

The Fund's corporate governance charter, which incorporates the Fund's policies referred to below, (**Corporate Governance Charter**) is designed to ensure the effective management and operation of the Fund and will remain under regular review. The Corporate Governance Charter is available on the Fund's website www.cdfunds.com.au.

A description of the Fund's adopted practices in respect of the eight principles and recommendations from the Fourth Edition of the *ASX Corporate Governance Principles and Recommendations* (**ASX Recommendations**) is set out below. All these practices, unless otherwise stated, were in place throughout the year and to the date of this report.

1. Lay solid foundations for management and oversight

Board roles and responsibilities

The Board is responsible for the overall operation, strategic direction, leadership and integrity of the Fund and, in particular, is responsible for the Fund's growth and success. In meeting its responsibilities, the Board undertakes the following functions:

- providing and implementing the Fund's strategic direction;
- reviewing and overseeing the operation of systems of risk management, ensuring that significant risks facing the Fund are identified, that appropriate control, monitoring and reporting mechanisms are in place and that risk is appropriately dealt with;
- overseeing the integrity of the Fund's accounting and corporate reporting systems, including the external audit;
- ensuring the Board is comprised of individuals who are best able to discharge the responsibilities of directors having regard to the law and the best standards of governance;
- reviewing and overseeing internal compliance and legal regulatory compliance;
- ensuring compliance with the Fund's constitution and with the continuous disclosure requirements of the ASX Listing Rules and the *Corporations Act 2001 (Cth)* (**Corporations Act**);
- overseeing the Fund's process for making timely and balanced disclosures of all material information concerning the Fund;
- reviewing the appropriateness of the operational and compliance management;
- seeking external independent professional advice when necessary; and
- communicating with and protecting the rights and interests of all unitholders.

The Board has established a formal policy which acts as a charter and sets out its functions and responsibilities (**Board Policy**). The Board Policy is set out in section 2 of the Corporate Governance Charter. A review of the Board Policy is conducted annually.

The directors of the Board are also directors of K2 Asset Management Holdings Ltd (**ASX: KAM**), the Responsible Entity is a wholly owned subsidiary of KAM. Under the KAM Charter, one director (excluding the Chair) must be re-elected at the KAM Annual General Meeting by its shareholders. The company secretaries of the Board are accountable directly to the Board with each director having direct communications with the company secretaries and vice versa.

The Board has adopted the KAM diversity policy and the performance of the Board is conducted at the KAM level.

2. Structure the board to add value

Composition of the Board

The Board is structured to maintain a mix of directors from different backgrounds with complementary skills and experience. Details of each director at the date of this report are given in the Directors' Report, including the period in office, skills, experience and expertise relevant to the position of director.

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The directors of the Responsible Entity during the 2026 financial year and as at the date of this report are:

Campbell Neal – Non-Independent Executive Chairperson (Chair)
Hollie Wight – Non-Independent, Executive Director
George Boubouras – Non-Independent, Executive Director
Neil Sheather – Independent, Non-Executive Director

The company secretaries of the Responsible Entity during the 2026 financial year and as at the date of this report are:

Ms. Caroline Purtell
Ms. Hollie Wight

Having regard to the size of the Fund and the nature of its business, the Board has determined that a Board with four members is the appropriate composition for the Board and will enable it to continue to effectively discharge its responsibilities to the Fund. However, the composition of the Board will be reviewed periodically.

The current Board comprises one independent director, Neil Sheather, and three non-independent directors, Campbell Neal, Hollie Wight and George Boubouras. The Board, however, is supported by an independent compliance committee (**Compliance Committee**) who has expertise in compliance and risk in a range of financial services sectors. This committee oversees the compliance plans of the funds and governance procedures of the Responsible Entity. The Responsible Entity also has a Risk Management Committee. The members of the Risk Management Committee are Hollie Wight, Murray Jones and Mike Magee, K2 General Counsel. The Compliance Committee and Risk Management Committee provide copies of the minutes of their respective meetings to the Board.

The Fund recognises the ASX Recommendations with respect to establishing remuneration, audit, risk and nomination committees as good corporate governance. However, considering the size of the Fund, the functions that would be performed by these committees are best undertaken by the Board.

The Board will review its view on committees in line with the ASX Recommendations and in light of any changes to the size or structure of the Fund, and if required may establish committees to assist it in carrying out its functions. At that time the Board will adopt a charter for such committees in accordance with the ASX Recommendations and industry best practice.

It is the Board's policy to determine the terms and conditions relating to the appointment and retirement of non-executive directors on a case-by-case basis and in conformity with the requirements of the ASX Listing Rules and the Corporations Act. In accordance with the Corporate Governance Charter, directors are entitled to seek independent advice at the expense of the Fund. Written approval must be obtained from the Chair prior to incurring any expense on behalf of the Fund.

3. Promote ethical and responsible decision-making

Company Values

The ASX recommendation 3.1 states that a listed entity should articulate and disclose its values. The Board ensures that the Company's Code of Conduct and Statement of Corporate Governance Principles reflect the Responsible Entity's core values:

- Vigilance: We are watchful and ready to respond to any market condition
- Success: We strive for high achievement in everything we do
- Focus: We have clear focus on what we do
- Transparency: We keep stakeholders informed of our strategy

The Responsible Entity stands by these values which underpin the behaviour of the Responsible Entity and its employees.

Code of Conduct

The Board has adopted a Code of Conduct set out in Section 5 of the Corporate Governance Charter to define the basic principles of business conduct of the Fund and the Responsible Entity. This Code requires the Fund's personnel to abide

CD Private Equity Fund I
Corporate governance statement
31 March 2026

by the policies of the Fund and the law. The Code is a set of principles giving direction and reflecting the Fund's approach to business conduct and is not a prescriptive list of rules for business behaviour.

Whistleblower Policy

The Board is subject to a Whistleblower Policy which is available at www.k2am.com.au/shareholders.

Anti-Bribery and Corruption Policy

The Board is subject to a Fraud and Corruption Policy which is available at www.k2am.com.au/shareholders.

Unit Trading Policy

The Board of the Responsible Entity has established a Unit Trading Policy set out in Section 6 of the Corporate Governance Charter to apply to trading in the Fund's units on the ASX. This policy outlines the permissible dealing of the Fund's units while in possession of price sensitive information and applies to all directors of the Responsible Entity.

The Unit Trading Policy imposes restrictions and notification requirements, including the imposition of blackout periods, trading windows and the need to obtain pre-trade approval.

Insider Trading Policy

The Board of the Responsible Entity has established an Insider Trading Policy set out in Section 7 of the Corporate Governance Charter to apply to trading in the Fund's units on the ASX. This policy applies to all directors, executives and employees of the Responsible Entity. All directors, executives and employees of the Responsible Entity must not deal in the Fund's units while in possession of price sensitive information. In addition, the general Unit Trading Policy sets out additional restrictions which apply to directors and executives of the Responsible Entity.

4. Safeguard integrity in financial reporting

Compliance Committee

As a registered managed investment scheme, the Fund has a compliance plan that has been lodged with ASIC. The compliance plan is reviewed comprehensively every year to ensure the way in which the Fund operates protects the rights and interests of unitholders and that major compliance risks are identified and properly managed.

The Responsible Entity has formed a Compliance Committee to ensure the Fund complies with the relevant regulations and its constitution. The committee provides copies of the minutes of its meetings to the Board.

The committee is structured with three members. Details of the Compliance Committee members during the 2026 financial year and as at the date of this report are as follows:

- **David Court (Chair and External Member) LLB/BComm**

Mr Court is a partner at Holley Nethercote and is the Chair of the Compliance Committee. Mr Court specialises in advising on the various laws regulating the financial services industry with a particular focus on the funds management industry.

Mr Court has worked at Holley Nethercote for over 10 years. After beginning his career at one of Australia's largest law firms, he worked for over 15 years at Mercer Australia, reaching the position of Corporate Counsel. He presently sits as an external member on a number of compliance committees.

