



KENSINGTON PRIVATE EQUITY FUND

**MANAGEMENT DISCUSSION AND ANALYSIS
AND FINANCIAL STATEMENTS**

**FOR YEAR ENDED
MARCH 31, 2018**

June 29, 2018

This management discussion and analysis of the Kensington Private Equity Fund contains financial highlights as well as the financial statements for the year ended March 31, 2018. You may obtain a copy of the financial statements, the annual information form, proxy voting policies and procedures, proxy voting disclosure record or portfolio disclosure at your request, and at no cost, by calling 416-362-9000 or toll-free at 1-855-362-9329, by writing to us at 95 St. Clair Avenue West, Suite 905, Toronto, Ontario, M4V 1N6, or by visiting our website at www.kcpl.ca. Additional information relating to the Kensington Private Equity Fund is on SEDAR at www.sedar.com.

KENSINGTON PRIVATE EQUITY FUND
MANAGEMENT DISCUSSION AND ANALYSIS

The Kensington Private Equity Fund (“KPEF”) is an investment trust established under the laws of the Province of Ontario. This Management Discussion and Analysis (“MD&A”) is being published for investors in KPEF in accordance with its governing Declaration of Trust and the regulatory requirements applicable to it as a Corporate Finance Issuer.

Kensington Capital Advisors Inc. (the “Manager” and “Trustee”) believes that investing in private equity will continue to offer the potential for attractive long-term returns that have historically outperformed public equity market returns. A well-planned private equity investment should reduce risk for traditional investment portfolios through diversification. The Manager provides investment advisory and portfolio management services to KPEF and is responsible for making all investment decisions.

RECENT DEVELOPMENTS

Performance of the Kensington Private Equity Fund

KPEF was created to provide investors with exposure to a diversified portfolio of private equity investments (“Underlying Investments”), including private equity funds and direct investments in private companies. By creating a hybrid private equity portfolio, the Manager believes investors will benefit from the potential for stronger returns from direct investments and the prudent risk management and diversification from investments in funds (“Underlying Funds”). This carefully managed hybrid portfolio strategy led to the following performance highlights for the year ended March 31, 2018:

- The Net Asset Value (NAV) of KPEF increased by approximately \$93 million, consisting of new subscriptions received from investors, net of distributions paid, together with unrealized gains.

The NAV per Unit increased by 14.7%, determined on an internal rate of return basis based on the performance of Underlying Investments and taking into account the impact of other cash flows into and out of KPEF during the year (new subscriptions, conversions, distributions and redemptions of Units). The comparable return for the prior year was 10.7%.

- KPEF completed three new direct investments, in Kinetrex Energy Investment L.P., Mobile Service Center Canada Limited and Axis Auto Finance Inc.
 - A co-investment with Parallel49 Equity Fund V, Kinetrex Energy is a liquified natural gas manufacturer based in Indianapolis, Indiana. The LNG is used by the local utility as a reserve and by logistics and agricultural companies as fuel for heavy equipment. Kinetrex’s Midwest location provides a strategic advantage over many of its key competitors as its proximity to customers provides a structural cost advantage.
 - Mobile Service Center Canada Limited is a chain of professional smartphone repair stores operating under the ‘Mobile Klinik’ brand specializing in immediate repair of mobile phones and tablets for consumers with a swift, high quality and standardized service level.
 - Axis Auto Finance Inc. is sub-prime auto financing company based in Toronto, ON. Axis provides its financing through a network of around 300 dealers in the GTA.
- KPEF made commitments to three new Underlying Funds: Whitecastle New Urban Fund 4 L.P., Kensington Direct Venture Fund, L.P and Trinity Hunt Partners V, L.P.

Overview of the Investment Environment

The Manager continuously evaluates broad economic developments as well as conditions specifically applicable to the private equity markets in which it focuses its activities. Within the private equity markets, the Manager targets subsectors and geographic regions that it believes offer the best opportunities for strong returns as well as receptive markets for the sale of mature portfolio investments.

