



**CORDISH
DIXON**
PRIVATE EQUITY FUND I

Annual Financial Report

FOR THE YEAR ENDED
31 MARCH 2018

ARSN 158 625 284

RESPONSIBLE ENTITY

WALSH & COMPANY

INVESTMENTS LIMITED

Walsh & Company
Investments Limited
(ACN 152 367 649) (AFSL 410 433)



Directory

The Fund's units are quoted on the official list of Australian Securities Exchange (**ASX**).

Cordish Dixon Private Equity Fund I

(ARSN 158 625 284)

Registered & Principal Office
Level 15, 100 Pacific Highway
NORTH SYDNEY NSW 2060

T 1300 883 158

F 1300 883 159

E info@cordishdixonfunds.com.au

cordishdixonfunds.com.au

Responsible Entity

**Walsh & Company
Investments Limited**

(ACN 152 367 649)

(AFSL 410 433)

Level 15, 100 Pacific Highway
NORTH SYDNEY NSW 2060

T 1300 454 801

F 1300 883 159

E info@walshandco.com.au

walshandco.com.au

Directors

Alex MacLachlan
Tristan O'Connell
Warwick Keneally

Secretaries

Simon Barnett
Hannah Chan

The ASX code is CD1

Auditor

Deloitte Touche Tohmatsu

Grosvenor Place
225 George Street
SYDNEY NSW 2000

T +61 2 9322 7000

F +61 2 9322 7001

deloitte.com.au

Unit Register

Boardroom Pty Limited

Level 12, 225 George Street
SYDNEY NSW 2000

T 1300 737 760 (Australia)

T +61 2 9290 9600 (International)

F 1300 653 459

boardroomlimited.com.au

Contents

REPORT TO UNITHOLDERS	I
MANAGER'S REPORT	IV
CORPORATE GOVERNANCE STATEMENT	1
DIRECTORS' REPORT	9
AUDITOR'S INDEPENDENCE DECLARATION	18
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME	20
STATEMENT OF FINANCIAL POSITION	21
STATEMENT OF CHANGES IN EQUITY	22
STATEMENT OF CASH FLOWS	23
NOTES TO THE FINANCIAL STATEMENTS	25
DIRECTORS' DECLARATION	49
INDEPENDENT AUDITOR'S REPORT TO THE UNITHOLDERS OF CORDISH DIXON PRIVATE EQUITY FUND I	51
UNITHOLDER INFORMATION	56



Report to Unitholders

For the year ended 31 March 2018

Dear Unitholders,

It is my pleasure to present to you our Annual Report for Cordish Dixon Private Equity Fund I (formerly US Select Private Opportunities Fund) (**Fund**) for the financial period ended 31 March 2018 (**FY18**).

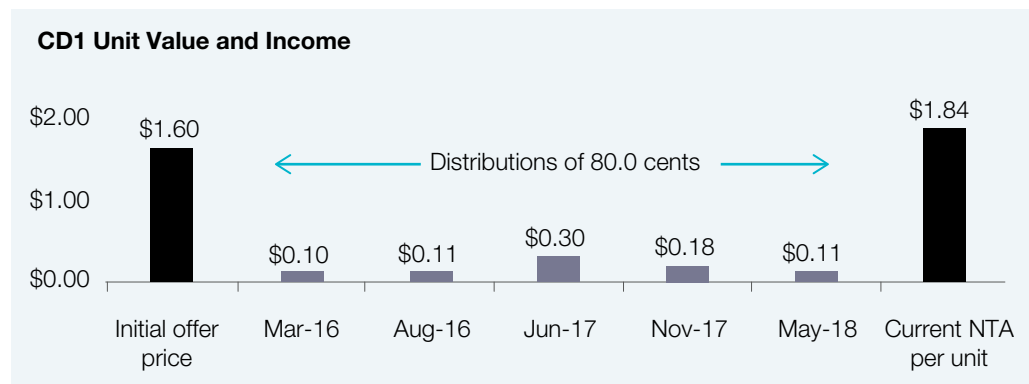
The Fund posted a net profit of \$7.8 million or 19.9 cents per Unit in FY18, compared with \$5.5 million or 14.2 cents per unit in FY17. The key component of this result was a \$8.1 million fair value movement gain on the Fund's investment in the LP. As at 31 March 2018, the Fund had pre-tax net assets of \$71.8 million or \$1.84 per Unit and post-tax net assets of \$71.6 million or \$1.84 per Unit.

As you are aware, one of the Fund's investment objectives is to provide Unitholders with exposure to a portfolio of investments in small and mid-market private investment funds and privately held companies, predominantly in the United States (**US**). This is achieved by the Fund in which you are an investor, investing in specialist fund managers and investments through a limited partnership, the US Select Private Opportunities Fund, L.P. (**LP**), in which the Fund has an 85.5% interest. The LP has committed US\$69.8 million across nine US small-to-medium-sized private investment funds and as at 31 March 2018, the LP had called US\$68.5 million (approximately 98.5% of capital committed). The Fund's proportionate share is approximately US\$58.6 million.

Through the LP's investments in the underlying funds and businesses, the Fund's portfolio has exposure to 71 companies. The nature of the fund managers and many of the underlying investee companies is detailed in the Investment Manager's Report following this letter. With the initial platform investments complete, the fund managers are now focused on the company-building and execution stages for their portfolios. Pleasingly, many of the underlying funds have realised investments ahead of schedule and delivered solid returns. This resulted in the underlying funds making distributions to the LP during, and post, financial year end, which in turn, were distributed to the Fund throughout the year.

For this financial year, the Fund paid a distribution of 30 cents per unit in May 2017 and 18 cents per unit in November 2017. After year end, the Fund announced a further distribution to investors of 11.0 cents per Unit paid on 28 May 2018, bringing total distributions paid to investors since inception to 80.0 cents per Unit, a total distribution of 50% of the \$1.60 initial offer price.

The Fund's investment objectives also include achieving capital growth over a five-to-ten-year investment horizon and while we have detailed the value of the distributions paid to investors, the following diagram better demonstrates the achievement of this objective.



I would like to thank fellow board members of the Responsible Entity, the Advisory Board and the Investment Management team for their dedicated efforts towards achieving the Fund's long-term investment objectives and the excellent results to date. I would also like to thank Unitholders for their continued support as we look to further enhance Australian investors' returns from small-to-mid-market US-based private investment firms.

Yours faithfully,

Alex MacLachlan

Chairman of the Responsible Entity

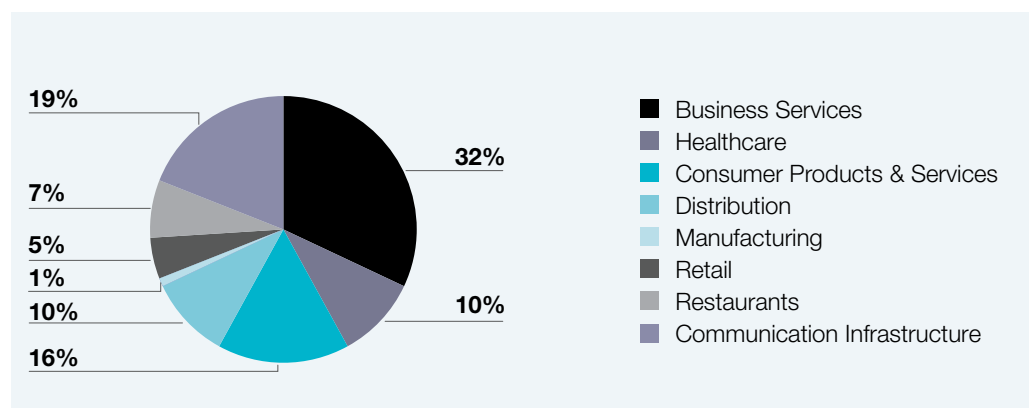
31 May 2018



Manager's Report

For the year ended 31 March 2018

At year end, the LP had US\$69.8 million of total capital commitments to nine underlying investment partners.¹ A snapshot of the portfolio by industry exposure as at 31 March 2018 is shown below.



