



KENSINGTON PRIVATE EQUITY FUND

MANAGEMENT DISCUSSION AND ANALYSIS
AND FINANCIAL STATEMENTS

FOR THE QUARTER ENDED
JUNE 30, 2018

August 15, 2018

This management discussion and analysis of the Kensington Private Equity Fund contains financial highlights as well as the financial statements for the quarter ended June 30, 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 quarter ended June 30, 2018:

- The Net Asset Value (NAV) of KPEF increased by approximately \$48.0 million, consisting of new subscriptions received from investors, together with unrealized gains.

The NAV per Unit increased during the period by 4.9%, 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 period (new subscriptions, conversions, distributions and redemptions of Units). The comparable return for the same period last year was 6.9%.

- KPEF completed one new direct investment.
 - Kenona Industries Inc. is a high-volume precision machining company servicing the automotive industry.
- KPEF made commitments to two new Underlying Funds: Capital Partners Private Equity Income Fund III LLC and Georgian Partners Growth Fund IV LP
- KPEF exchanged units with two funds managed by the Manager: Kensington Fund of Funds II and Kensington International Private Equity Fund I, 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. Increasingly, the lines between venture and buyout stage companies is blurred as technology risk shifts from implementation risk to the risk of not adopting technological advances.

Economic Environment

The economic environment is shifting and may have passed its peak. While employment is high and capacity is close to full utilization, we are just beginning to see price and wage increases because of basic supply and demand. Lumber prices have dropped from their highs and lumber buyers are not being aggressive in building or maintaining inventories. That reflects some uncertainty about the continuing strength of housing starts. Automobile and light truck volumes have dropped slightly as well. These industries are important drivers of the broad economy and we point them out as indicators, not as definers of what is going on. Overlaying the basic economy is the tariff action being threatened or imposed in different regions. These could cause meaningful damage to trade and as a result to global economic activity. While the Fund continues to enjoy gains from the sale of mature portfolio companies, the Manager is concentrating its new investments on recession resistant companies with little cross border trade exposure. Technology and expertise are difficult to tax, so a tremendous amount of our time is spent in the identification of opportunities to invest away from the trade war risk.

Current Private Equity Market Conditions

The Manager's investment thesis is to partner with strong management teams to build companies. We look for opportunities to create a step change in value through the combination of our resources with those of management. That applies as much to fund investments as it does to direct investments and it applies from venture through growth and buyout stage investments. We try to make each company much easier to acquire. We believe that a company that would be a great acquisition is also a company that is wonderful to own and because of our somewhat unique permanent capital structure in the private equity market, we do not have to sell good businesses. Our deal flow is a combination of companies seeking growth capital and companies whose owners want to retire. Given the high price expectations that result from a long period of economic growth, we must be selective about where we invest. One benefit of being in business for over two decades is the network of business owners and fund managers we have developed. Relationships are the key to proprietary opportunities. The global capital available to invest in private companies is very large. 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. It also creates a longer-term opportunity to find buyers of companies that have been made very easy to buy through the efforts of our strong management teams.

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 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, but the economic risks are meaningful, and a slowdown is possible. The bright side of a slowdown is the buying opportunities that arise.

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.

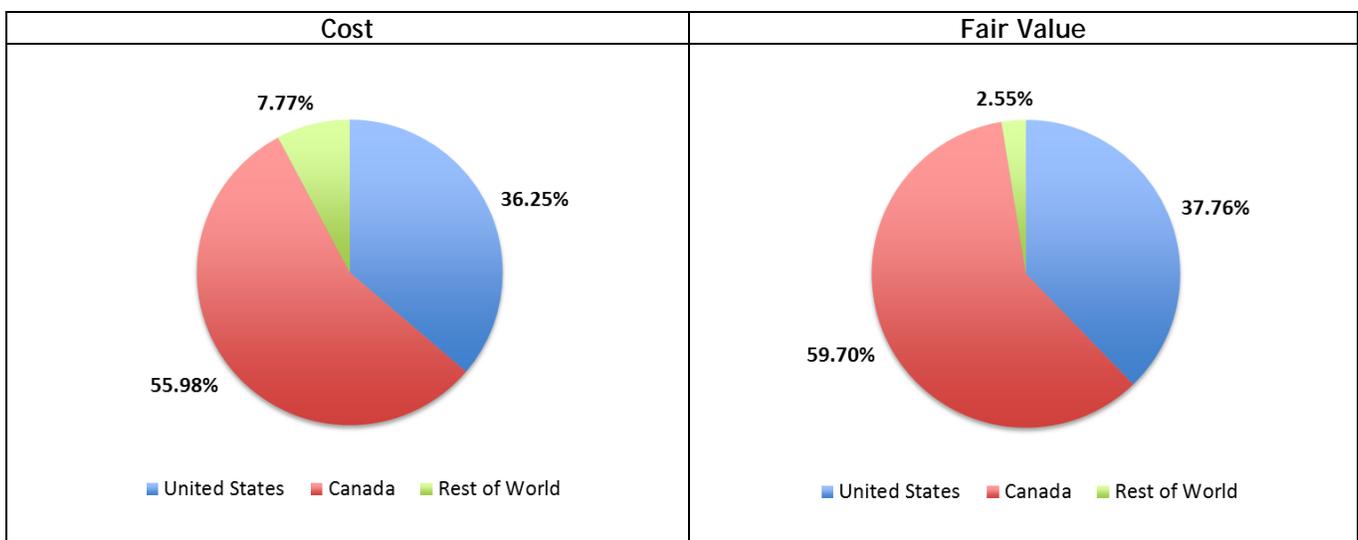
The investment strategy used to construct the portfolio of KPEF relies upon the Manager's proactive sourcing of proprietary deal flow and active management of the portfolio. This investment strategy is also designed to provide investors with access to private equity investments that would otherwise be 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 June 30, 2018, KPEF held investments in 33 primary funds, 3 independent secondary fund portfolios, 21 direct investments, and 4 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.