Economic Environment

The public markets have increased in volatility and continue to be generally at elevated levels relative to past years. It is difficult to separate commodity and major manufactured product pricing and volume changes from the noise created by the tariff wars being threatened or imposed in different regions. One concerning indicator is the yield curve which is flattening and may be perilously close to being inverted. That often portends an economic downswing. Certainly, the trade war rhetoric is doing little to encourage investment. The aggressive stance taken by the U.S. is on the back of a big, strong economy, with which every country would like to trade. The 900-pound gorilla behavior may work if countries start to blink and accede to the U.S. demands. If it does work, we hope to see a return to more open trade, albeit on terms more favourable to the U.S. If those tactics fail, however, there could be meaningful damage to trade and we would expect to see an impact on companies in the portfolio of the Fund. The Fund continues to realize gains in the sale of portfolio companies and the Manager has been focused on recession resistant companies with little cross border trade exposure. We are also de-levering companies in the portfolio. Companies with tariff exposure are working on opportunities to avoid such tariffs by adding additional value to products and preparing plans to manufacture or provide services locally.

Current Private Equity Market Conditions

We try to partner with strong management teams to build companies to a scale significantly above that when we make the investment. In the process, we try to make each company much easier to acquire. Much of our opportunity set is with companies seeking growth capital and some is in situations where the owners want to retire. Price expectations continue to be high, so we are being very picky about where we invest and how we finance those investments. A benefit of being a fund investor as well as a direct investor is the ability to see best practices with certain GPs in our portfolio. We can also learn from others' mistakes. We believe that broadly marketed companies are fetching prices above what we think are realistic. The benefit of being in business for over two decades and the network of business owners and fund managers we have developed is important in these times. Relationships are the key to proprietary opportunities. The number of private equity and venture capital funds being raised is very high. It points to a significant pool of capital available to invest in private companies over the coming decade. That makes it ever more important to be disciplined and focused on those opportunities where the pricing is less important to the vendor than the partner being taken on in the business. The Fund is in a strong position to pursue these deals with ample liquidity and the Manager's strong network of proprietary business relationships.

The Manager has developed the Fund's portfolio to include a balance of venture, growth, and mature companies. We have expectations of some realizations in 2018 that should benefit all unitholders and are busy working towards closing some very interesting new investments.

Summary

The Fund's mature portfolio offers the potential of a continuing flow of distributions from the sale of portfolio companies. The Manager expects that the frequency of exit transactions and the aggregate value received by the Fund from these exits will continue at a similar pace to its recent experience, as long as portfolio companies continue to perform, and market conditions remain favourable.

The Manager does not expect economic improvements in the near term, indeed we expect an economic slowdown before long. Private equity investors do succeed in a steady economic environment where they have the capability and network for sourcing attractive investments and the experience and skill set to enhance the value of a company while it is part of the portfolio. A slowdown will produce investment opportunities at rational prices. We are well positioned for such opportunities.

RESULTS OF OPERATIONS

KPEF's investment objective is to maximize long-term total returns for Unitholders through distributions of net income and net realized capital gains from Underlying Investments, while managing risk through prudent diversification.

Current Portfolio of Underlying Investments

The Manager maintains a portfolio of diversified private equity investments consisting of:

- investments in private equity funds to provide the diversification required to manage risk, combined with significant allocations to direct investments in companies to enhance returns;
- secondary investments to opportunistically take advantage of market dislocations;
- investments in the buyout sector, growth equity, venture capital and other sectors, in order to provide investors with access to different segments of the private equity market through a single investment in KPEF; and
- private equity investments located primarily in Canada and the U.S., allocated in a manner consistent with the Manager's expertise and its views on the most compelling investment regions and opportunities.