DFW Capital Partners IV, L.P.

DFW distributed a second dividend from Sebela, returning a gross amount of US\$0.6 million to the LP in Q2 2017. In Q4 2017, DFW sold Covenant and distributed US\$1.0 million to the Fund. During the year, DFW Invested in INSIGHT2PROFIT, a fast-growing technology-enabled service company focused on delivering sustainable revenue and EBITDA growth through the implementation and management of pricing and profit strategies.

Encore Consumer Capital Fund II, L.P.

Encore sold Thanasi Foods and distributed US\$3.9 million to the LP in Q2 2017. In Q1 2018, Encore invested additional capital in Full Sail and Quinoa Corp.

FPC Small Cap Fund I, L.P.

Throughout the year, FPC acquired Eventlink, a leading provider of experiential marketing services to the automotive, government, healthcare, and insurance industries.

¹ The LP received a final distribution from Prometheus Partners W, L.P. (one of the nine private investment funds the LP has made commitments into) on 30 June 2016 and has no remaining capital with this Fund.

Incline Equity Partners III, L.P.

Incline sold BCI Burke and Double E, distributing US\$1.7 million to the LP. In Q4 2017, Incline invested in Fond Du Lac Cold Logistics, a leading provider of local refrigerated logistics and storage, specializing in wine, cheese and chocolate. Incline also invested in P.T. International, a value-added supplier of an extensive range of European metric and American standard mechanical power transmission components for both industrial and commercial applications in North America.

KarpReilly Capital Partners II, L.P.

KarpReilly invested further in Taylor Gourmet in Q2 2017, and sold Eblens in the next quarter, distributing US\$2.1 million to the LP.

Peppertree Capital Fund IV, L.P.

Peppertree made an additional investment in Omega Wireless in Q2 2017. K2 and Branch Towers were sold by Peppertree in Q3 2017, distributing US\$1.0 million to the LP.

Trivest Fund V, L.P.

Trivest had another busy year and made four investments and two distributions in FY 2018. Trivest invested in BJ Beltram, a company that distributes equipment primarily to the restaurant, lodging, education and healthcare industries. Trivest also added EnviroWaste Services, a provider of sewer and storm water system cleaning, inspection and repair services. A company called NovaCopy was invested by Trivest as well. NovaCopy is a leading document solutions and managed print services company serving Fortune 1000 and SMB businesses.

In Q1 2018, Trivest sold PPR and Advanced Discovery, distributing a total of US\$5.9 million to the LP. In addition, Trivest invested in NuEnergen, a leading demand response aggregator and provider of consulting, energy invoice auditing, and smart grid solutions to commercial, industrial and municipal electric power users in the Northeast and Mid-Atlantic US.

US Select Direct Private Equity Fund (US), L.P.

US Select Direct made two investments in FY 2018. It first invested in Omaze in Q2 2017, a community and a three-tiered marketplace that connects not-for-profit organisations, influencers and brands, and donors through the power of storytelling and technology. US Select Direct then invested in Omni Ophthalmic Management Consultants in Q4 2017. Omni is an optometric referral practice providing a full range of specialty services for the advanced treatment of eye diseases.



Corporate Governance Statement

For the year ended 31 March 2018

Overview

Cordish Dixon 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 Walsh & Company Investments Limited, as Responsible Entity of the Fund, and US Select Private Opportunities Fund, GP, in accordance with the relevant management agreements.

The ASX Corporate Governance Council's *Corporate Governance Principles and Recommendations* provides the guidelines for good corporate governance. 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, 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 **cordishdixonfunds.com.au**.

A description of the Fund's adopted practices in respect of the eight Principles and Recommendations from the 3rd Edition of the ASX *Corporate Governance Principles and 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*;
- overseeing the Fund's process for making timely and balanced disclosures of all material information concerning the Fund; and
- communicating with and protecting the rights and interests of all unitholders.

The Board has established a formal policy which sets out its functions and responsibilities. A review of the policy is conducted annually.

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.

The directors of the Responsible Entity at the date of this report are:

- Alex MacLachlan
- Tristan O'Connell
- Warwick Keneally

Having regard to the size of the Fund and the nature of its business, the Board has determined that a Board with three 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 is not independent. The Board, however, has established a Compliance Committee with a majority of independent Members who are responsible for monitoring the extent to which the Responsible Entity complies with the Fund's constitution, compliance plan and any relevant regulations. The Committee must provide a report to the Board at least on a quarterly basis and report to ASIC if it is of the view that the Responsible Entity has not complied with the constitution, compliance plan or any relevant regulations.

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 Group, 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 2001*. In accordance with the corporate governance policy, 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

Code of conduct

The Board has adopted a Code of Conduct to define the basic principles of business conduct of the Fund and the Responsible Entity. This Code requires the Fund's personnel to abide 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.

Unit trading policy

The Board of the Fund has established a Unit Trading Policy 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 and the Investment Manager.

The 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 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, and the Investment Manager. All directors, executives and employees of the Responsible Entity and the Investment Manager 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 and the Investment Manager.

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 the Australian Securities and Investments Commission (**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 meets and reports to the Board of the Responsible Entity on a quarterly basis.

The committee is structured with three members, the majority of which are independent. Details of the Compliance Committee members are as follows:

Tristan O’Connell (Internal Member)

Refer to Information on directors (page 11)

Michael Britton (Independent Member)

Michael has over 35 years of commercial and financial services experience, initially with Boral Limited (ASX: BLD) and culminating in 12 years as General Manager of the corporate businesses of The Trust Company Limited (ASX: TRU), where he established the company’s reputation as a leader in the delivery of independent Responsible Entity services. He has represented The Trust Company as a director on the boards of both domestic and offshore operating subsidiary companies and a large number of special purpose companies, delivering the Responsible Entity function in both conventional and stapled, ASX listed and unlisted managed investment schemes. Michael has acted as a Responsible Manager, a member of committees of inspection in relation to large insolvency administrations and as an independent compliance committee member for substantial investment managers with portfolios of managed investment schemes. He is an independent director on the board of the unlisted Knights Capital Group Limited, a Perth-based investor and property fund manager, and he is also a Panel Member for the Financial Ombudsman Service Limited.

Michael holds degrees in Jurisprudence and Law from the University of New South Wales and is a Graduate Member of the Australian Institute of Company Directors and a Fellow of the Governance Institute of Australia.

Barry Sechos (Independent Member)

Barry is a Director of Sherman Group Pty Limited, a privately owned investment company, and is responsible for managing the legal, financial and operational affairs of the Sherman Group of companies. Barry has 30 years experience in corporate law and finance having spent seven years as a banking and finance lawyer at Allen Allen & Hemsley (Sydney, Singapore and London), and eight years as a Director of EquitiLink Funds Management and Aberdeen Asset Management Australia. Barry is also a Director of Paddington St Finance Pty Ltd, a specialist structured finance company, See Saw Films, a film production and finance group and winner of the 2011 Academy Award for Best Picture, Aberdeen Leaders Limited, an investment company listed on the ASX, Regeneus Limited, an ASX listed biotech company. He is also a Director of the Sherman Centre for Culture and Ideas, a charitable cultural organisation.