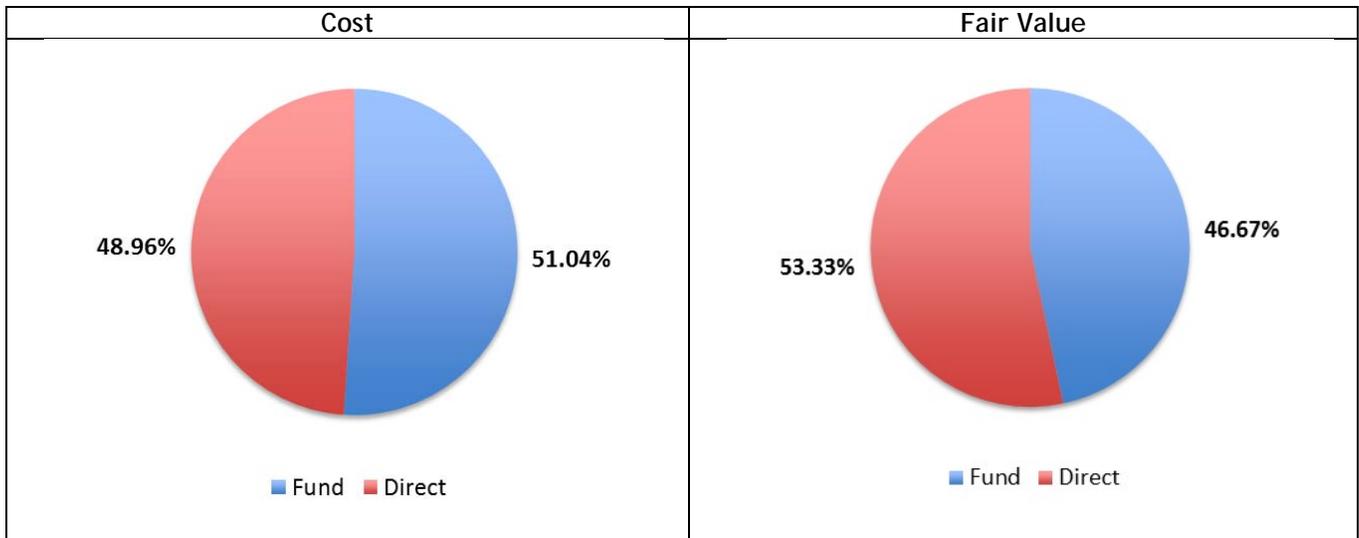
In accordance with the Declaration of Trust governing KPEF, the Manager has the responsibility for establishing target portfolio weighting guidelines by geographic region, investment type and investment sector, with the expectation that the actual weightings will vary over time depending on market conditions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

The portfolio allocations weightings at June 30, 2018 are set out below:

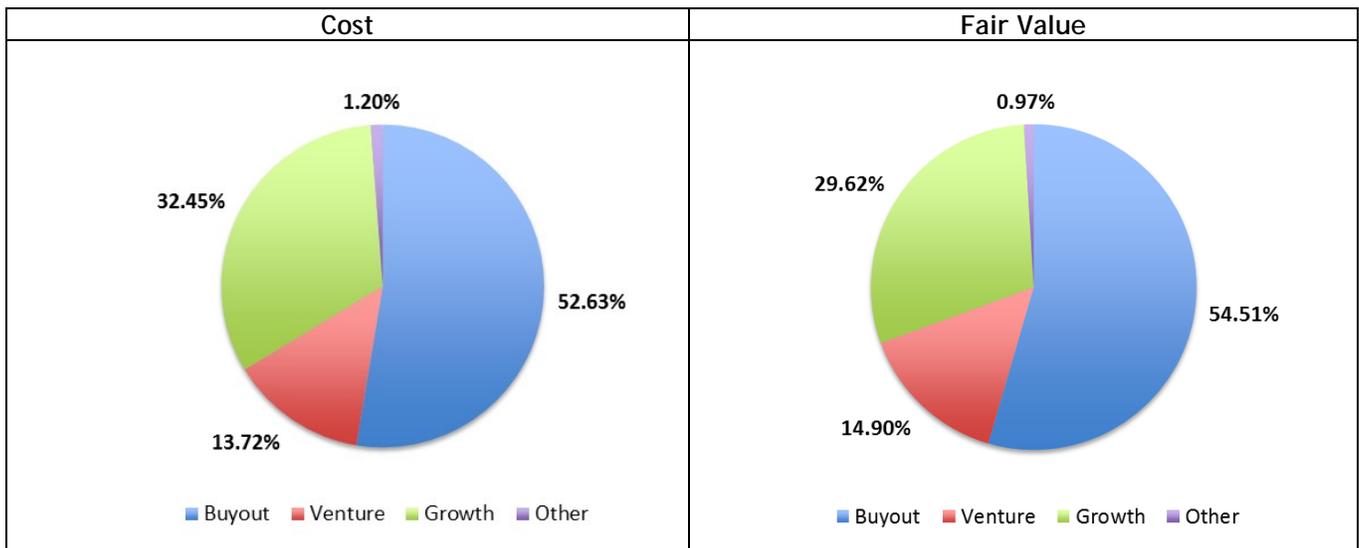
By geographic region:



By investment type:

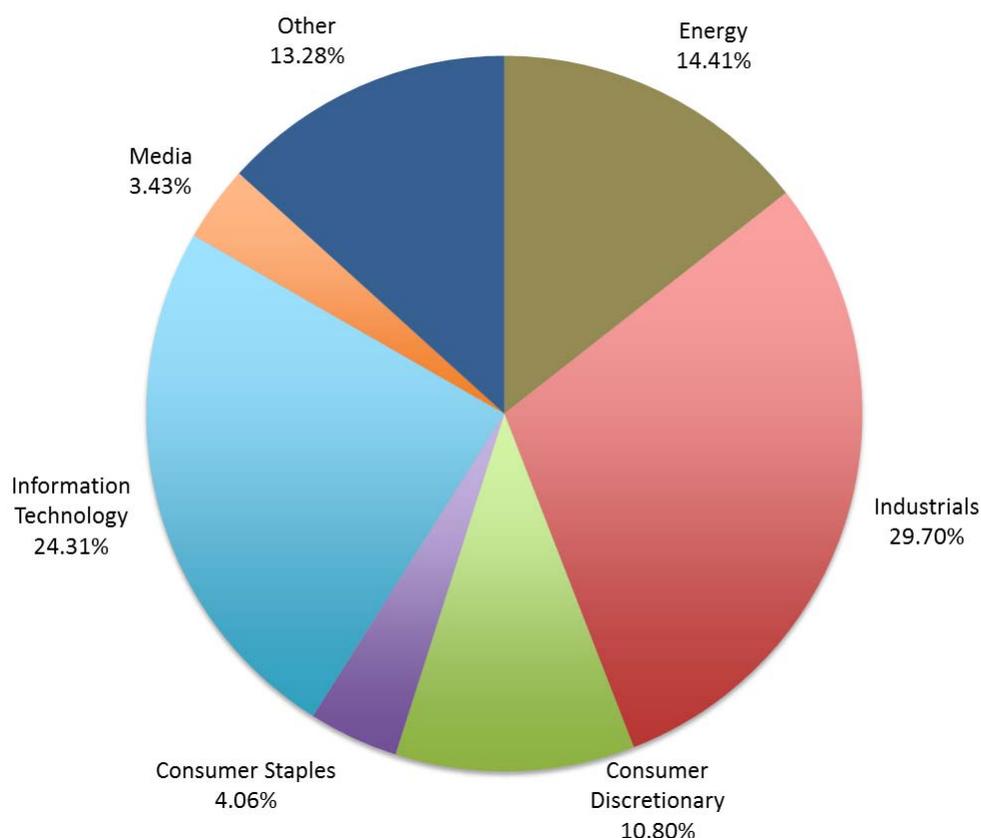


By sector:



In addition to the 21 direct investments in private companies, the KPEF portfolio as of June 30, 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)
June 30, 2018*



KPEF NET ASSET VALUE

Underlying Investments:

As at June 30, 2018, KPEF held Underlying Investments in private equity totaling \$239.9 million representing 82.2% of the NAV. During the period, KPEF realized certain private equity investments, resulting in a shift from unrealized gains reported in prior periods to realized gains in the current period. Excluding the impact of net new subscriptions of \$44.7 million, the net asset value of Underlying Investments increased by \$3.3 million during the period.