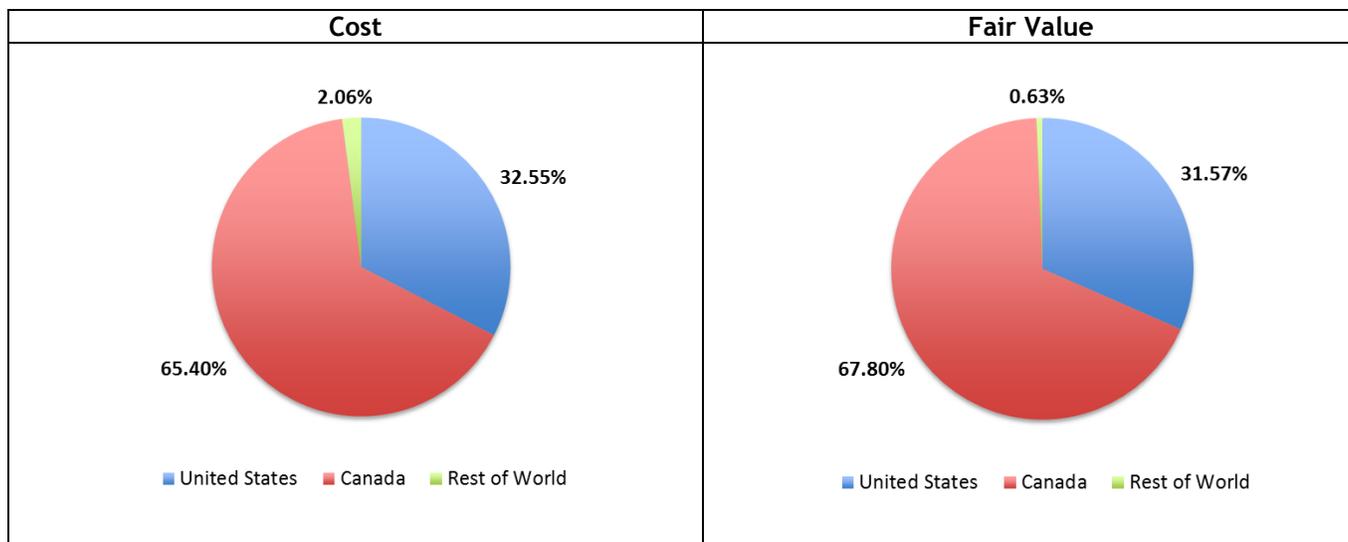
The investment strategy used to construct the portfolio of KPEF relies upon the Manager's proactive sourcing of proprietary deal flow and active management of the portfolio. This investment strategy is also designed to provide investors with access to private equity investments that would otherwise be unavailable to them, by capitalizing on the Manager's relationships with leading private equity fund managers, and from the scale achieved from combining their resources with other investors in KPEF.

As at March 31, 2018, KPEF held investments in 31 primary funds, 3 independent secondary fund portfolios, 20 direct investments, and 2 funds of funds. The Manager continues to review private equity investment opportunities on an ongoing basis in order to best achieve KPEF's investment objective.