5. Make timely and balanced disclosure

The Board is committed to complying with its continuous disclosure obligations under the *Corporations Act 2001* 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 to ensure the Fund complies with its continuous disclosure requirements. The policy is administered by the Board and monitored by the Compliance Committee.

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 the Registry to allow them to receive communications from, and send communication to, the Responsible Entity and the Registry. This also includes using a website 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 **cordishdixonfunds.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 the 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.

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 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.

In order to evaluate and continually improve the effectiveness of its risk management and internal control processes, the Responsible Entity has adopted a set of Risk Management Guidelines for the Fund. The Board conducts an annual review of the Fund's Risk Management Guideline to satisfy itself that the Risk Management framework continues to be sound. During the year ended 31 March 2018, the Responsible Entity's Risk Management Framework was reviewed on 17 July 2017.

The Fund does not have a material exposure to sustainability risks.

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 Accounting Standards.

The Responsible Entity provides declarations required by Section 295A of the *Corporations Act 2001* for all financial periods and confirms that in its opinion the financial records of the Fund have been properly maintained and that the financial statements and accompanying notes comply with the 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.

Details of the Fund's financial risk management are set out in the notes to the financial statements in the annual report.

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.

No directors of the Responsible Entity receive any direct remuneration from the Fund. 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 Annual Report.

The Fund's constitution is available to unitholders on the Fund's website.



Directors' Report

For the year ended 31 March 2018

The directors of Walsh & Company Investments Limited, the Responsible Entity of the Cordish Dixon Private Equity Fund I (formerly US Select Private Opportunities Fund) (**Fund**), present their report together with the annual financial statements of the Fund for the financial year ended 31 March 2018.

During the year, the Fund changed its name from US Select Private Opportunities Fund to Cordish Dixon Private Equity Fund I.

Directors

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

- Alex MacLachlan
- Tristan O'Connell
- Tom Kline (resigned 16 May 2017)
- Warwick Keneally (appointed 16 May 2017)

Directors were in office since the start of the financial year to the date of this report unless otherwise stated.

Information on the directors:



Alex MacLachlan

Alex is currently the Chairman of the Responsible Entity for Cordish Dixon Private Equity Fund Series, Fort Street Real Estate Capital Fund Series, Emerging Markets Masters Fund, New Energy Solar Fund, US Masters Residential Property Fund, Evans & Partners Asia Fund and Evans & Partners Global Disruption Fund. Alex is also a director of Fort Street Real Estate Capital and the Australian Masters Yield Fund Series.

Alex joined Dixon Advisory in 2008 to lead the then newly formed Funds Management division, which later became Walsh & Company. From funds under management of under \$100 million at the time of his start, Alex has grown Walsh & Company Group to over \$5 billion of assets under management today, with investments across residential and commercial property, fixed income, private equity, listed equities and renewable energy.

Prior to joining the firm, Alex was an investment banker at UBS AG, where he rose to Head of Energy for Australasia. During his tenure in investment banking, Alex worked on more than \$100 billion in mergers and acquisitions and capital markets transactions, advising some of the world's leading companies.

Alex has a Bachelor of Arts from Cornell University and a Masters of Business Administration from The Wharton School, University of Pennsylvania.

During the past three years Alex has acted as a non-executive director or director of the responsible entity of the following Australian listed public entities:

- Asian Masters Fund Limited (since 2009, delisted 17 May 2018)
- Australian Masters Corporate Bond Fund No 5 Limited (since 2009, delisted 26 August 2016)
- Australian Masters Yield Fund No 1 Limited (since 2010, delisted 28 July 2017)
- Australian Masters Yield Fund No 2 Limited (since 2010, delisted 28 July 2017)
- Australian Masters Yield Fund No 3 Limited (since 2011, delisted 13 April 2018)
- Australian Masters Yield Fund No 4 Limited (since 2011)
- Australian Masters Yield Fund No 5 Limited (since 2012)
- Cordish Dixon Private Equity Fund II (since 2013)
- Cordish Dixon Private Equity Fund III (since 2016)
- Emerging Markets Masters Fund (since 2012)
- Evans & Partners Asia Fund (since 2018)
- Evans & Partners Global Disruption Fund (since 2017)
- Global Resource Masters Fund Limited (since 2008, delisted 11 March 2016)
- New Energy Solar Fund (since 2015)
- New Energy Solar Limited (since 2015, until 27 October 2017)
- US Masters Residential Property Fund (since 2011)



Tristan O'Connell

Tristan is Group Chief Financial Officer and Company Secretary for Evans Dixon and Director of Walsh & Company Investments Limited – the Responsible Entity for Cordish Dixon Private Equity Fund Series, Fort Street Real Estate Capital Fund Series, Emerging Markets Masters Fund, New Energy Solar Fund, US Masters Residential Property Fund, Evans & Partners Asia Fund and Evans & Partners Global Disruption Fund.

At Evans Dixon, Tristan oversees the finance and accounting function of the firm's group of companies. This incorporates funds management accounting for sixteen funds. He began his association with Dixon Advisory in 2005, joining to spearhead its financial management and growth.

Tristan brought to Evans Dixon more than a decade in corporate financial and management roles within the wholesale markets industry. This included a long tenure at Tullet Prebon, one of the world's leading inter-dealer broker firms that specialise in over-the-counter interest rate, foreign exchange, energy and credit derivatives. Tristan was Financial Controller of the Australian operation and held senior finance roles in their Singapore and London offices.

Tristan has Bachelor of Commerce from the Australian National University, is a member of CPA Australia and is Fellow of the Financial Services Institute of Australasia.

During the past three years Tristan has acted as a non-executive director or director of the responsible entity of the following Australian listed public entities:

- Cordish Dixon Private Equity Fund II (since 2013)
- Cordish Dixon Private Equity Fund III (since 2016)
- Emerging Markets Masters Fund (since 2012)
- Evans & Partners Asia Fund (since 2018)
- Evans & Partners Global Disruption Fund (since 2017)
- New Energy Solar Fund (since 2015)
- US Masters Residential Property Fund (since 2011)



Tom Kline

Tom is the Executive Director - North America for New Energy Solar (**ASX: NEW**). Tom was the inaugural CEO of New Energy Solar after the launch of the business in December 2015, and was previously the Chief Operating Officer of Walsh & Company Investment Limited, the Funds Management division of Evans Dixon. Tom relocated to the US in April 2017 to oversee NEW's existing portfolio of solar power assets, and to guide the business' continued investment in North American projects.

Tom has extensive experience in funds management, corporate finance, and mergers and acquisitions, having been part of the senior management team at Walsh & Company and Dixon Advisory since 2009. Before joining the firm, Tom worked at UBS AG in Sydney. During his time at UBS, he was a member of the Power, Utilities and Infrastructure team and advised on a wide range of public and private M&A and capital market transactions. Tom advised some of Australia's leading energy generators and infrastructure players including EnergyAustralia and Transurban. Tom also advised energy and utility companies on the proposed introduction of Australia's federal carbon trading scheme (Carbon Pollution Reduction Scheme) and implications for fossil fuel and renewable energy generation.

