

Quarterly update for period ending 31 December 2017

About the Fund

The Cordish Dixon Private Equity Fund III is a private equity fund focused on US small-cap private equity funds and direct company investments. The Fund is managed by a joint venture between the private investment arm of the Cordish family of Baltimore, Maryland, and Walsh & Company.

The joint venture is anchored in the belief that smaller and more nimble private equity funds materially outperform larger private equity funds. The Fund series was formed to provide investors with a platform to invest in a portfolio of small to mid-market private equity funds and companies – a strategy that is typically beyond the reach of all but the largest endowment funds and family offices.

The Fund series also provides investors with the opportunity to benefit from the Cordish Family Office's experience and network in investing in specialist small to mid-market private equity funds and direct equity investments in the US, as well as to invest side-by-side and on equal terms with the Cordish Family in these compelling opportunities.

Investment objectives

The General Partner (**GP**) and Investment Manager will seek to meet the Fund's aim to provide Unitholders with:

- a) exposure to a portfolio of investments in small and mid-market private investment funds and privately held companies predominantly focused in the US; and
- b) capital growth over a five-to-ten-year investment horizon.

Fund facts

KEY FUND DETAILS

ASX ticker	CD3
Inception	July 2016
Sector	Listed investment trust
Currency	AUD (unhedged)
NTA	\$1.48
Market capitalisation	\$112.3 million
Units outstanding	72.0 million
Number of managers	14

ONGOING FEES

Investment Manager fee	1% pa ²
Administration & Responsible Entity fee	0.33% pa ²
Performance fee	10% with hurdle rate of 8% pa

For more information on fees and costs associated with the product, please refer to Section 5 of the PDS dated 11 August 2017.

Key investment team members



**Jonathan
Cordish**

Chairman of the
Advisory Board



**Jonathan
Sinex**

Principal, Cordish
Private Ventures



**Whitney
Voûte**

Principal, Cordish
Dixon Private
Equity Partners

Fund performance

	3 MONTH	6 MONTH	1 YEAR	2 YEAR PA	3 YEAR PA	SINCE INCEPTION PA ⁴
Unit price return ³	6.1%	-2.5%	-2.5%	N/A	N/A	-1.8%
NTA return ^{1,3}	0.0%	0.0%	-6.3%	N/A	N/A	-2.3%

Notes:

1. Source: Walsh & Company Investments Limited. Historical performance is not a guarantee of the future performance of the Fund. 2. Administration and Responsible Entity fee pre-GST. No GST is applicable to Investment Manager fee. 3. Payment of distributions will likely be upon the realisation of underlying investments and occur intermittently. 4. Total returns are inclusive of distributions. Net return is net off fees and costs. 5. Inception date July 2016.

Underlying Fund Activity

Bertram Growth Capital III During the quarter, Fund III committed \$10.0 million in Bertram Growth Capital III. At the time of this commitment, Bertram had three portfolio companies as described below.

Bertram invested in Trademark Global, a provider of high-quality, Company-branded products for the world's top online retailers. Since the company's inception in 1999, Trademark Global has been a market innovator, expanding its product set to over 80,000 SKUs across 28 product categories. www.trademarkglobal.com

Bertram invested in Spectrio, a leading full-service provider of customer engagement solutions to a diversified set of enterprise and small to medium-sized businesses. Spectrio offers its customers subscription access to a suite of customised content solutions ranging from on-hold messaging to digital signage and in-store music and messaging, enabling clients to better engage with and educate their customers, thereby increasing sales and improving customer retention. www.spectrio.com

Bertram also invested in Anord Control Systems, a leading provider of critical electrical power distribution and protection equipment for data centres, energy, and industrial applications. Anord is a trusted provider of critical power equipment to a diverse set of blue chip customers in the rapidly growing data centre industry, which is being driven by enterprise cloud migration, rising data consumption, media-rich content, and the proliferation of connected devices. www.anord.com

Gemspring Capital Fund I, L.P. Gemspring invested in Therma Corporation, a leading full-service design-build specialty mechanical contractor that focuses on complex HVAC, high-purity process piping and process controls for cleanrooms, laboratories and high-tech manufacturing facilities. www.therma.com

Luminate Capital Partners, L.P. Luminate invested in AMTdirect, a leading provider of lease administration and lease accounting solutions. The Company provides contract management solutions for real estate professionals and lease administrators that efficiently organise all lease and related information in a fully automated system that integrates with ERP and accounting systems. www.amtdirect.com