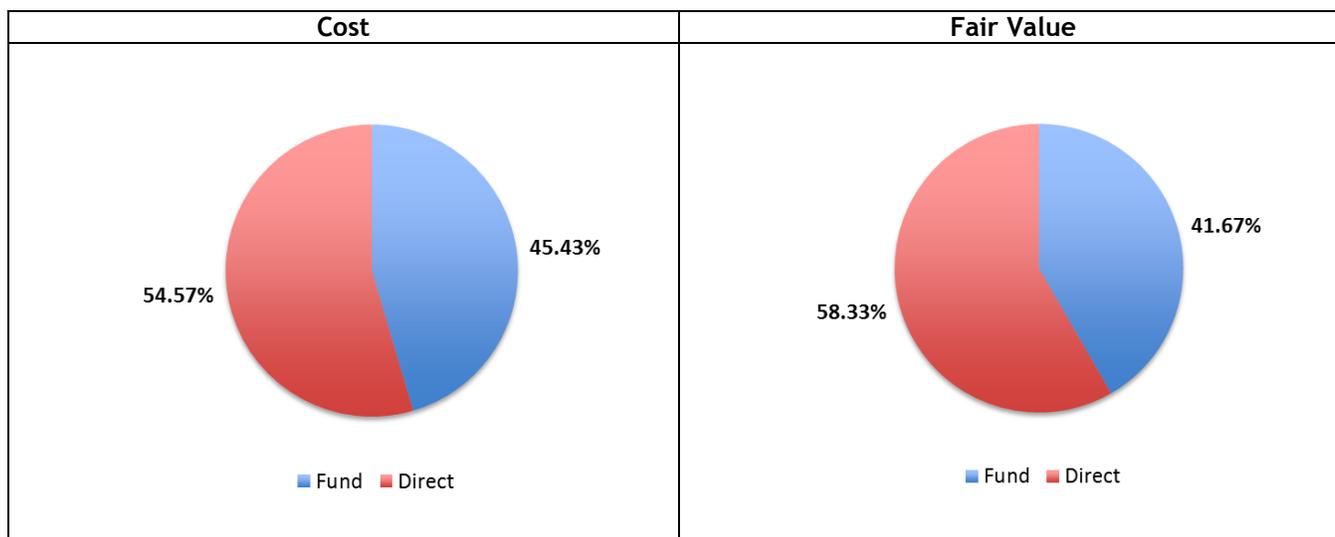
In accordance with the Declaration of Trust governing KPEF, the Manager has the responsibility for establishing target portfolio weighting guidelines by geographic region, investment type and investment sector, with the expectation that the actual weightings will vary over time depending on market conditions and available opportunities, among other factors.

The portfolio allocations weightings at March 31, 2018 are set out below:

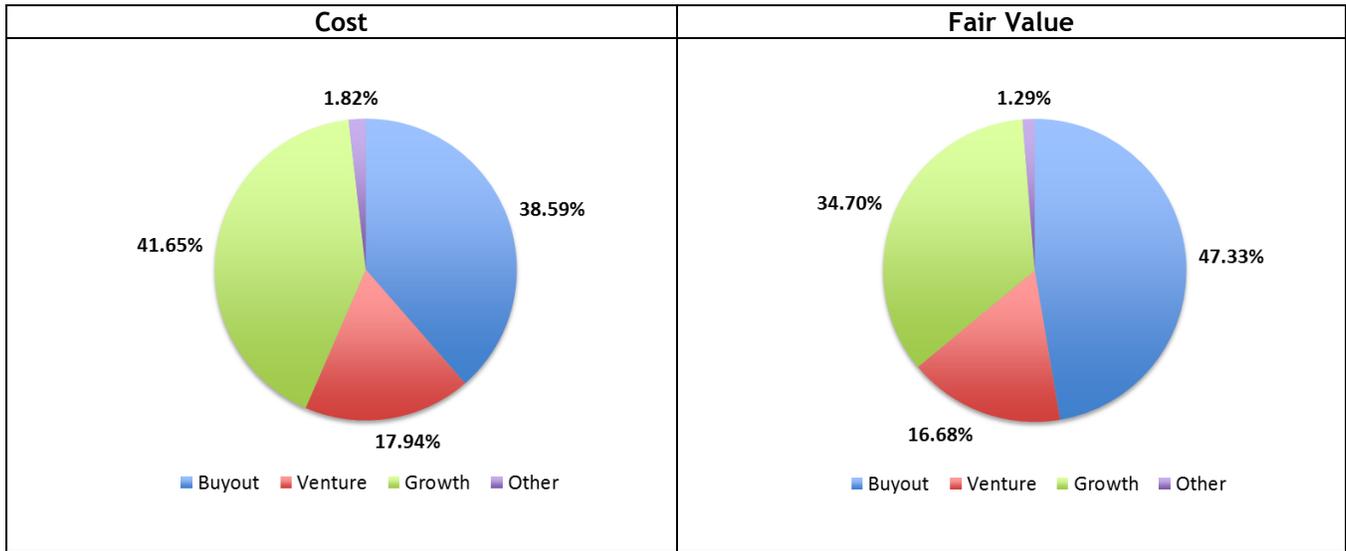
By geographic region:



By investment type:

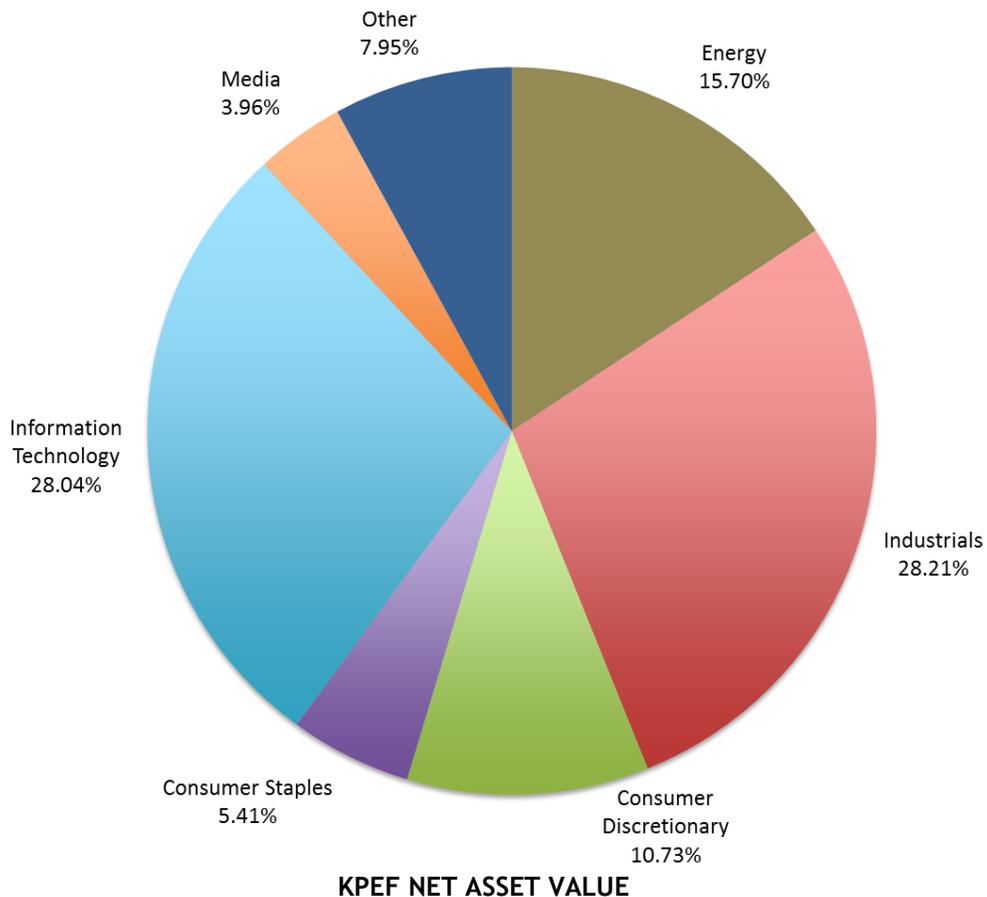


By sector:



In addition to the 20 direct investments in private companies, the KPEF portfolio as of March 31, 2018, includes Underlying Investments in indirect investments in private companies through primary and secondary fund portfolios, and much smaller indirect investments in many additional private companies through the fund of funds portfolios. These companies are diversified across multiple industry sectors, as set out in the chart below.

***KPEF Industry Weightings of Private Equity Investments (Fair Value)
March 31, 2018***



Underlying Investments:

As at March 31, 2018, KPEF held Underlying Investments in private equity totaling \$178.9 million representing 73.3% of the NAV. During the year, KPEF realized certain private equity investments, resulting in a shift from unrealized gains reported in prior years to realized gains in the current year. Excluding the impact of net new subscriptions and distributions of \$61.7 million, the net asset value of Underlying Investments increased by \$31.3 million during the year.