- **Murray Jones (Internal Member) BSc(Hons)/Grad. Dip. App. Finance & Investments/Foundation DFP**

Mr Jones is a risk and compliance management specialist with expertise in investment management, superannuation and insurance. He is the managing director of Compliance and Risk Services Pty Ltd, a company he founded in 2002 which provides risk and compliance management services to financial institutions including fund managers, superannuation trustees, financial advisers and private equity. He has acted as an independent expert under ASIC enforceable undertakings and litigation involving superannuation directors' duties, chaired institutional compliance committees and acted as responsible manager for Australian Financial Services Licences. He is currently

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a non-executive director of Arrow Funds Management Ltd. He previously held senior roles with National Mutual/AXA Group and worked for the Australian Securities Commission.

- **Lux Ramachandran (External Member) BComm (Accounting & Info Sys)/ Masters of Taxation Law**

Ms Ramachandran is the Head of Risk at Estia Health (a Bain Capital company), one of Australia's largest privately owned providers of residential aged care with over 9,000 employees operating across 75 sites in New South Wales, Queensland, Victoria and South Australia. Ms Ramachandran oversees risk management, compliance, internal audit and insurance aspects of the group's operations. Having started her career specialising in tax compliance and superannuation with the Australian Taxation Office, Ms Ramachandran transitioned into risk and compliance management roles at Perpetual Ltd. At Perpetual, Ms Ramachandran implemented and oversaw the Corporate Trust and Private Wealth business' operational and compliance risks including holding positions in their Breach Committee and divisional Risk Management Committees. Ms Ramachandran was also previously the Global Manager of Assurance, Risk and Compliance at CBRE, managing a portfolio of 110 sites across 30 different countries. She has also held senior risk and compliance roles at Liberty Specialty Markets and Insurance Australia Group.

Ms Ramachandran resigned from the committee on 5 September 2025.

- **Luke Ortisi (External Member) BA LLB/ LLM**

Mr Ortisi is a Senior lawyer with over 15 years of professional experience (in private practice and in-house), covering domestic and cross-border mergers and acquisitions, debt and equity transactions and investments, corporate law and governance, financial services law and regulation, banking and finance (including asset finance and syndication) and commercial contract negotiation, drafting and implementation.

Mr Ortisi held the role of Legal Counsel at K2 from 2017 to 2019. Mr Ortisi was appointed to the committee on 6 September 2025 and brings with him extensive knowledge of both K2 and the broader financial services industry.

Independent Fund audit

The Fund as a registered managed investment scheme, is subject to independent financial statement and compliance plan audits at least annually. These audits are approved by the CEO and the Board.

Unaudited corporate reports that the Responsible Entity releases pertaining to the Fund are reviewed internally by senior management who have carriage of the Fund's investment management, operations, finance and compliance.

5. Make timely and balanced disclosure

Continuous Disclosure Policy

The Board is committed to complying with its continuous disclosure obligations under the Corporations Act and ASX Listing Rules, as well as releasing relevant information to the market and unitholders in a timely and direct manner to promote investor confidence in the Fund and its securities.

The Fund has adopted a Continuous Disclosure Policy set out in Section 4 of the Corporate Governance Charter to ensure the Fund complies with its continuous disclosure requirements under the Corporations Act and ASX Listing Rules. The policy is administered by the Board and monitored by the Compliance Committee.

Material Market Announcements to the Board

The Responsible Entity adheres to the ASX Recommendation 5.2 by ensuring that all Directors are provided all the information that is disclosed to the market as and when they are publicised.

Release New & Substantive Presentations to the Market

With the aim of ensuring equality of information among investors, ASX Recommendation 5.3 states that any presentations made which contain new or substantive information should be released ahead of the presentation. The Responsible Entity ensures that this is the case for any presentations taking particular attention to any given at annual general meetings, investor days and broker conferences.

6. Respect the rights of unitholders

The Fund promotes effective communication with unitholders. The Board has developed a strategy within its Continuous Disclosure Policy to ensure unitholders are informed of all major developments affecting the Fund's performance, governance, activities and state of affairs. Each unitholder is also provided online access to Boardroom Pty Limited (**Registry**) to allow them to receive communications from, and send communication to, the Responsible Entity and the Registry. This also includes using a website and a dedicated investor relations program to facilitate communication with unitholders.

Information is communicated to unitholders through announcements to ASX, releases to the media and dispatch of financial reports. Unitholders are provided with an opportunity to access such reports and releases electronically; copies of all such ASX announcements are linked to the Fund's website at **cdfunds.com.au**.

These include:

- monthly net asset value estimates
- monthly fund updates
- quarterly fund updates
- half-year report
- annual report
- occasional announcements to the ASX made in compliance with the Fund's continuous disclosure requirements
- occasional correspondence sent to unitholders on matters of significance to the Fund.

The Board encourages full participation of unitholders at the general meetings held by the Fund to ensure a high level of accountability and identification with the Fund's strategy. Unitholders who are unable to attend a general meeting are given the opportunity to provide questions or comments ahead of the meeting and where appropriate, these questions are answered at the meeting.

In the event a substantive resolution is required, ASX Recommendation 6.4 recommends that a poll should be taken as opposed to a show of hands. The Chairman will be instructed by the Responsible Entity that a poll will be required on a resolution by resolution basis, noting the substantive nature of the resolution.

7. Recognise and manage risk

The Board has accepted the role of identification, assessment, monitoring and managing the significant areas of risk applicable to the Fund and its operations. It has not established a separate committee to deal with these matters because the directors believe the size of the Fund and its operations do not warrant a separate committee at this time. The Board also monitors and appraises financial performance, including the approval of annual and half-year financial reports and liaising with the Fund's auditor.

Although the Responsible Entity does not adopt a formal internal risk audit function, management and employees are ultimately responsible to the Board for the Responsible Entity's system of internal control and risk management, and the Board considers this appropriate in the Responsible Entity's circumstances. In addition, as a holder of AFSL 244 393, the Responsible Entity is subject to a significant number of statutory and external audit requirements. In particular, the external audits provide assurance on the robustness of the Responsible Entity's compliance framework.

The Board, with input from the Risk Management Committee, reviewed the Fund's risk management framework for this Reporting Period.

The Fund does not have any material exposure to environmental or social risks.

The Board does not have an audit committee. The Board receives a letter half-yearly from the Fund's external auditor regarding their procedures and reporting that the financial records have been properly maintained and the financial statements comply with the Australian accounting standards.

The Responsible Entity provides declarations required by Section 295A of the Corporations Act for all financial periods and confirms that in its opinion the financial records of the Fund have been properly maintained and that the financial

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Corporate governance statement
31 March 2026

statements and accompanying notes comply with the Australian accounting standards and give a true and fair view of the financial position and performance of the Fund, based on its review of the internal control systems, management of risk, the financial statements and the letter from the Fund's external auditor.

8. Remunerate fairly and responsibly

Due to the relatively small size of the Fund and its operations, the Board does not consider it appropriate at this time to establish a formal remuneration committee.

Directors of the Fund are remunerated by the Responsible Entity, which is governed by the remuneration practices of its parent company, KAM. KAM's remuneration practices are outlined in the KAM Board Charter and under its own Corporate Governance Summary.

In accordance with the Fund's constitution, the Responsible Entity is entitled to a management fee for services rendered. Details of the Fund's related party transactions are disclosed in the notes to financial statements within the Fund's annual report.

CD Private Equity Fund I
Directors' report
31 March 2026

The directors of K2 Asset Management Ltd, the Responsible Entity of the CD Private Equity Fund I (**Fund**), present their report together with the annual financial statements of the Fund for the financial year ended 31 March 2026.

Directors

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

Campbell Neal
Hollie Wight
George Boubouras
Neil Sheather

Directors were in office since the start of the financial 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 financial year was investing in small-to-mid-market private investment funds and privately held companies with a predominate focus in the United States (**US**). There were no significant changes in the nature of these activities.