NMS Fund III, L.P. NMS invested in Grape Tree, a healthcare staffing agency that provides staffing solutions to healthcare facilities across the Midwest by providing healthcare professionals to fill last-minute or long-term shifts created by staffing shortages. www.grapetree.org

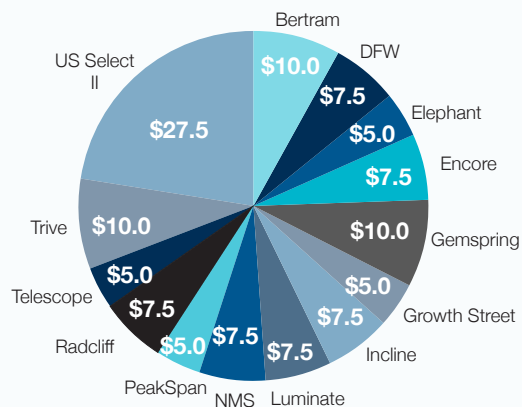
PeakSpan Capital Fund I, L.P. PeakSpan invested in a leading provider of learning management systems. As the transaction has not yet been announced, we cannot disclose the name or website of the company.

Telescope Partners I During the quarter, Fund III committed \$5.0 million to Telescope Partners I.

Trive Capital Fund II, L.P. Trive invested in Redmond & Greer, a wholesale distributor of prescription pharmaceuticals. From its three distribution locations, the Company provides a full line of generic pharmaceuticals to independent pharmacies and medical clinics in 47 states. www.redmondandgreer.com

US Select Direct Private Equity II, L.P. US Select Direct II invested in Topgolf, a unique entertainment and event venue offering competitive golfing games for all ages and skill levels and advanced technology to track the accuracy and distance of players' shots. www.topgolf.com

LP commitments to underlying managers (US\$122.5m)



Note: The Fund has an 71.2% interest in the LP, Cordish Private Ventures. US Select Private Opportunities Fund II GP LLC and its partner contributed the remaining amount based on their proportional shares. Numbers may not add due to rounding.

Risks

Like all investments, an investment in the Fund carries risks which may result in the loss of income or principal invested. In addition to the general risks of investing, specific risks associated with investing in the Fund include, but are not limited to, private investments risk, illiquidity risk and foreign exchange risk. For further information about the risks of investing in the product, please see Section 4 of the Product Disclosure Statement dated 11 August 2017.



**CORDISH
DIXON**
PRIVATE EQUITY FUND III

About Walsh & Company

The Walsh & Company Group is a Sydney-based specialist global fund manager co-founded in 2007 by Max Walsh. The Company has in excess of \$5 billion of investor assets under management across global equities, residential and commercial property, private equity, fixed income and sustainable and social investments.

It provides investors access to unique investment strategies not readily accessible to investors and focuses on building high quality, diversified portfolios.

Walsh & Company Investments Limited is the Responsible Entity of the Fund and is a wholly-owned subsidiary of Walsh & Company Group.

Fund contacts

Adam Coughlan - Head of Distribution

T: (02) 8662 9792

E: adam.coughlan@walshandco.com.au

NSW/WA

Emmanuel Vergara - Key Account Manager

T: (02) 9432 3023

E: emmanuel.vergara@walshandco.com.au

VIC/TAS/SA

Charlie Wapshott - Key Account Manager

T: (03) 9411 4066

E: charlie.wapshott@walshandco.com.au

NSW/QLD

Reuban Siva - Business Development Manager

T: (02) 8662 9790

E: reuban.siva@walshandco.com.au

Important information

This Quarterly Update (**Update**) has been prepared by Walsh & Company Investments Limited as Responsible Entity (ACN 152 367 649, AFSL 410 443) of Cordish Dixon Private Equity Fund III (**Fund**). An investment in the Fund is subject to various risks, many of which are beyond the control of the Investment Manager and the Fund. The past performance of the Fund is not a guarantee of the future performance of the Fund. This Update contains statements, opinions, projections, forecasts and other material (**forward looking statements**), based on various assumptions. Those assumptions may or may not prove to be correct. None of the Responsible Entity and the Fund, their officers, employees, agents, analysts nor any other person named in this Update makes any representation as to the accuracy or likelihood of fulfilment of the forward-looking statements or any of the assumptions upon which they are based. This Update may contain general advice. Any general advice provided has been prepared without taking into account your objectives, financial situation or needs. Before acting on the advice, you should consider the appropriateness of the advice with regard to your objectives, financial situation and needs, and consider obtaining advice from a financial advisor. You should obtain a copy of the relevant PDS or offer document before making any decisions to purchase the product.