Tom has a Bachelor of Commerce and Bachelor of Laws (Honours) from the Australian National University.

During the past three years Tom has acted as a non-executive director or director of the responsible entity of the following Australian listed public entities:

- Australian Masters Yield Fund No 4 Limited (since 2011, until 19 July 2017)
- Australian Masters Yield Fund No 5 Limited (since 2011, until 19 July 2017)
- Cordish Dixon Private Equity Fund II (since 2013, until 16 May 2017)
- Cordish Dixon Private Equity Fund III (since 2016, until 16 May 2017)
- Emerging Markets Masters Fund (since 2012, until 16 May 2017)
- New Energy Solar Fund (since 2015, until 16 May 2017)
- New Energy Solar Limited (since 2015, until 27 October 2017)
- US Masters Residential Property Fund (since 2015, until 16 May 2017)



Warwick Keneally

Warwick is Head of Finance at Walsh & Company, the Funds Management division of Evans Dixon and Director of Walsh & Company Investments Limited, the Responsible Entity for Cordish Dixon Private Equity Fund Series, Fort Street Real Estate Capital Fund Series, Emerging Markets Masters Fund, New Energy Solar Fund, US Masters Residential Property Fund, Evans & Partners Asia Fund, and Evans & Partners Global Disruption Fund.

Before joining Walsh & Company, Warwick worked in chartered accounting firms specialising in turnaround and restructuring. Warwick started his career with KPMG, working in their Canberra, Sydney and London offices and has undertaken a range of complex restructuring and insolvency engagements across Europe, UK and Australia, for a range of Australian, UK, European and US banks.

Warwick has worked with companies and lenders to develop and implement strategic business options, provide advice in relation to continuous disclosure requirements, develop cash forecasting training for national firms, and lectured on cash management. Among his former roles, Warwick worked on the initial stages of the HIH insolvency - as part of the key management group tasked with the wind-down of the global estate.

Warwick has a Bachelor of Economics and Bachelor of Commerce from the Australian National University and is a Member of the Institute of Chartered Accountants in Australia.

During the past three years Warwick has acted as a non-executive director of the responsible entity of the following Australian listed public entities:

- Asian Masters Fund Limited (since 2018, delisted 17 May 2018)
- Australian Masters Yield Fund No 4 Limited (since 2017)
- Australian Masters Yield Fund No 5 Limited (since 2017)
- Cordish Dixon Private Equity Fund II (since 2017)
- Cordish Dixon Private Equity Fund III (since 2017)
- Emerging Markets Masters Fund (since 2017)
- Evans & Partners Asia Fund (since 2018)
- Evans & Partners Global Disruption Fund (since 2017)
- New Energy Solar Limited (since 2016, until 3 May 2017)
- New Energy Solar Fund (since 2017)
- US Masters Residential Property Fund (since 2017)

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 US. There were no significant changes in the nature of these activities.

Distributions

Distributions paid during the financial year were as follows:

	2018	2017
	\$	\$
Distribution - 11 cents per unit paid on 1 August 2016	–	4,291,509
Distribution - 30 cents per unit paid on 14 June 2017	11,704,115	–
Distribution - 18 cents per unit paid on 21 November 2017	7,022,469	–
	18,726,584	4,291,509

Review and results of operations

The profit for the Fund after providing for income tax amounted to \$7,754,710 (31 March 2017: \$5,535,702).

The Fund has invested in a limited partnership, US Select Private Opportunities Fund, L.P. (**LP**) which, in turn, invests in small-to-medium-sized private investment funds. The LP has committed capital across nine underlying private investment funds which focus on a range of industries including restaurants, consumer products, manufacturing and business services. For the year ended 31 March 2018, 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\$65.5 million.

The Fund has committed capital of US\$59.5 million, representing an interest of 85.5% in the LP. The Fund's proportionate share of the total capital called as at 31 March 2018 was US\$58.6 million (or \$76.3 million).

Total comprehensive income for the year was \$7,754,710 (2017: \$5,535,702). The key components of this result included a \$8,117,599 fair value movement gain (2017: \$6,393,912) on the Fund's investment in the LP during the year. As at 31 March 2018, the Fund had net assets of \$71,621,388 (2017: \$82,593,262), representing \$1.84 per unit (2017: \$2.12 per unit), after paying distributions of \$0.48/unit (2017: distributions of \$0.11/unit) to unitholders during the year.

The Fund had a basic and diluted profit per unit of 19.88 cents for the year ended 31 March 2018 (2017: 14.19 cents profit per unit).

Events subsequent to the reporting period

On 11 May 2018, the Fund announced a distribution of 11.0 cents per ordinary unit which was paid to unitholders on 28 May 2018. The record date for determining the entitlement to the distribution was 17 May 2018.

No other matter or circumstance has arisen since 31 March 2018 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 and expects to complete its investments as the committed capital is called by the LP. The objective of the Fund is to achieve capital growth over a 5 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.

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 18 to the financial statements
- the Responsible Entity did not hold any interests in the Fund at the end of the financial year
- details of issued interests in the Fund during the financial year – refer to note 7 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.

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 19 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 19 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



Alex MacLachlan

Director

31 May 2018



Auditor's Independence Declaration

Deloitte.

Deloitte Touche Tohmatsu
ABN 74 490 121 060

Grosvenor Place
225 George Street
Sydney, NSW, 2000
Australia

Phone: +61 2 9322 7000
www.deloitte.com.au

The Board of Directors
Walsh & Company Investments Limited
as Responsible Entity for:
Cordish Dixon Private Equity Fund I
Level 15
100 Pacific Highway
NORTH SYDNEY NSW 2060

31 May 2018

Dear Board Members

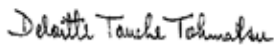
Cordish Dixon Private Equity Fund I

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 Cordish Dixon Private Equity Fund I.

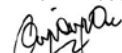
As lead audit partner for the audit of the financial statements of Cordish Dixon Private Equity Fund I for the financial year ended 31 March 2018, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (i) the auditor independence requirements of the *Corporations Act 2001* in relation to the audit; and
- (ii) any applicable code of professional conduct in relation to the audit.

Yours sincerely



DELOITTE TOUCHE TOHMATSU



Wendy Ching
Partner
Chartered Accountants

Liability limited by a scheme approved under Professional Standards Legislation.
Member of Deloitte Touche Tohmatsu Limited



Statement of Profit or Loss and Other Comprehensive Income

For the year ended 31 March 2018

		2018	2017
	NOTE	\$	\$
Revenue	4	201,011	190,280
Foreign exchange loss		(225,940)	(25,258)
Fair value movements of equity investments	11	8,117,599	6,393,912
Expenses			
Management and administration fees	18	(378,604)	(408,622)
Listing fees		(57,867)	(49,124)
Audit and advisory fees		(124,207)	(176,134)
Custody fees		(24,754)	(19,392)
Share registry fees		(27,091)	(22,126)
Legal and professional fees		(200,121)	(151,207)
Other expenses		(24,297)	(48,746)
Profit before income tax benefit/(expense)		7,255,729	5,683,583
Income tax benefit/(expense)	5	498,981	(147,881)
Profit after income tax benefit/(expense) for the year attributable to the unitholders of Cordish Dixon Private Equity Fund I		7,754,710	5,535,702
Other comprehensive income for the year, net of tax		–	–
Total comprehensive income for the year attributable to the unitholders of Cordish Dixon Private Equity Fund I		7,754,710	5,535,702