Distributions

Distributions paid during the financial year were as follows:

	2026	2025
	\$	\$
Distribution - 13.5 cents per unit paid on 24 February 2025	-	4,934,409
Distribution - 8 cents per unit paid on 8 October 2025	2,924,094	-
Distribution - 5 cents per unit paid on 24 February 2026	1,827,559	-
	<u>4,751,653</u>	<u>4,934,409</u>

Review and results of operations

The loss for the Fund after providing for income tax amounted to \$6,963,674 (31 March 2025: profit of \$730,728).

The Fund has invested in a limited partnership, US Select Private Opportunities Fund, L.P. (**LP**) which, in turn, invests in small-to-mid market private investment funds. The LP has committed capital across nine underlying private investment funds which focus on a range of industries including communication infrastructure, consumer products, manufacturing and business services. For the year ended 31 March 2026, 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 year totalled US\$69.9 million.

The Fund has committed capital of US\$59.5 million, representing an interest of 85.5% in the LP. This has been fully called as at 31 March 2026.

Total comprehensive loss for the year was \$6,963,674 (2025: profit of \$730,728). The key component of this result included a \$5,135,895 fair value movement loss (2025: \$876,272 gain) on the Fund's investment in the LP during the year. As at 31 March 2026, the Fund had net assets of \$21,808,079 (2025: \$33,523,406), representing \$0.60 per unit (2025: \$0.92 per unit), after paying distributions of \$0.13 per unit (2025: distributions of \$0.135 per unit) to unitholders during the year.

The Fund had a basic and diluted loss per unit of 19.05 cents for the year ended 31 March 2026 (2025: 2.00 cents earnings per unit).

Events subsequent to the reporting period

No matter or circumstance has arisen since 31 March 2026 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.

Future developments and expected results of operations

The Fund has committed capital to the LP to fund nine underlying private investment funds. Following the full realisation of investments held by Prometheus Partners IV, L.P. and DFW Capital Partners IV, L.P., the Fund had capital remaining with seven underlying private investment funds. The objective of the Fund is to achieve capital growth over a five to 10 years investment horizon from its exposure to a portfolio of investments in small and mid-market private investment funds and privately held companies predominately focused in the US.

Material business risks

The Board recognises the importance of continual monitoring of business risks. As part of this ongoing assessment, the Board has identified the following as significant business risks facing the Fund.

Risk	Summary
Foreign currency risk	The Fund's investments through its interest in the LP will be primarily in US small-to-mid sized private investment funds with assets and liabilities being denominated in US dollars. Changes in the value of the US dollar relative to the Australian dollar will impact the value, in Australian dollars, of the Fund's investments, and any distributions by the Fund, as the Fund does not hedge its foreign currency exposure.
Private investments risk	The underlying investments of private investment funds are typically unlisted investments such as private operating companies whose shares do not trade on established exchanges. While it is expected that these companies may pursue initial public offerings, trade sales, or other liquidation events, there are generally no public markets for these investments at the current time. Therefore, the LP's ability to liquidate its portfolio and realize value is subject to significant limitations and uncertainties.
Macroeconomic risks	Changes in various macroeconomic conditions including the economic, political and regulatory environments, as well as inflation and market sentiment may impact the value of the Fund's investment in the LP. This may include the following: - The price at which the LP is able to realise its underlying investments - The time taken for the LP to withdraw or realise its underlying investments
Taxation risk	Changes to the taxation laws in Australia, the US, or the double tax treaty that applies between Australia and the US may impact the value of returns to Unitholders.
Key personnel risk	There is a risk that the departure of key staff who have particular expertise in funds and private investments will impact the performance of the Fund.
Litigation risk	In the course of its operations, the Fund may become involved in disputes and litigation that may adversely affect the financial performance of the Fund.
Global event risk	A global event could negatively impact the global economy, disrupt financial markets and cause varying levels of employment, all of which could negatively impact the performance of the Fund.

Environmental regulation

The Fund is not subject to any particular and significant environmental regulations under a law of the Commonwealth or a State or Territory.

Other relevant information

The following lists other relevant information required under the *Corporations Act 2001*:

- details of fees paid to the Responsible Entity during the financial year – refer to note 16 to the financial statements
- details of number of units in the Fund held by the Responsible Entity, their related parties and Directors at the end of the financial year - refer to note 16 to the financial statements
- details of issued interests in the Fund during the financial year – refer to note 6 to the financial statements.

Options

No options were granted over issued or unissued units in the Fund during, or since, the end of the year.

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Directors' report
31 March 2026

Indemnity and insurance

Under the Fund's constitution, the Responsible Entity, including its officers and employees, is indemnified out of the Fund's assets for any loss, damage expense or other liability incurred by it in properly performing or exercising any of its powers, duties or rights in relation to the Fund.

Insurance premiums have been paid, during or since the end of the financial year, for all of the directors of the Responsible Entity of the Fund. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

No indemnities have been given or insurance premiums paid, during or since the end of the financial year, for the auditor of the Fund.

Non-audit services

Details of the amounts paid or payable to the auditor, Deloitte Touche Tohmatsu, for non-audit services are outlined in note 17 to the financial statements.

The directors are satisfied that the provision of non-audit services during the financial year, by the auditor (or by another person or firm on the auditor's behalf), is compatible with the general standard of independence for auditors imposed by the *Corporations Act 2001*.

The directors are of the opinion that the services as disclosed in note 17 to the financial statements do not compromise the external auditor's independence requirements of the *Corporations Act 2001* for the following reasons:

- all non-audit services are reviewed and approved prior to commencement to ensure they do not adversely affect the integrity and objectivity of the auditor; and
- the nature of the services provided does not compromise the general principles relating to auditor independence in accordance with APES110: Code of Ethics for Professional Accountants set by the Accounting Professionals Ethical Standards Board.

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 298(2)(a) of the *Corporations Act 2001*.

On behalf of the directors,



Hollie Wight
Director of K2 Asset Management Ltd, Responsible Entity

29 May 2026

29 May 2026

The Board of Directors
K2 Asset Management Ltd as Responsible Entity for:
CD Private Equity Fund I
Level 44, 101 Collins Street
Melbourne VIC, 3000

Dear Board Members

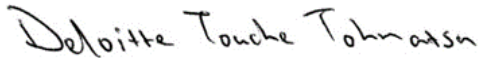
Auditor's Independence Declaration to CD Private Equity Fund I

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.

As lead audit partner for the audit of the financial report of CD Private Equity Fund I for the financial year ended 31 March 2026, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- The auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- Any applicable code of professional conduct in relation to the audit.

Yours faithfully



DELOITTE TOUCHE TOHMATSU



Carlo Pasqualini
Partner
Chartered Accountants

CD Private Equity Fund I
Statement of profit or loss and other comprehensive income
For the year ended 31 March 2026

	Note	2026 \$	2025 \$
Investment (loss)/income			
Interest income		36,440	57,649
Foreign exchange (loss)/gain		(296,594)	66,543
Fair value movements of equity investments	10	(5,135,895)	876,272
Total investment (loss)/income		<u>(5,396,049)</u>	<u>1,000,464</u>
Expenses			
Management and administration fees	16	(211,087)	(228,354)
Listing fees		(41,889)	(43,090)
Custody fees		(14,491)	(17,546)
Registry fees		(20,884)	(20,953)
Legal and professional fees		(221,956)	(190,873)
Other expenses		(5,215)	(5,067)
Total expenses		<u>(515,522)</u>	<u>(505,883)</u>
(Loss)/profit before income tax (expense)/benefit		(5,911,571)	494,581
Income tax (expense)/benefit	4	(1,052,103)	236,147
(Loss)/profit after income tax (expense)/benefit for the year		(6,963,674)	730,728
Other comprehensive income for the year, net of tax		-	-
Total comprehensive (loss)/income for the year		<u>(6,963,674)</u>	<u>730,728</u>
		Cents	Cents
Basic (loss)/earnings per unit	5	(19.05)	2.00
Diluted (loss)/earnings per unit	5	(19.05)	2.00