Liquid Investments:

KPEF invests directly in Underlying Funds by committing and advancing capital as such amounts are drawn down by the respective managers of the Underlying Funds. Capital held by KPEF pending investment in private equity investments is invested in a variety of financial products (“Liquid Investments”) such as government securities, money market instruments and investment-grade securities, as well as listed securities of private equity funds and other securities consistent with the overall objectives of liquidity, capital preservation and an appropriate return.

As at March 31, 2018, KPEF held Liquid Investments totalling \$65.6 million, representing an increase of \$41.8 million over the \$23.8 million of Liquid Investments held at March 31, 2017. At March 31, 2018, Liquid Investments comprised 26.9% of the NAV. The Manager expects most of that liquidity to be used in the coming months as several investments that have been in due diligence and documentation are closed.

	March 31, 2018			March 31, 2017		
	Cost (CAD)	Estimated Fair Value (CAD)	% of Fund's Net Assets	Cost (CAD)	Estimated Fair Value (CAD)	% of Fund's Net Assets
Cash	33,905,354	33,905,354	13.9%	8,785,529	8,785,529	5.8%
Kensington Hedge Fund I*	13,773,575	16,149,843	6.6%	13,773,575	15,000,608	9.9%
GIC Investment	15,500,000	15,515,150	6.4%	-	-	0.0%
	63,178,929	65,570,347	26.9%	22,559,104	23,786,137	15.7%

* This fund is also managed by the Manager - see “Related Party Transactions”.

Management Expense Ratio:

KPEF’s Management Expense Ratio (MER) is reported in accordance with applicable accounting standards and securities laws. The MER is based on total expenses for the stated period and is expressed as an annualized percentage of the net average assets during the period. The reported MER for KPEF includes expenses incurred by Underlying Funds. Unlike typical mutual fund expenses, the expenses incurred by these Underlying Funds will be recovered by KPEF prior to any such Underlying Fund’s managers earning a performance fee. The recoveries of these expenses will be recorded as portfolio gains at the appropriate times and will not be reflected in any adjustment to the MER at those times. The Manager has also calculated the unrecoverable portion of the MER during the relevant periods (“Unrecoverable MER”), as the reported MER less the amounts expected to be recovered from Underlying Funds as described above.

	Year Ended March 31, 2018				Year Ended March 31, 2017			
	Class A Units	Class F Units	Class E Units	Class G Units	Class A Units	Class F Units	Class E Units	Class G Units
Net Asset Value	4,907,318	1,622,259	65,334,038	172,114,383	9,150,064	1,468,109	41,584,503	98,729,769
Units Outstanding	188,795	58,734	2,761,372	6,708,915	393,291	59,777	1,939,107	4,303,072
Management expense ratio %	3.77%	3.43%	4.82%	3.61%	4.28%	3.86%	5.78%	4.63%
Unrecoverable management expense ratio %	3.26%	2.89%	4.27%	3.06%	3.43%	2.99%	4.89%	3.72%

Selected Financial Data:

The following table shows selected key financial information about KPEF and is intended to summarize the KPEF financial performance for the year ended March 31, 2018 as well as the last three years ended March 31, 2017, 2016 and 2015. The information is derived from the KPEF financial statements.

	For the year ended March 31, 2018				For the year ended March 31, 2017			
	Class A	Class F	Class E	Class G	Class A	Class F	Class E	Class G
	\$	\$	\$	\$	\$	\$	\$	\$
Total operating income	959,479	272,507	10,510,574	27,069,950	1,353,552	209,632	5,626,428	11,972,153
Total profit/(loss)	700,004	222,725	7,975,329	22,464,462	961,272	158,188	3,685,350	8,881,446
Total profit/(loss) attributable per-unit basis	2.40	3.82	3.27	4.08	2.29	2.72	2.22	2.86
Total net assets	4,907,318	1,622,259	65,334,038	172,114,383	9,150,064	1,468,109	41,584,503	98,729,769
Distributions declared and paid	0.72	0.72	0.72	0.72	1.95	1.95	1.95	1.95