	NOTE	CENTS	CENTS
Basic earnings per unit	6	19.88	14.19
Diluted earnings per unit	6	19.88	14.19

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

Statement of Financial Position

As at 31 March 2018

		2018	2017
	NOTE	\$	\$
Assets			
<i>Current assets</i>			
Cash and cash equivalents	8	5,783,435	21,059,427
Receivables	10	329,187	349,623
Prepayments		11,319	10,909
Total current assets		6,123,941	21,419,959
<i>Non-current assets</i>			
Other financial assets	11	66,067,825	62,287,304
Total non-current assets		66,067,825	62,287,304
Total assets		72,191,766	83,707,263
Liabilities			
<i>Current liabilities</i>			
Trade and other payables	12	439,903	404,054
Total current liabilities		439,903	404,054
<i>Non-current liabilities</i>			
Deferred tax	13	130,475	709,947
Total non-current liabilities		130,475	709,947
Total liabilities		570,378	1,114,001
Net assets		71,621,388	82,593,262
Equity			
Unit capital	7	59,862,645	59,862,645
Retained earnings		11,758,743	22,730,617
Total equity		71,621,388	82,593,262

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

Statement of Changes in Equity

For the year ended 31 March 2018

	UNIT CAPITAL	RETAINED EARNINGS	TOTAL EQUITY
	\$	\$	\$
Balance at 1 April 2016	59,862,645	21,486,424	81,349,069
Profit after income tax expense for the year	–	5,535,702	5,535,702
Other comprehensive income for the year, net of tax	–	–	–
Total comprehensive income for the year	–	5,535,702	5,535,702
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Distributions paid (note 14)	–	(4,291,509)	(4,291,509)
Balance at 31 March 2017	59,862,645	22,730,617	82,593,262

	UNIT CAPITAL	RETAINED EARNINGS	TOTAL EQUITY
	\$	\$	\$
Balance at 1 April 2017	59,862,645	22,730,617	82,593,262
Profit after income tax benefit for the year	–	7,754,710	7,754,710
Other comprehensive income for the year, net of tax	–	–	–
Total comprehensive income for the year	–	7,754,710	7,754,710
<i>Transactions with unitholders in their capacity as unitholders:</i>			
Distributions paid (note 14)	–	(18,726,584)	(18,726,584)
Balance at 31 March 2018	59,862,645	11,758,743	71,621,388

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

Statement of Cash Flows

For the year ended 31 March 2018

		2018	2017
	NOTE	\$	\$
Cash flows from operating activities			
Interest income received		213,696	186,067
Net payments to suppliers		(797,036)	(949,520)
Net cash used in operating activities	9	(583,340)	(763,453)
Cash flows from investing activities			
Payment for investments		(12,030,232)	(5,517,807)
Receipts from distributions		16,403,306	10,273,029
Net cash from investing activities		4,373,074	4,755,222
Cash flows from financing activities			
Payment for distribution		(18,723,329)	(4,326,146)
Net cash used in financing activities		(18,723,329)	(4,326,146)
Net decrease in cash and cash equivalents		(14,933,595)	(334,377)
Cash and cash equivalents at the beginning of the financial year		21,059,427	21,426,459
Effects of exchange rate changes on cash and cash equivalents		(342,397)	(32,655)
Cash and cash equivalents at the end of the financial year	8	5,783,435	21,059,427

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



Notes to the Financial Statements

31 March 2018

1. General information

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

During the year, the Fund changed its name from US Select Private Opportunities Fund to Cordish Dixon Private Equity Fund 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.

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 Reporting Standards (**IFRS**) issued by the International Accounting Standards Board (**IASB**).

The financial statements were authorised for issue by the directors on 31 May 2018. For the purposes of preparing the financial statements, the Fund is a for-profit entity.

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.

New and revised Standards and amendments thereof and Interpretations effective for the current year that are relevant to the Fund include:

- AASB 2016-1 'Amendments to Australian Accounting Standards – Recognition of Deferred Tax Assets for Unrealised Losses'
- AASB 2016-2 'Amendments to Australian Accounting Standards – Disclosure Initiative: Amendments to AASB 107'

- AASB 2017-2 'Amendments to Australian Accounting Standards – Further Annual Improvements 2014-2016 Cycle'

No new or revised Standards and Interpretations effective for the current year are considered to materially impact the Fund.

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 has not yet been determined, but is not expected to be material.

AASB 9 'Financial Instruments', and the relevant amending standards

This standard is applicable to annual reporting periods beginning on or after 1 April 2018. The Fund will adopt this standard from 31 March 2019 but the impact of its adoption is yet to be assessed by the Fund.

AASB 15 'Revenue from Contracts with Customers', AASB 2014-5 'Amendments to Australian Accounting Standards arising from AASB 15', AASB 2015-8 'Amendments to Australian Accounting Standards – Effective Date of AASB 15' and AASB 2016-3 'Amendments to Australian Accounting Standards – Clarifications to AASB 15'

This standard is applicable to annual reporting periods beginning on or after 1 April 2018. The Fund will adopt this standard from 31 March 2019 but the impact of its adoption is yet to be assessed by the Fund.

AASB Interpretation 23 'Uncertainty Over Income Tax Treatments', AASB 2017- 4 'Amendments to Australian Accounting Standards – Uncertainty over Income Tax Treatments'

This interpretation is applicable to annual reporting periods beginning on or after 1 April 2019. The adoption of this standard from 31 March 2020 is not expected to have a material impact on the Fund.

At the date of authorisation of the financial statements, the following IASB Standards and IFRIC Interpretations were also in issue, but not yet effective, although Australian equivalent Standards and Interpretations have not yet been issued.

IFRIC Interpretation 22: Foreign Currency Transactions and Advance Consideration

This interpretation is applicable to annual reporting periods beginning on or after 1 April 2018. The adoption of this interpretation from 31 March 2019 is not expected to have a material impact on the Fund.

Annual Improvements to IFRS Standards 2015–2017 Cycle

This interpretation is applicable to annual reporting periods beginning on or after 1 April 2019. The adoption of this interpretation from 31 March 2020 is not expected to have a material impact on the Fund.

2. Summary of significant accounting policies

The following accounting policies have been adopted in the preparation and presentation of the financial report.

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.

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. 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.

The Fund has early adopted AASB 9 Financial Instruments, which was issued in December 2014. AASB 9 includes requirements for the classification and measurement of financial assets.

(i) Financial assets

When financial assets are recognised initially, they are measured at fair value plus, in the case of financial assets not at fair value through profit and loss, directly attributable transaction costs.

Financial assets are subsequently measured at amortised cost using the effective interest rate method only if the following conditions are met, otherwise they are measured at fair value:

1. where a financial asset is held within a business model for the objective to collect contractual cash flows; and
2. contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The effective interest rate method is used to allocate interest income or interest expense over the relevant period and is equivalent to the rate that exactly discounts estimated future cash payments or receipts (including fees, transaction costs and other premiums or discounts) through the expected life (or when this cannot be reliably predicted, the contractual term) of the financial instrument to the net carrying amount of the financial asset or financial liability.

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.

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

(ii) Financial liabilities

Financial liabilities are classified as derivative and non-derivative instruments as appropriate. The Fund determines the classification of its financial liabilities at initial recognition. All financial liabilities are recognised initially at fair value.

Non-derivative instruments are subsequently measured at amortised cost using the effective interest rate method. Derivative liabilities are subsequently measured at fair value.