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

CD Private Equity Fund I
Statement of financial position
As at 31 March 2026

	Note	2026 \$	2025 \$
Assets			
Current assets			
Cash and cash equivalents	7	1,488,567	1,816,686
Receivables	9	8,233	8,955
Current tax assets		460,732	897,983
Prepayments		9,164	8,952
Total current assets		<u>1,966,696</u>	<u>2,732,576</u>
Non-current assets			
Other financial assets	10	21,093,531	31,423,844
Total non-current assets		<u>21,093,531</u>	<u>31,423,844</u>
Total assets		<u>23,060,227</u>	<u>34,156,420</u>
Liabilities			
Current liabilities			
Trade and other payables	11	115,171	113,448
Total current liabilities		<u>115,171</u>	<u>113,448</u>
Non-current liabilities			
Deferred tax	12	1,136,977	519,566
Total non-current liabilities		<u>1,136,977</u>	<u>519,566</u>
Total liabilities		<u>1,252,148</u>	<u>633,014</u>
Net assets		<u>21,808,079</u>	<u>33,523,406</u>
Equity			
Unit capital	6	56,949,566	56,949,566
Accumulated losses		<u>(35,141,487)</u>	<u>(23,426,160)</u>
Total equity		<u>21,808,079</u>	<u>33,523,406</u>

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

CD Private Equity Fund I
Statement of changes in equity
For the year ended 31 March 2026

	Unit capital \$	(Accumulated losses) \$	Total equity \$
Balance at 1 April 2024	56,949,566	(19,222,479)	37,727,087
Profit after income tax benefit for the year	-	730,728	730,728
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive income for the year	-	730,728	730,728
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Distributions paid (note 13)	-	(4,934,409)	(4,934,409)
Balance at 31 March 2025	<u>56,949,566</u>	<u>(23,426,160)</u>	<u>33,523,406</u>
	Unit capital \$	(Accumulated losses) \$	Total equity \$
Balance at 1 April 2025	56,949,566	(23,426,160)	33,523,406
Loss after income tax expense for the year	-	(6,963,674)	(6,963,674)
Other comprehensive income for the year, net of tax	-	-	-
Total comprehensive loss for the year	-	(6,963,674)	(6,963,674)
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Distributions paid (note 13)	-	(4,751,653)	(4,751,653)
Balance at 31 March 2026	<u>56,949,566</u>	<u>(35,141,487)</u>	<u>21,808,079</u>

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

CD Private Equity Fund I
Statement of cash flows
For the year ended 31 March 2026

	Note	2026 \$	2025 \$
Cash flows from operating activities			
Interest income received		36,872	60,764
Net payments to suppliers		<u>(513,721)</u>	<u>(580,991)</u>
Net cash used in operating activities	8	<u>(476,849)</u>	<u>(520,227)</u>
Cash flows from investing activities			
Receipts from distributions		<u>5,200,512</u>	<u>4,089,535</u>
Net cash from investing activities		<u>5,200,512</u>	<u>4,089,535</u>
Cash flows from financing activities			
Distributions paid	13	<u>(4,751,653)</u>	<u>(4,934,409)</u>
Net cash used in financing activities		<u>(4,751,653)</u>	<u>(4,934,409)</u>
Net decrease in cash and cash equivalents		(27,990)	(1,365,101)
Cash and cash equivalents at the beginning of the financial year		1,816,686	3,142,301
Effects of exchange rate changes on cash and cash equivalents		<u>(300,129)</u>	<u>39,486</u>
Cash and cash equivalents at the end of the financial year	7	<u><u>1,488,567</u></u>	<u><u>1,816,686</u></u>

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

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

1. General information

CD Private Equity Fund I (**Fund**) 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 (**US**), through its capacity as a Limited Partner of the US Select Private Opportunities Fund, L.P. (**LP**) registered in the Cayman Islands.

(i) Basis of preparation

The financial statements have been prepared on an accrual basis and are based on historical cost with the exception of financial assets, which are measured at fair value. All amounts are presented in Australian dollars unless otherwise noted.

(ii) Statement of compliance

The financial statements are general purpose financial statements which have been prepared in accordance with Australian Accounting Standards issued by the Australian Accounting Standards Board (**AASB**) and the *Corporations Act 2001*. Compliance with Australian Accounting Standards ensures the financial statements and notes to the financial statements of the Fund comply with the International Financial Reporting Standards (**IFRS**) issued by the International Accounting Standards Board (**IASB**).

The financial statements were authorised for issue by the directors on 29 May 2026. For the purposes of preparing the financial statements, the Fund is a for-profit entity.

(iii) Adoption of new and revised Accounting Standards

The Fund has adopted all of the new and revised Standards and Interpretations issued by the AASB that are relevant to their operations and effective for the current year. No new or revised Standards and Interpretations effective for the current year are considered to materially impact the Fund.

(iv) Accounting Standards and Interpretations issued but not yet effective

At the date of authorisation of the financial statements, the Standards and Interpretations listed below were in issue but not yet effective. The potential impact of the new or revised Standards and Interpretations for reporting period on or after 1 April 2026 to the Fund is not expected to be material to the Fund. The potential impact of the new or revised Standards and Interpretations for reporting periods on or after 1 April 2027 to the Fund is yet to be determined.

AASB 2024-2 'Amendments to Australian Accounting Standards – Classification and Measurement of Financial Instruments'

AASB 2024-3 'Amendments to Australian Accounting Standards – Annual Improvements Volume 11'

These standards are applicable to annual reporting periods beginning on or after 1 April 2026.

AASB 18 'Presentation and Disclosure in Financial Statements (Appendix D)'

This standard is applicable to annual reporting periods beginning on or after 1 April 2027.

2. Material accounting policies

The accounting policies that are material to the Fund are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

a) Foreign currencies

The functional and presentation currency of the Fund is Australian dollars. This is based on an assessment that the primary economic environment in which the Fund operates is Australia.

2. Material accounting policies (continued)

Transactions in foreign currencies are initially recorded in Australian dollars by applying the exchange rates ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies that are outstanding at the reporting date are retranslated at the rate of exchange ruling at the Statement of Financial Position date. The AUD:USD year end exchange rate used is 0.6900. Non-monetary items carried at fair value that are denominated in foreign currencies are translated at the rates prevailing at the date when the fair value was determined.

Exchange differences arising on translation are recognised in profit or loss in the period in which they arise.

b) Financial instruments

Financial instruments, incorporating financial assets and financial liabilities, are recognised when the Fund becomes a party to the contractual provisions of the instrument.

(i) Financial assets

The Fund's financial assets comprise of cash and cash equivalents, receivables and equity investment at fair value (an interest in a Limited Partnership).

Financial assets are initially measured at fair value, except for trade receivables with no significant financing component which are measured at transaction price.

All recognised financial assets are measured subsequently in their entirety either at amortised cost or fair value.

The Interest held by the Fund in the Limited Partnership (refer to (c) below) does not meet the conditions to satisfy subsequent measurement at amortised cost, and is therefore measured at fair value through profit or loss.

Gains and losses on all financial assets at fair value are recognised in profit or loss.

(ii) Derecognition

Financial assets are derecognised where the contractual rights to receipt of cash flows expire or the asset is transferred to another party whereby the entity no longer has any significant continuing involvement in the risks and benefits associated with the asset. Financial liabilities are derecognised where the related obligations are discharged or cancelled or expire. The difference between the carrying value of the financial liability extinguished or transferred to another party and the fair value of consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

(iii) Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in the principal (or most advantageous) market at balance date under current market conditions. Fair value is determined based on the bid price for all quoted investments in an active market. Valuation techniques are applied to determine the fair value for all unlisted securities and securities in markets that are not active. The unlisted partnership investment held by the Fund is valued using a 'proportionate' value method based on the proportion of the total net asset value of the partnership in which the Fund has an interest at balance date.

c) Interest in Limited Partnership

The Fund has entered into a partnership arrangement with Cordish Private Ventures, with a primary strategy of investing in US small-to-mid-market private investment funds. The partnership has been structured through a limited partnership vehicle – US Select Private Opportunities Fund, L.P. (**LP**), in which the Fund has an 85.5% interest. The interest held by the Fund is regarded as a financial asset which is recorded at fair value (refer to note 2(b)(iii) for the fair value valuation basis adopted in respect of the partnership interest held). Subsequent changes in fair value are recognised in profit or loss.