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 June 30, 2018, KPEF held Liquid Investments totalling \$52.0 million, representing a decrease of \$13.6 million from the \$65.6 million of Liquid Investments held at March 31, 2018. At June 30, 2018, Liquid Investments comprised 17.8% 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.

	June 30, 2018			March 31, 2018		
	Cost (CAD)	Estimated Fair Value (CAD)	% of Fund's Net Assets	Cost (CAD)	Estimated Fair Value (CAD)	% of Fund's Net Assets
Cash	15,220,583	15,220,583	5.2%	33,905,354	33,905,354	13.9%
Kensington Hedge Fund I*	18,773,575	21,290,372	7.3%	13,773,575	16,149,843	6.6%
GIC Investment	15,500,000	15,537,319	5.3%	15,500,000	15,515,150	6.4%
	49,494,158	52,048,275	17.8%	63,178,929	65,570,347	26.9%

* 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.

	Period Ended June 30, 2018				Year Ended March 31, 2018			
	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	4,956,537	1,640,333	66,759,055	218,651,082	4,907,318	1,622,259	65,334,038	172,114,383
Units Outstanding	188,795	58,734	2,797,944	8,447,806	188,795	58,734	2,761,372	6,708,915
Management expense ratio %	3.22%	2.78%	3.63%	2.56%	3.77%	3.43%	4.82%	3.61%
Unrecoverable management expense ratio %	2.74%	2.29%	3.14%	2.06%	3.26%	2.89%	4.27%	3.06%

Selected Financial Data:

The following table shows selected key financial information about KPEF and is intended to summarize the KPEF financial performance for the period ended June 30, 2018 as well as the last three years ended March 31, 2018, 2017 and 2016. The information is derived from the KPEF financial statements.

	For the quarter ended June 30, 2018				For the year ended March 31, 2018			
	Class A	Class F	Class E	Class G	Class A	Class F	Class E	Class G
	\$	\$	\$	\$	\$	\$	\$	\$
Total operating income	88,632	29,319	1,193,450	3,741,109	959,479	272,507	10,510,574	27,069,950
Total profit/(loss)	49,219	18,074	600,023	2,618,790	700,004	222,725	7,975,329	22,464,462
Total profit/(loss) attributable per-unit basis	0.26	0.31	0.22	0.38	2.40	3.82	3.27	4.08
Total net assets	4,956,537	1,640,333	66,759,055	218,651,082	4,907,318	1,622,259	65,334,038	172,114,383
Distributions declared and paid	-	-	-	-	0.72	0.72	0.72	0.72

	For the year ended March 31, 2017				For the year ended March 31, 2016			
	Class A	Class F	Class E	Class G	Class A	Class F	Class E	Class G
	\$	\$	\$	\$	\$	\$	\$	\$
Total operating income	1,353,552	209,632	5,626,428	11,972,153	1,382,291	180,211	4,060,734	7,746,672
Total profit/(loss)	961,272	158,188	3,685,350	8,881,446	960,938	132,192	2,548,941	5,455,828
Total profit/(loss) attributable per-unit basis	2.29	2.72	2.22	2.86	2.21	2.47	2.00	2.34
Total net assets	9,150,064	1,468,109	41,584,503	98,729,769	9,812,475	1,328,391	31,891,554	58,305,922
Distributions declared and paid	1.95	1.95	1.95	1.95	1.32	1.32	1.32	1.32

KPEF UNITS ISSUED AND OUTSTANDING

As of June 30, 2018, KPEF had issued four classes of Units, Class A Units, Class F Units, Class E Units and Class G Units. As of June 30, 2018, KPEF had issued (net of redemptions and conversions) 188,795 Class A Units, 58,734 Class F Units, 2,797,944 Class E Units and 8,447,806 Class G Units for total net proceeds of \$250,567,572. 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 five funds managed by the Manager: KPEF has invested \$18,773,575 in Kensington Hedge Fund 1, KPEF has invested \$4,504,946 in Kensington Direct Venture Fund, KPEF has exchanged units with Kensington Fund of Funds II and Kensington International Private Equity Fund I at a cost base of \$16,010,798 and \$16,926,082 respectively, 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 June 30, 2019, the total amount funded by KPEF into Kensington Venture Fund was \$6,089,214. 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 June 29, 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.