(iii) 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.

(iv) 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)(iv) for the fair value valuation basis adopted in respect of the partnership interest held). Subsequent changes in fair value are presented in profit or loss.

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) Impairment of assets

The directors of the Responsible Entity assess at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, an estimate is made of the asset's recoverable amount. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount through profit or loss.

No impairment assessment is performed in respect of the Interest in the Limited Partnership, where fair value changes are recorded in profit or loss.

e) 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.

f) Receivables

Receivables are financial assets with a contractual right to receive fixed or determinable payments that are not quoted in an active market. Receivables are recorded at amounts due less any impairment losses.

g) 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 United States of America (**US**) dependent on the structure of private investment funds in which the Limited Partnership (**LP**) 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%.

h) Revenue recognition

Revenue is recognised and measured at the fair value of the consideration received or receivable to the extent it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured.

(i) Interest income

Interest income is recognised in profit or loss using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

i) Provisions

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation.

j) Trade and other payables

Trade and other payables are recognised when the Fund becomes obliged to make future payments resulting from the purchase of goods or services. The balance is unsecured and is recognised as a current liability with the amount being normally paid within 30 days of recognition of the liability.

k) Earnings per unit

Basic earnings per unit is calculated by dividing the profit or loss attributable to unitholders by the weighted average number of units outstanding during the financial period. Diluted earnings per unit is the same as there are no potential dilutive ordinary units.

l) 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.

m) 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 11 (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 13), 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 investments in the United States of America 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. Revenue

	2018	2017
	\$	\$
Interest income	201,011	190,280

5. Income tax (benefit)/expense

	2018	2017
	\$	\$
Income tax (benefit)/expense		
Current tax	95,126	–
Deferred tax:		
– In respect of current year	(594,107)	147,881
Aggregate income tax (benefit)/expense	(498,981)	147,881
Numerical reconciliation of income tax (benefit)/expense and tax at the statutory rate		
Profit before income tax benefit/(expense)	7,255,729	5,683,583
Tax at the statutory tax rate of 30%	2,176,719	1,705,075
Tax effect amounts which are not deductible/(taxable) in calculating taxable income:		
– Income and expenditure of Australian trust not subject to tax	(2,176,719)	(1,705,075)
– Other income assessable to the Fund in the USA	95,126	–
– Fair value movement likely to be subject to USA taxation	(594,107)	147,881
Income tax (benefit)/expense	(498,981)	147,881

6. Earnings per unit

	2018	2017
	\$	\$
Profit after income tax attributable to the unitholders of Cordish Dixon Private Equity Fund I	7,754,710	5,535,702
	NUMBER	NUMBER
Weighted average number of ordinary units used in calculating basic earnings per unit	39,013,716	39,013,716
Weighted average number of ordinary units used in calculating diluted earnings per unit	39,013,716	39,013,716
	CENTS	CENTS
Basic earnings per unit	19.88	14.19
Diluted earnings per unit	19.88	14.19

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

7. Equity – unit capital

	2018	2017	2018	2017
	UNITS	UNITS	\$	\$
Ordinary units – fully paid	39,013,716	39,013,716	59,862,645	59,862,645

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.

There were no movements in unit capital during the year and previous year.

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 \$59,862,645. The Fund is not subject to any externally imposed capital requirements.

8. Current assets – cash and cash equivalents

	2018	2017
	\$	\$
Cash at bank	5,783,435	21,059,427

The exposure to interest rate risk and a sensitivity analysis is disclosed in note 15 to the financial statements.

9. Reconciliation of profit after income tax to net cash used in operating activities

	2018	2017
	\$	\$
Profit after income tax benefit/(expense) for the year	7,754,710	5,535,702
Adjustments for:		
Fair value movements of equity investments	(8,117,599)	(6,393,912)
Net foreign exchange loss	211,276	32,655
Current tax expense	95,126	–
Change in operating assets and liabilities:		
– Decrease/(Increase) in receivables	20,436	(318,323)
– (Increase) in prepayments	(410)	(987)
– Increase/(decrease) in payables	32,593	240,928
– Increase/(decrease) in deferred tax liabilities	(579,472)	140,484
Net cash used in operating activities	(583,340)	(763,453)

10. Current assets – receivables

	2018	2017
	\$	\$
Interest receivable	8,153	20,838
GST receivable	5,726	13,477
Income tax receivable	315,308	315,308
	329,187	349,623

There are no balances included in receivables that contain assets that are impaired. All receivables are non interest bearing and are generally receivable on 30 day terms. No receivable amounts are overdue. The receivables are recorded at carrying amounts that are reasonable approximations of fair value.

11. Non-current assets – other financial assets

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

	2018	2017
	\$	\$
US Select Private Opportunities Fund, LP (LP)	66,067,825	62,287,304

(ii) Reconciliation:

	2018	2017
	\$	\$
Balance at the beginning of the year	62,287,304	60,648,614
Capital invested - at cost	12,080,500	5,517,807
Movement in fair value through profit or loss*	8,117,599	6,393,912
Distributions received from LP	(16,417,578)	(10,273,029)
Balance at the end of the year	66,067,825	62,287,304

* Included in the 'movement in fair value' amount of \$8,117,599 (2017: \$6,393,912) is an unrealised foreign exchange translation loss component of \$61,791 (2017: \$493,558 gain). This amount is also net of the Fund's 85.5% share of management fees paid by the LP to the General Partner of the LP, totaling \$1,537,431 (2017: \$1,580,201) (refer to note 18).

(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 2018 is represented by its proportionate interest in the LP's assets and liabilities as follows:

	2018	2017
	\$	\$
Cash	8,209,727	6,775,400
Investment in US private investment funds recorded at fair value:		
DFW Capital Partners IV	6,792,660	6,932,197
Encore Consumer Capital	6,863,236	9,894,114
FPC Small Cap Fund I LP	3,902,550	2,319,459
Incline Equity Partners	8,224,666	6,791,440
KarpReily Capital Partners II	7,622,150	9,885,520
Peppertree Capital Fund IV	2,752,247	3,500,510
Trivest Fund V	7,395,963	5,690,031
US Select Direct Private Equity Fund (US) LP	14,304,626	10,495,367
Prepaid expenses	–	3,266
Net assets*	66,067,825	62,287,304

* Net assets of \$66,067,825 (2017: \$62,287,304) are comprised of cash balances totalling \$8,209,727 (2017: \$6,775,400), investments in US private investment funds of \$57,858,098 (2017: \$55,508,638) and prepaid expenses of \$nil (2017: \$3,266).

(iv) Valuation

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 it (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 investment funds. The investment funds themselves invest typically in US unlisted equity investments, the fair values of which are determined periodically based on market valuation techniques, which may involve methods and unobservable inputs such as price/earnings analysis or discounted cash flow techniques.

The fair value of the Fund's interest in the LP is therefore ultimately based on the market valuation techniques adopted by the investment funds in the measurement of their underlying unlisted equity investments. The fair value is also subject to foreign exchange translation impacts arising from translating the USD denominated interest in the LP to AUD at each balance date. Refer to note 15 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 materially to the estimated fair values at balance date. The fair values assigned by the investment funds are based on a range of factors, including but not limited to the price at which the investments were acquired, the nature of the investments, private and public company comparables used to determine enterprise value, and other techniques using unobservable market inputs such as price/earnings multiples and discounted cash flow models. As such, those estimated values may differ significantly from the values that would have been used had a ready market for the investments existed, and the differences could be material. These 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. In addition, further investment valuation uncertainty arises as a result of 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 private investment funds. 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 13).