2. Material accounting policies (continued)

Distributions of capital or income received from the LP are recorded against the investment account, reflecting the fact that such amounts would previously have been included in the investment account either through capital contributions made or through fair value movements recognised in respect of unrealised capital or operating profits relating to the underlying investments.

d) Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

e) Taxes

(i) Income tax

Under current Australian income tax laws, the Trust is not liable to pay income tax provided it is not a corporate unit trust or public trading trust and its distributable income for each income year is fully distributed to security holders, by way of cash or reinvestment.

The Fund may be liable to pay income tax in the US dependent on the structure of private investment funds in which the Limited Partnership invests and in turn the structure of the underlying investments made by the private investment funds. Rates of tax will vary dependent on the source of income derived.

A deferred tax liability is recognised (at the likely rate of tax in the US) based on the difference between the fair value and tax cost base of certain underlying investments in respect of which an economic interest is held by the Fund and on which income tax is expected to be payable by the Fund in the US on realisation of such investments.

(ii) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office. In these circumstances, the GST is recognised as part of the cost of acquisition of the asset or as part of an item of expense.

Where fees are stated to be exclusive of GST and GST is payable on any fee, the fee will be increased by an amount equal to the GST payable.

Cash flows are included in the Statement of Cash Flows on a gross basis, except for the GST component of cash flows arising from investing and financing activities which are disclosed as operating cash flows.

The Fund qualifies for reduced input tax credits at a minimum rate of 55%.

f) Unit capital

(i) Ordinary units

Ordinary units are classified as equity. Issued capital is recognised at the fair value of the consideration received by the Fund. Incremental costs directly attributable to the issue of ordinary units are recognised as a deduction from equity.

(ii) Distributions to unitholders

Distributions payable are recognised in the reporting period in which the distributions are declared, determined, or publicly recommended by the board of the Responsible Entity on or before the end of the financial period, but not distributed at balance date.

2. Material accounting policies (continued)

g) 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 note 10 (iv)), recognition of a deferred tax liability in respect of likely US tax obligations which are expected to arise from underlying fund investment realisations (refer note 12), and selection of Australian dollars as the functional currency of the Fund (refer note 2 (a)).

3. Operating segment

The Fund operates a single reportable segment, that being the business of investing in small-to-mid-market private investment funds and privately held companies in the US 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 financial statements and notes to financial statements of the Fund.

4. Income tax expense/(benefit)

	2026 \$	2025 \$
<i>Income tax expense/(benefit)</i>		
Deferred tax:		
- In respect of current year	1,052,103	(236,147)
Aggregate income tax expense/(benefit)	<u>1,052,103</u>	<u>(236,147)</u>
<i>Numerical reconciliation of income tax expense/(benefit) and tax at the statutory rate</i>		
(Loss)/profit before income tax (expense)/benefit	(5,911,571)	494,581
Tax at the statutory tax rate of 30% (2025: 30%)	(1,773,471)	148,374
Tax effect of differences between accounting profit and taxable income:		
- Income and expenditure of Australian trust not subject to tax in Australia	1,773,471	(148,374)
- Fair value movement likely to be subject to USA taxation	1,052,103	(236,147)
Income tax expense/(benefit)	<u>1,052,103</u>	<u>(236,147)</u>

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

5. (Loss)/earnings per unit

	2026	2025
	\$	\$
(Loss)/profit after income tax	<u>(6,963,674)</u>	<u>730,728</u>
	Number	Number
Weighted average number of ordinary units used in calculating basic (loss)/earnings per unit	<u>36,551,180</u>	<u>36,551,180</u>
Weighted average number of ordinary units used in calculating diluted (loss)/earnings per unit	<u>36,551,180</u>	<u>36,551,180</u>
	Cents	Cents
Basic (loss)/earnings per unit	(19.05)	2.00
Diluted (loss)/earnings per unit	(19.05)	2.00

There are no adjustments on the basic (loss)/earnings per unit for the calculation of diluted (loss)/earnings per unit as there are no transactions that would significantly change the number of ordinary units at the end of the reporting period.

6. Equity - unit capital

	2026	2025	2026	2025
	Units	Units	\$	\$
Ordinary units - fully paid	<u>36,551,180</u>	<u>36,551,180</u>	<u>56,949,566</u>	<u>56,949,566</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.

Unit buy-back

There is no current on-market unit buy-back.

Capital management

The Fund manages its capital to ensure it will be able to continue as a going concern while maximising the return to unitholders. The capital structure of the Fund consists of issued capital amounting to \$56,949,566. The Fund is not subject to any externally imposed capital requirements.

7. Current assets - cash and cash equivalents

	2026	2025
	\$	\$
Cash at bank	<u>1,488,567</u>	<u>1,816,686</u>

The exposure to interest rate risk and a sensitivity analysis is disclosed in note 14 to the financial statements.

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

8. Reconciliation of (loss)/profit after income tax to net cash used in operating activities

	2026	2025
	\$	\$
(Loss)/profit after income tax (expense)/benefit for the year	(6,963,674)	730,728
Adjustments for:		
Fair value movements of equity investments	5,135,895	(876,272)
Net foreign exchange loss/(gain)	294,035	(46,634)
Change in operating assets and liabilities:		
- Decrease in receivables	722	3,698
- (Increase) in prepayments	(212)	(31)
- Increase/(decrease) in payables	1,723	(75,660)
- Decrease/(increase) in current tax assets	437,251	(24,101)
- Increase/(decrease) in deferred tax liabilities	617,411	(231,955)
Net cash used in operating activities	<u>(476,849)</u>	<u>(520,227)</u>

9. Current assets - receivables

	2026	2025
	\$	\$
Interest receivable	2,519	2,951
GST receivable	5,714	6,004
	<u>8,233</u>	<u>8,955</u>

There are no balances included in receivables that contain assets that are impaired. All receivables are non-interest bearing. No receivable amounts are overdue. The receivables are recorded at carrying amounts that are reasonable approximations of fair value.

10. Non-current assets - other financial assets

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

	2026	2025
	\$	\$
US Select Private Opportunities Fund, LP (LP)	<u>21,093,531</u>	<u>31,423,844</u>

	2026	2025
	\$	\$
(ii) Reconciliation:		
Balance at the beginning of the year	31,423,844	34,629,959
Movement in fair value through profit or loss*	(5,135,895)	876,272
Distributions received from LP^	(5,194,418)	(4,082,387)
Balance at the end of the year	<u>21,093,531</u>	<u>31,423,844</u>

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

10. Non-current assets - other financial assets (continued)

*Included in the 'movement in fair value' amount of \$5,135,895 loss (2025: \$876,272 gain) is an unrealised foreign exchange translation loss component of \$2,634,510 (2025: \$1,467,742 gain).

^Distributions received from the LP include payment of the Fund's US tax obligations of \$nil (2025: \$10 (US\$7)) on behalf of the Fund.

(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 31 March 2026 is represented by its proportionate interest in the LP's assets and liabilities as follows:

	2026	2025
	\$	\$
Cash	3,776,791	2,731,168
Investment in US private investment funds recorded at fair value:		
Encore Consumer Capital Fund II, LP	1,935,478	5,010,275
FPC Small Cap Fund I, LP	14,485	2,054,230
Incline Equity Partners III, LP	36,305	42,978
KarpReilly Capital Partners II, LP	6,214,438	7,274,213
Peppertree Capital Fund IV, LP	1,008,359	970,804
Trivest Fund V, LP	4,153,331	5,945,052
US Select Direct Private Equity Fund (US), LP	3,909,720	7,395,124
Prepaid taxes - US Treasury	44,624	-
Net assets*	<u>21,093,531</u>	<u>31,423,844</u>

*Included in the net assets of \$21,093,531 (2025: \$31,423,844) are investments in US private investment funds of \$17,272,116 (2025: \$28,692,676).