	For the year ended March 31, 2016				For the year ended March 31, 2015			
	Class A	Class F	Class E	Class G	Class A	Class F	Class E	Class G
	\$	\$	\$	\$	\$	\$	\$	\$
Total operating income	1,382,291	180,211	4,060,734	7,746,672	2,201,287	242,059	4,455,149	9,264,895
Total profit/(loss)	960,938	132,192	2,548,941	5,455,828	1,785,055	203,408	3,307,787	7,222,946
Total profit/(loss) attributable per-unit basis	2.21	2.47	2.00	2.34	3.75	4.25	3.76	3.73
Total net assets	9,812,475	1,328,391	31,891,554	58,305,922	9,775,404	1,167,411	23,280,263	43,511,330
Distributions declared and paid	1.32	1.32	1.32	1.32	3.56	3.56	3.56	3.56

KPEF UNITS ISSUED AND OUTSTANDING

As of March 31, 2018, KPEF had issued four classes of Units, Class A Units, Class F Units, Class E Units and Class G Units. As of March 31, 2018, KPEF had issued (net of redemptions and conversions) 188,795 Class A Units, 58,734 Class F Units, 2,761,372 Class E Units and 6,708,915 Class G Units for total net proceeds of \$205,824,667. The four classes of units are collectively and interchangeably referred to herein as the “Units”. Holders of Units are collectively referred to herein as the “Unitholders”. The Class E Units and Class G Units are currently available for subscription.

Units of KPEF are listed on FundSERV, under the symbol KEN 100 (Class A Units), KEN 105 (Class E Units), KEN 110 (Class F Units), and KEN 115 (Class G Units). Current NAV information is provided directly to investment accounts through Fundata.

All amounts stated throughout this report are in Canadian dollars unless otherwise noted.

RELATED PARTY TRANSCATIONS

The KPEF investment portfolio includes investments in three funds managed by the Manager: KPEF has invested \$13,773,575 in Kensington Hedge Fund 1, KPEF has invested \$4,504,946 in Kensington Direct Venture Fund, LP and KPEF has committed \$23,850,000 to Kensington Venture Fund, LP, which will be drawn down by that fund over a 13-year period. As of March 31, 2018, the total amount funded by KPEF into Kensington Venture Fund was \$2,511,714. In each case, these related party investments have been structured to ensure there is no duplication of management fees paid by KPEF to the Manager.

RISK FACTORS

KPEF is subject to a number of risks, including all of the risks described in the KPEF Annual Information Form dated March 31, 2018.

FORWARD LOOKING STATEMENTS

This document may contain forward-looking statements relating to anticipated future events, results, circumstances, performance or expectations that are not historical facts but instead represent the Manager’s expectations regarding future events. By their nature, forward-looking statements must be based on assumptions and are subject to inherent risks and uncertainties. There is significant risk that predictions and other forward-looking statements will not prove to be accurate. Readers of this document are cautioned not to place undue reliance on forward-looking statements as a number of factors could cause actual future results, conditions, actions or events to differ materially from the targets, expectations, estimates or intentions expressed in the forward-looking statements. Actual results may differ materially from the Manager’s

expectations as projected in such forward-looking statements for a variety of reasons, including but not limited to market and general economic conditions, interest rates, foreign exchange rates, regulatory and statutory developments, the effects of competition in the geographic and business areas in which KPEF may invest and the risks detailed from time to time in KPEF's Offering Memorandum, Annual Information Form and other investor documentation. The foregoing list of factors is not exhaustive and when relying on forward-looking statements to make decisions with respect to investing in KPEF, investors and others should carefully consider these factors, as well as other uncertainties and potential events, and the inherent uncertainty of forward-looking statements. Due to the potential impact of these factors, neither KPEF nor the Manager undertakes, and specifically disclaims, any intention or obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, unless required by applicable law.