(v) Capital commitments

As at 31 March 2018, the Fund has made capital commitments totalling US\$59.5 million to the LP, of which US\$58.6 million has been called at balance date.

As at 31 March 2018, the Fund has uncalled capital commitments of US\$0.9 million (or \$1.2 million) outstanding to the LP. The capital commitments can be called at any time in the future.

The uncalled capital commitments referred to above were converted at the year-end exchange rate of 0.7679.

12. Current liabilities – trade and other payables

	2018	2017
	\$	\$
Trade creditors	49,486	18,193
Accrued liabilities	70,500	69,200
Payable to LP	315,308	315,308
Other payables	4,609	1,353
	439,903	404,054

Refer to note 15 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.

13. Non-current liabilities – deferred tax

	2018	2017
	\$	\$
Deferred tax liability	130,475	709,947

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 certain underlying private equity investments. 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.

In December 2017, the US Government passed legislation which lowered the top corporate tax rate from 35% to 21%. The Fund has remeasured its deferred tax liability balance at balance date on the tax rate of 21%.

14. Equity – distributions

Distributions paid during the financial year were as follows:

	2018	2017
	\$	\$
Distribution - 11 cents per unit paid on 1 August 2016	–	4,291,509
Distribution - 30 cents per unit paid on 14 June 2017	11,704,115	–
Distribution - 18 cents per unit paid on 21 November 2017	7,022,469	–
	18,726,584	4,291,509

15. 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 11(iv) for further details of risks relating to equity prices.

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 Australian dollar exposure, converted at an exchange rate of 0.7679.

	ASSETS		LIABILITIES	
	2018	2017	2018	2017
	\$	\$	\$	\$
Cash and cash equivalents	1,615,873	13,824,143	-	-
Receivables	2,494	10,947		
Financial assets (equity investments)	66,067,825	62,287,304	-	-
	67,686,192	76,122,394	-	-

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 11(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 10% movement in the AUD against USD as at 31 March 2018 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 and equity investments. This analysis assumes that all other variables remain constant.

	AUD STRENGTHENED			AUD WEAKENED		
	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
2018						
Cash and cash equivalents	10%	(146,898)	(146,898)	(10%)	179,541	179,541
Receivables	10%	(227)	(227)	(10%)	277	277
Equity investments	10%	(6,006,166)	(6,006,166)	(10%)	7,340,869	7,340,869
		(6,153,291)	(6,153,291)		7,520,687	7,520,687

	AUD STRENGTHENED			AUD WEAKENED		
	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
2017						
Cash and cash equivalents	10%	(1,256,740)	(1,256,740)	(10%)	1,536,016	1,536,016
Receivables	10%	(995)	(995)	(10%)	1,216	1,216
Equity investments	10%	(5,662,482)	(5,662,482)	(10%)	6,920,812	6,920,812
		(6,920,217)	(6,920,217)		8,458,044	8,458,044

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:

	AVERAGE PRICE INCREASE			AVERAGE PRICE DECREASE		
	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
2018						
Equity investments (refer Note 11 (iii))	10%	5,785,810	5,785,810	(10%)	(5,785,810)	(5,785,810)

	AVERAGE PRICE INCREASE			AVERAGE PRICE DECREASE		
	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	% CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
2017						
Equity investments (refer Note 11 (iii))	10%	5,550,864	5,550,864	(10%)	(5,550,864)	(5,550,864)

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 50 basis point increase or decrease to be a reasonably possible change in interest rates. The impact of a 50 basis point movement in interest rates on profit or loss and equity is shown in the table below:

2018	BASIS POINTS INCREASE			BASIS POINTS DECREASE		
	BASIS POINTS CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	BASIS POINTS CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
Variable rate bank deposits	50	28,917	28,917	(50)	(28,917)	(28,917)

2017	BASIS POINTS INCREASE			BASIS POINTS DECREASE		
	BASIS POINTS CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY	BASIS POINTS CHANGE	EFFECT ON PROFIT BEFORE TAX	EFFECT ON EQUITY
Variable rate bank deposits	50	105,297	105,297	(50)	(105,297)	(105,297)

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:

	2018	2017
	\$	\$
Summary of exposure		
Cash and cash equivalents	5,783,435	21,059,427
GST receivable	5,726	13,477
Interest receivable	8,153	20,838
	5,797,314	21,093,742

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 \$5,783,435 at 31 March 2018 which is held to cover its day-to-day running costs and expenditures and to fund its capital commitments to the LP which total \$1,190,156 at balance date.

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
2018	\$	\$	\$

Non-derivatives

Non-interest bearing

Trade and other payables	439,903	–	439,903
Capital commitments*	–	1,190,156	1,190,156
Total non-derivatives	439,903	1,190,156	1,630,059

* LP commitments may be called at any time in the future up until the first to occur of the date the aggregate commitments have been invested, the fifth anniversary date after the first call or certain other specified termination events.

	LESS THAN 12 MONTHS	AT CALL	REMAINING CONTRACTUAL MATURITIES
2017	\$	\$	\$

Non-derivatives

Non-interest bearing

Trade and other payables	404,054	–	404,054
Capital commitments*	–	13,529,664	13,529,664
Total non-derivatives	404,054	13,529,664	13,933,718

16. 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 of liabilities
- 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).

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
2018	\$	\$	\$	\$

Financial assets carried at fair value

Other financial assets - equity investment constituting interest in US Select Private Opportunities Fund, LP	-	-	66,067,825	66,067,825
Total assets	-	-	66,067,825	66,067,825

	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
2017	\$	\$	\$	\$

Financial assets carried at fair value

Other financial assets - equity investment constituting interest in US Select Private Opportunities Fund, LP	-	-	62,287,304	62,287,304
Total assets	-	-	62,287,304	62,287,304

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 11.

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.

17. Key management personnel disclosures

Directors

Alex MacLachlan, Tristan O'Connell and Warwick Keneally are directors of the Responsible Entity, Walsh & Company Investments Limited, 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 the reporting date, details of directors who hold units for their own benefit or who have an interest in holdings through a third party and the total number of such units held are listed as follows:

	2018	2017
Alex MacLachlan	18,750	18,750
Tristan O'Connell	6,250	6,250
Warwick Keneally	–	–
	25,000	25,000

18. Related party disclosures

Key management personnel

Disclosures relating to key management personnel are set out in note 17.

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, the Responsible Entity charged management fees of 0.33% per annum (exclusive of GST) on the gross asset value of the Fund. This is comprised of the Responsible Entity Fee of 0.08% per annum and Administration Fee 0.25% per annum. Management fees are paid to the Responsible Entity monthly in advance.

The total management fees paid to the Responsible Entity for the year ended 31 March 2018 was \$243,530 (2017: \$271,108), exclusive of GST. There were no outstanding management fees as at 31 March 2018 (2017: nil).

Fund administration fees

Australian Fund Accounting Services Pty Limited, a wholly-owned subsidiary of Evans Dixon Limited, the parent of the Responsible Entity, 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 2018 were \$120,000 (2017: \$120,000), exclusive of GST.