(iv) Valuation

The Fund has adopted its established valuation basis as described below to determine fair value of the Fund's equity investment in the LP.

Valuation technique adopted

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.

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

10. Non-current assets - other financial assets (continued)

The valuation of the Fund's equity investment in the LP are based on the fair values of the underlying investment funds at 31 December 2025 adjusted for any material changes to those valuations to reflect movements to 31 March 2026, including foreign exchange translation impacts arising from translating the US dollar (**USD**) denominated interest in the LP to Australian dollars (**AUD**) at each balance date.

Refer to note 14 for Market Risk sensitivity analysis.

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 initial purchase price, 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 note 12).

(v) Capital commitments

As at 31 March 2026, the Fund has made capital commitments totalling US\$59.5 million to the LP, of which US\$59.5 million has been called at balance date.

11. Current liabilities - trade and other payables

	2026	2025
	\$	\$
Accrued liabilities	<u>115,171</u>	<u>113,448</u>

Refer to note 14 for further information on financial instruments.

The average credit period for trade creditors is generally 30 days. No interest is charged on trade creditors from the date of the invoice. The Fund has risk management policies in place to ensure invoices are paid within credit terms.

12. Non-current liabilities - deferred tax

	2026	2025
	\$	\$
Deferred tax liability	<u>1,136,977</u>	<u>519,566</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 the realisation of certain underlying private equity investments that the Fund has an interest in.

Through the Fund's investment in the LP, it is anticipated that the Fund will be treated as directly or indirectly engaged in a trade or business in the US and will likely generate income that is effectively connected with the US. The Fund will be required to file a US federal corporate income tax return and pay US federal income tax on a net basis (at the same rates that are generally applicable to US corporations, currently 21%) in respect of its share of Effectively Connected Income (**ECI**) derived from that trade or business. Additionally, the Fund may also be required to pay Branch Profits Tax at a rate of 5% pursuant to the Double Tax Treaty for certain qualified tax residents.

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

12. Non-current liabilities - deferred tax (continued)

As at 31 March 2026, the deferred tax liability has been measured at an effective rate on estimated ECI of 24.95% incorporating both corporate and branch profit taxes. 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.

13. Equity - distributions

Distributions paid during the financial year were as follows:

	2026	2025
	\$	\$
Distribution - 13.5 cents per unit paid on 24 February 2025	-	4,934,409
Distribution - 8 cents per unit paid on 8 October 2025	2,924,094	-
Distribution - 5 cents per unit paid on 24 February 2026	1,827,559	-
	<u>4,751,653</u>	<u>4,934,409</u>

14. Financial instruments

Financial risk management objectives

The Fund is exposed to the following risks from its use of financial instruments:

- market risk (foreign exchange risk, market price risk and interest rate risk)
- credit risk
- liquidity risk.

The Responsible Entity has overall responsibility for the establishment and oversight of the risk management framework, including developing and monitoring risk management policies.

(a) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices, such as foreign exchange rates, interest rates and equity prices. The Fund is primarily exposed to market risks arising from fluctuations in market price risk, foreign currency and interest rates. Refer to note 10(iv) for further details of risks relating to equity prices.

(i) Foreign exchange risk

Foreign exchange risk arises on financial instruments that are denominated in a foreign currency. Foreign exchange rate movements will impact on the Australian dollar value of the Fund's financial assets and liabilities denominated in a currency that is not the Fund's functional currency.

The Fund is exposed to USD foreign exchange risk through its USD denominated cash balances, its investment activities and income derived from these activities.

The table below details the carrying amounts of the Fund's foreign exchange risk as at the end of the reporting period. This represents the AUD exposure, converted at an exchange rate of 0.6900 (2025: 0.6247).

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

14. Financial instruments (continued)

	Assets		Liabilities	
	2026	2025	2026	2025
	\$	\$	\$	\$
Cash and cash equivalents	765,907	972,140	-	-
Receivables	13	16	-	-
Financial assets (equity investments)	21,093,531	31,423,844	-	-
Trade and other payables	-	-	(20,087)	(18,998)
	<u>21,859,451</u>	<u>32,396,000</u>	<u>(20,087)</u>	<u>(18,998)</u>

Sensitivity analysis

The effect of the foreign exchange risk relating to equity investments (investment in Limited Partnership) is recorded in profit or loss as part of the overall fair value movement in the investment (refer to note 10(ii)). The effect of foreign exchange risk relating to cash and cash equivalents is recorded in profit or loss as a foreign exchange gain or loss.

The Fund considers a 15% movement (2025: 15% movement) in the AUD against USD as at 31 March 2026 to be a reasonable possibility at the end of the reporting period. The impact of the strengthening and weakening of AUD against USD in profit or loss and equity is shown by the amounts below as it relates to cash and cash equivalents, equity investments and trade and other payables. This analysis assumes that all other variables remain constant.

2026	% change	AUD strengthened		% change	AUD weakened	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Cash and cash equivalents	15%	(99,901)	(99,901)	(15%)	135,160	135,160
Receivables	15%	(2)	(2)	(15%)	2	2
Equity investments	15%	(2,751,330)	(2,751,330)	(15%)	3,722,388	3,722,388
Trade and other payables	15%	(2,620)	(2,620)	(15%)	3,545	3,545
		<u>(2,853,853)</u>	<u>(2,853,853)</u>		<u>3,861,095</u>	<u>3,861,095</u>
2025	% change	AUD strengthened		% change	AUD weakened	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Cash and cash equivalents	15%	(126,801)	(126,801)	(15%)	171,554	171,554
Receivables	15%	(2)	(2)	(15%)	3	3
Equity investments	15%	(4,098,762)	(4,098,762)	(15%)	5,545,384	5,545,384
Trade and other payables	15%	2,478	2,478	(15%)	(3,353)	(3,353)
		<u>(4,223,087)</u>	<u>(4,223,087)</u>		<u>5,713,588</u>	<u>5,713,588</u>

(ii) Market price risk

Market price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether caused by factors specific to individual investments or factors affecting all instruments traded in the market.

Sensitivity analysis

The Fund considers a 10% increase or decrease to be a reasonably possible change in market prices at the reporting date. The sensitivity analysis below reflects the Fund's proportionate exposure to market price risk of the underlying equity investments of the private investment partnership excluding any foreign exchange impact. The impact of a 10% movement in market prices (excluding foreign exchange impact) on profit or loss and equity is shown in the table below:

14. Financial instruments (continued)

2026	% change	Average price increase		% change	Average price decrease	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Equity investments (refer note 10 (iii))	10%	<u>1,727,212</u>	<u>1,727,212</u>	(10%)	<u>(1,727,212)</u>	<u>(1,727,212)</u>
2025	% change	Average price increase		% change	Average price decrease	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Equity investments (refer note 10 (iii))	10%	<u>2,869,268</u>	<u>2,869,268</u>	(10%)	<u>(2,869,268)</u>	<u>(2,869,268)</u>

(iii) Interest rate risk

The Fund is exposed to interest rate risk on its variable rate bank deposits. The Fund currently does not hedge against this exposure.

Sensitivity analysis

The Fund considers a 100 basis point (2025: 100 basis point) increase or decrease to be a reasonably possible change in interest rates in an environment of tightening monetary policy. The impact of a 100 basis point movement in interest rates on profit or loss and equity is shown in the table below.