Investment manager fees

US Select Private Opportunities Fund, L.P. (**LP**), in which the Fund holds an 85.5% interest, is required to pay its Investment Manager, US Select Private Opportunities Fund, GP, being an entity associated with the Responsible Entity, for acting on behalf of the limited partnership to acquire, manage and transact on partnership interests within the scope of the limited partnership agreement, a fee equivalent to 2% per annum of the total funds committed by the partners to the LP. The fee is payable quarterly in advance from the funds of the LP. The total fees paid or payable during the year amounted to \$1,798,164 (US\$1,391,392) (2017: \$1,848,188 (US\$1,391,392)). The Fund's 85.5% interest equates to \$1,537,431 (2017: \$1,580,201). This fee is recorded in the books of the LP.

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 \$14,304,626 (US\$10,984,522) (2017: \$10,495,367 (US\$8,006,915)). The General Partner of this investment is associated with the Responsible Entity of the Fund. The LP's share of the investment management fees paid to the General Partner for the year ended 31 March 2018 amounted to \$119,715 (US\$92,634). The Fund's 85.5% interest equates to \$102,356 (US\$79,201).

19. 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:

	2018	2017
	\$	\$
Audit services - Deloitte Touche Tohmatsu		
Audit or review of the financial statements	59,000	57,200
Other services - Deloitte Touche Tohmatsu		
Taxation services	17,804	48,400
	76,804	105,600
Other Audit Firms – Deloitte Tax LLP		
Taxation services	43,827	42,810

20. Capital commitments

Other than the capital commitments disclosed in note 11(v) to the financial statements, the Fund does not have any other capital commitments outstanding for the year ended 31 March 2018.

21. Contingent liabilities

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

22. Events after the reporting period

On 11 May 2018, the Fund announced a distribution of 11.0 cents per ordinary unit which was paid to unitholders on 28 May 2018. The record date for determining the entitlement to the distribution was 17 May 2018.

No other matter or circumstance has arisen since 31 March 2018 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.

Directors' Declaration

For the year ended 31 March 2018

The directors of the Responsible Entity declare that:

- In the directors' opinion, there are reasonable grounds to believe that the Fund will be able to pay its debts as and when they become due and payable;
- In the directors' opinion, the attached financial statements are in compliance with International Financial Reporting Standards, as stated in the notes to the financial statements;
- 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 giving a true and fair view of the financial position and performance of the Fund; and
- 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



Alex MacLachlan

Director

31 May 2018



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

Deloitte.

Deloitte Touche Tohmatsu
ABN 74 490 121 060
Grosvenor Place
225 George Street
Sydney, NSW, 2000
Australia

Phone: +61 2 9322 7000
www.deloitte.com.au

Independent Auditor's Report to the Unitholders of Cordish Dixon Private Equity Fund I (formerly US Select Private Opportunities Fund)

Opinion

We have audited the financial report of Cordish Dixon Private Equity Fund I (formerly US Select Private Opportunities Fund, the "Fund") which comprises the statement of financial position as at 31 March 2018, 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 a summary of significant accounting policies 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:

- (i) giving a true and fair view of the Fund's financial position as at 31 March 2018 and of its financial performance for the year then ended; and
- (ii) 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 Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report 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 Walsh & Co Investments Limited (the "Responsible Entity"), 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 as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Deloitte.

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 2018 the Fund has determined the fair value of its investment in the LP to be \$66,067,825 as disclosed in Note 11(iv).</p> <p>Significant estimation uncertainty is involved 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"> 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 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 with assistance of our valuation specialists, the key processes adopted by management to determine the fair value of the investment in the Limited Partnership (LP) at balance date; Obtaining the most recent audited financial statements of the underlying investment funds (as at 31 December 2017), and reviewing the nature of the underlying investments held, and the recorded fair values of the investments including the accounting basis adopted for such valuations; Assessing the independence, competence and objectivity of the auditing firms of the underlying investment funds and reviewing the content of their audit opinions; and Obtaining from management the most recent unaudited management financial information of the underlying investment funds (where available as at 31 March 2018) and evaluating the quantum and reasonableness of any material fair value movements from the date of the latest audit financial information for the investment funds. <p>We also assessed the appropriateness of the disclosures in Notes 2(c) and (m) and Note 11 to the financial statements.</p>
<p><i>Taxation</i></p> <p>As at 31 March 2018 the Fund has recognised a deferred tax liability of \$130,475 in respect of likely US tax obligations which the Fund will incur upon realisation of recorded fair value movements associated with certain underlying investments in which the Fund has an indirect interest.</p> <p>As disclosed in Note 13, the taxation outcomes for the Fund are dependent on the legal structuring of underlying investments and, due to the complexity involved in the interpretation of information pertaining to this structuring, significant judgement is required to be exercised by management in assessing the likely tax outcomes which are recognised.</p>	<p>Our procedures included, but were not limited to:</p> <ul style="list-style-type: none"> Obtaining an understanding and reviewing the reasonableness of management's assessment of likely US tax obligations in relation to recorded fair value movements of certain identified investments held by the underlying investment funds; Testing, on a sample basis, the underlying taxation calculations for identified investments; and Engaging taxation experts to assist in the assessment of management's correct application of the relevant US taxation legislation. <p>We also assessed the appropriateness of the disclosures in Notes 2(m) and Note 13 to the financial statements.</p>

Deloitte.

Other Information

The directors of the Responsible Entity (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 2018, 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 that gives a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view 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.

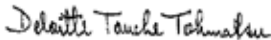
Deloitte.

- 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, related safeguards.

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



Weng W Ching
Partner
Chartered Accountants
Sydney, 31 May 2018



Unitholder Information

As at 30 April 2018

Distribution of unitholders

39,013,716 fully paid ordinary units on issue are held by 1,707 unitholders.

CATEGORY (SIZE OF HOLDING)	NUMBER OF UNITHOLDERS
1 to 1,000	26
1,001 to 5,000	112
5,001 to 10,000	335
10,001 to 100,000	1,213
100,001 and over	21
Total	1,707
Holding less than a marketable parcel	7

Top 20 largest holders of units

	NUMBER OF UNITS HELD	PERCENTAGE OF TOTAL (%)
Mr White Pension Fund A/C	937,500	2.40
Kate Dixon Pension Fund A/C	352,960	0.90
Mr Orange Pty Limited	272,040	0.70
James Yates Medical S/F A/C	221,875	0.57
Iss Superannuation Fund A/C	195,220	0.50
Rosebank Staff S/Fund A/C	190,625	0.49
Dixon Family S/F A/C	162,500	0.42
Cims Retirement Fund A/C	156,250	0.40
Dixon Complying Pen Fund A/C	150,000	0.38
John G King S/F A/C	137,500	0.35
Dowjen Super Fund A/C	128,125	0.33
E & E Shaw S/F A/C	128,125	0.33
The Gallery Super Fund A/C	125,000	0.32
Riverbank Unit A/C	125,000	0.32
Aristides Family A/C	125,000	0.32
S Dykes & R Maguire S/F A/C	125,000	0.32
The Morton Super Fund A/C	109,375	0.28
Devabalini Super Fund A/C	106,250	0.27
Heywood Family S/F Account	103,125	0.26
E Cowan Super Fund A/C	103,125	0.26
Tim Higgins S/F A/C	103,125	0.26
Total	4,057,720	10.38

Substantial unitholders

There are no substantial unitholders pursuant to the provisions of section 671B of the *Corporations Act 2001*.

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.

Limited Partnership Agreement

US Select Private Opportunities Fund GP, LLC (**Investment Manager**), Cordish Private Ventures and the Responsible Entity of US Select Private Opportunities Fund (**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.

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.