2026	Basis points change	Basis points increase		Basis points change	Basis points decrease	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Variable rate bank deposits	100	<u>14,886</u>	<u>14,886</u>	(100)	<u>(14,886)</u>	<u>(14,886)</u>
2025	Basis points change	Basis points increase		Basis points change	Basis points decrease	
		Effect on profit before tax	Effect on equity		Effect on profit before tax	Effect on equity
Variable rate bank deposits	100	<u>18,167</u>	<u>18,167</u>	(100)	<u>(18,167)</u>	<u>(18,167)</u>

(b) Credit risk

Credit risk is the risk that contracting parties to a financial instrument will cause a financial loss for the Fund by failing to discharge an obligation. The Fund manages credit risk by ensuring deposits are made with reputable financial institutions. The majority of funds at year end were deposited with Macquarie Bank Limited (Australia).

The carrying amount of financial assets that represents the maximum credit risk exposure at the end of reporting period are detailed below:

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

14. Financial instruments (continued)

	2026 \$	2025 \$
Summary of exposure		
Cash and cash equivalents	1,488,567	1,816,686
GST receivable	5,714	6,004
Interest receivable	2,519	2,951
	<u>1,496,800</u>	<u>1,825,641</u>

(c) Liquidity risk

Liquidity risk is the risk that the Fund will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Fund's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Fund's reputation.

The Fund's liquidity primarily comprises cash at bank totalling \$1,488,567 at 31 March 2026 which is held to cover its day-to-day running costs and expenditures.

The following is the contractual maturity of financial liabilities and capital commitments. The table has been drawn based on the undiscounted cash flows of liabilities based on the earliest date on which the Fund can be required to settle the liability.

	Less than 12 months \$	At call \$	Remaining contractual maturities \$
2026			
Non-derivatives			
<i>Non-interest bearing</i>			
Trade and other payables	115,171	-	115,171
Total non-derivatives	<u>115,171</u>	<u>-</u>	<u>115,171</u>
	Less than 12 months \$	At call \$	Remaining contractual maturities \$
2025			
Non-derivatives			
<i>Non-interest bearing</i>			
Trade and other payables	113,448	-	113,448
Total non-derivatives	<u>113,448</u>	<u>-</u>	<u>113,448</u>

15. 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 financial statements
31 March 2026

15. 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).

2026	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	-	-	21,093,531	21,093,531
Total assets	-	-	21,093,531	21,093,531

2025	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	-	-	31,423,844	31,423,844
Total assets	-	-	31,423,844	31,423,844

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 financial year.

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 10(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.

16. Related party disclosures

Key management personnel

Campbell Neal, Hollie Wight, George Boubouras, Neil Sheather are directors of the Responsible Entity, K2 Asset Management Ltd, 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.

As at reporting date, no directors held units for their own benefit or had an interest in holdings through a third party.

Related party investments in the scheme

The Responsible Entity or its associates does not hold any investments in the scheme.

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, K2 Asset Management Ltd, as Responsible Entity of the Fund, charged management fees of 0.275% per annum (exclusive of GST) on the gross asset value of the Fund. This is comprised of the Responsible Entity Fee of 0.05% per annum and Administration Fee 0.225% per annum. Management fees are paid to the Responsible Entity monthly in advance.

CD Private Equity Fund I
Notes to the financial statements
31 March 2026

16. Related party disclosures (continued)

The total management fees paid to the Responsible Entity for the year ended 31 March 2026 was \$84,457, exclusive of GST (2025: \$100,981, exclusive of GST). There were no outstanding management fees as at 31 March 2026.

Fund administration fee

K2 Asset Management Ltd 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 year ended 31 March 2026 were \$120,000, exclusive of GST (2025: \$120,000, exclusive of GST).

US Select Direct Private Equity Fund (US), LP

At balance date, the Fund's share of the LP's investment in US Select Direct Private Equity Fund (US), LP was \$3,909,720 (US\$2,697,707) (2025: \$7,395,124 (US\$4,619,734)).

Recharges paid to related entity

To avoid suppliers receiving multiple payments, K2 Asset Management Ltd, makes a single payment to certain suppliers, and recharges the Fund its share at cost. There is no mark-up or charge to the Fund for being provided this service. The Fund only incurs the costs directly attributable to the work performed for it by the supplier, as if it had contracted with that provider individually.

17. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by Deloitte Touche Tohmatsu, the auditor of the Fund, and its network firms:

	2026 \$	2025 \$
<i>Audit services - Deloitte Touche Tohmatsu</i>		
Audit or review of the financial statements	77,900	75,300
<i>Other services - Deloitte Touche Tohmatsu</i>		
Taxation services	8,900	8,500
	<u>86,800</u>	<u>83,800</u>
<i>Other Member Firms - Deloitte Tax LLP</i>		
Taxation services	<u>54,550</u>	<u>74,978</u>

18. Capital commitments

As disclosed in note 10(v) to the financial statements, the Fund does not have any other capital commitments outstanding for the year ended 31 March 2026.

19. Contingent liabilities

The directors of the Responsible Entity are not aware of any potential liabilities or claims against the Fund as at balance date.

20. Events after the reporting period

No matter or circumstance has arisen since 31 March 2026 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
31 March 2026

The directors of the Responsible Entity declare that, in the directors' opinion:

- the attached financial statements and notes thereto are in accordance with the *Corporations Act 2001*, including compliance with accounting standards and the Corporations Regulations 2001;
- the attached financial statements are in compliance with International Financial Reporting Standards, as stated in the notes to the financial statements;
- the attached financial statements and notes give a true and fair view of the Fund's financial position as at 31 March 2026 and of its performance for the financial year ended on that date;
- there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable; and
- the Fund does not have any controlled entities and is not required by the Accounting Standards to prepare consolidated financial statements. Therefore, a consolidated entity disclosure statement has not been included as section 295(3A)(a) of the *Corporations Act 2001* does not apply to the Fund.

The directors have been given the declarations required by section 295A of the *Corporations Act 2001*.

Signed in accordance with a resolution of directors made pursuant to section 295(5) of the *Corporations Act 2001*.

On behalf of the directors of the Responsible Entity,



Hollie Wight
Director of K2 Asset Management Ltd, Responsible Entity

29 May 2026

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

Opinion

We have audited the financial report of CD Private Equity Fund I, (the "Fund") which comprises the statement of financial position as at 31 March 2026, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information, and the directors' declaration.

In our opinion, the accompanying financial report of the Fund is in accordance with the *Corporations Act 2001*, including:

- Giving a true and fair view of the Fund's financial position as at 31 March 2026 and of its financial performance for the year then ended; and
- Complying with Australian Accounting Standards and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Fund in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* issued by the Accounting Professional & Ethical Standards Board Limited (the Code) that are relevant to audits of the financial report of public interest entities in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of K2 Asset Management Ltd, the Responsible Entity of the Fund (the "directors"), would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial report for the current period. These matters were addressed in the context of our audit of the financial report, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How the scope of our audit responded to the Key Audit Matter
<p><i>Fair Value of Investment in Limited Partnership (LP)</i></p> <p>As at 31 March 2026 the Fund's fair value of its investment in the LP was \$21,093,531 as disclosed in Note 10.</p> <p>The basis of valuation of the Fund's investment in the LP is disclosed in Note 10(iv).</p> <p>Significant estimation uncertainty is inherent in the determination of the fair value of the investment in the LP due to the fact that:</p> <ul style="list-style-type: none"> a) the underlying investments held by the US investment funds in which the LP has an interest are generally illiquid in nature, and their valuation is based on unobservable inputs which are subject to significant estimation judgement by management of the US investment funds; and b) there may be a time lag of up to three months between the Fund's reporting date and the date of the most recent reported net assets of the US investment funds. 	<p>Our procedures included, but were not limited to:</p> <ul style="list-style-type: none"> • Obtaining an understanding of the basis of valuation and key processes adopted by management; • Obtaining the most recent audited financial statements of the underlying investment funds (as at 31 December 2025) and reviewing the appropriateness and consistency of the accounting policy adopted for fair values of the investments; • Assessing the independence, competence and objectivity of the auditing firms of the underlying investment funds and reviewing the content of their audit opinions issued; • Where available as at 31 March 2026, obtaining from management the most recent unaudited management financial information of the underlying investment funds and assessing the quantum of any fair value movements from the date of the latest audited financial information; and • For investments for which no unaudited management financial information was available at 31 March 2026, we performed procedures to determine whether there were any indicators of material fair value movements in those funds from the date of the latest audited financial information. <p>We also assessed the appropriateness of the disclosures in Notes 2(c), 2(g) and Note 10 to the financial statements.</p>

Other Information

The directors are responsible for the other information. The other information comprises the information included in the Fund's annual report for the year ended 31 March 2026 but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report, or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Report

The directors are responsible:

- For the preparation of the financial report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Fund in accordance with Australian Accounting Standards; and
- For such internal control as the directors determine is necessary to enable the preparation of the financial report in accordance with the *Corporations Act 2001*, including giving a true and fair view of the financial position and performance of the Fund, and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the ability of the Fund to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

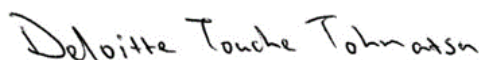
As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial report of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.



DELOITTE TOUCHE TOHMATSU



Carlo Pasqualini
Partner
Chartered Accountants
Sydney, 29 May 2026

CD Private Equity Fund I
Unitholder information
30 April 2026

Distribution of unitholders

36,551,180 fully paid ordinary units on issue are held by 572 unitholders.

Category (size of holding)	Number of unitholders	%
1 to 1,000	51	0.05
1,001 to 5,000	103	0.84
5,001 to 10,000	110	2.38
10,001 to 100,000	264	20.82
100,001 and over	44	75.91
	<u>572</u>	<u>100</u>
Holding less than a marketable parcel	<u>64</u>	

Top 20 largest holders of units

Unitholder Name	Number of units held	Percentage of Total (%)
BNP Paribas Nominees Pty Ltd <Hub24 Custodial Serv Ltd>	11,961,365	32.72
OHJS Group Pty Limited <Super Hans Super Fund A/C>	1,773,291	4.85
Mrs Bianca Renee Dixon	1,712,040	4.68
Perpetual Corporate Trust Ltd <Affluence Lic Fund>	1,695,446	4.64
Mr Simon Robert Evans & Mrs Kathryn Margaret Evans <Kamiyacho Super Fund A/C>	1,028,641	2.81
Citicorp Nominees Pty Limited	670,707	1.83
Finance Associates Pty Ltd <Finance Associates Sf A/C>	596,250	1.63
Mr David James Ingles <D J Ingles Super Fund A/C>	589,536	1.61
J P Morgan Nominees Australia Pty Limited	556,193	1.52
Aldack Pty Ltd <Dixon Family S/F A/C>	479,021	1.31
Sibew Pty Ltd	453,806	1.24
K Dixon Pty Ltd <Kate Dixon Pension Fund A/C>	352,960	0.97
Hooper Taxation Services Pty Ltd	333,075	0.91
Green Activist Retirement Fund Pty Ltd <Green Activist Ret Fund A/C>	317,000	0.87
Netwealth Investments Limited <Wrap Services A/C>	309,936	0.85
Ms Snezana Bowden	300,000	0.82
Darmal Pty Limited	275,000	0.75
M & S Bowden Superannuation Pty Ltd <M & S Bowden Super Fund A/C>	270,525	0.74
Mr Kenneth Goebel & Mrs Dionesia Goebel <K&D Goebel Pension Fund A/C>	257,257	0.70
Colvic Pty Ltd	<u>240,000</u>	<u>0.66</u>
Total Securities of Top 20 Holdings	<u>24,172,049</u>	<u>66.11</u>

CD Private Equity Fund I
Unitholder information
30 April 2026

Substantial unitholders

The following holders are registered by the Fund as a substantial holder, having declared a relevant interest, in accordance with the Corporations Act, in the Units below:

Name	Units	% of Units
Investment Administration Services Pty Ltd (IAS) ^{1, 2}	3,128,846 Units	8.56%
Affluence Funds Management Limited ^{3, 4}	1,847,962 Units	5.056%

¹Note: Investment Administration Services Pty Ltd's unit holdings are held by JP Morgan as nominee for IAS Managed Discretionary Account clients.

²Date of last substantial holder notice lodged on 16 September 2021

³Note: Affluence Funds Management Limited's unit holdings consist of 1,708,879 units held by Perpetual Corporate Trust Limited and 139,083 units held by Affluence Funds Management Limited.

⁴Date of last substantial holder notice lodged on 17 October 2025

Voting rights

Each ordinary unit is entitled to one vote when a poll is called, otherwise each unitholder present at a meeting or by proxy has one vote on a show of hands.

Restricted securities

There are no restricted securities issued by the Fund.

Transactions

There were no transactions in securities during the reporting period.

CD Private Equity Fund I
Unitholder information
30 April 2026

Limited Partnership Agreement

US Select Private Opportunities Fund GP, LLC (**Investment Manager**), Cordish Private Ventures and the Responsible Entity of CD Private Equity Fund I (**Fund**), have established an exempted limited partnership, US Select Private Opportunities Fund, L.P. (**LP**), in the Cayman Islands for the purposes of acquiring, directly or indirectly, and dealing with, interests in private investment funds and interests in privately held companies.

Under the terms of the agreement, the Fund, as a limited partner, has agreed to make capital contributions towards the acquisition of investments, as directed by the Investment Manager, up to a maximum contribution amount. The limited partners are permitted to satisfy all, or any, of their outstanding capital commitment by making an in-kind contribution of a portfolio investment with the written consent of the other partners. The in-kind contribution will be credited to the account of the contributing partner in an amount equal to the fair market value of the contributions as at the date of the contribution. The Fund will make all further capital contributions until such time as the capital contributions of both parties equate to the relevant pro rata proportion required.

Under the LP Agreement, it is an event of default to fail to make a capital contribution when due and different consequences may result from an event of default, including (among others) interest being payable on overdue amounts, loss of voting rights or, at the discretion of the Investment Manager, forfeiture of distributions and a 50% reduction in the defaulting partner's capital account (with such amounts to be distributed to the remaining partners in their pro rata proportions).

The Investment Manager must ensure that distributions are made on an annual basis (or more frequently, if so determined by the Investment Manager) in connection with a disposal, interest or other income realised from an investment or income from temporary investments.

In consideration for managing the LP and its investments, the Investment Manager is entitled to an investment management fee of an amount equal to 2% of the aggregate capital commitments made by the partners to the LP which will be payable quarterly in advance for a period of 10 years. This fee arrangement ceased in June 2022 following the expiry of the 10-year period.

Cordish Private Ventures and the Fund are prohibited from withdrawing from the LP or otherwise disposing of their interest in the LP in any circumstances without the consent of the Investment Manager. The Investment Manager in turn must obtain the consent of the other limited partner prior to effecting such disposal or transfer. The Investment Manager may not withdraw from the LP, resign as general partner or otherwise dispose of its interest in the LP in any circumstances without the consent of the limited partners.

The LP will be dissolved upon the occurrence of certain termination events, which include (among others), the last business day of the fiscal year in which all investments have been disposed of or where the LP is no longer subject to any funding obligations in respect of investments or management fees. The Investment Manager may terminate or wind up the LP with the consent of all limited partners. As a limited partner, the Responsible Entity does not have the ability to amend the LP Agreement in a material respect, or require early termination or wind up of the LP without the consent of all other partners.

CD Private Equity Fund I
Directory
31 March 2026

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
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MELBOURNE VIC 3000
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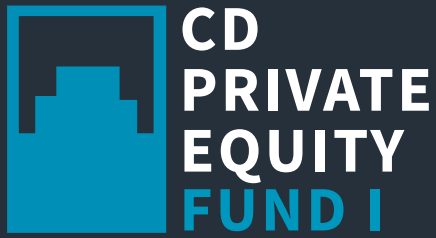
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