

30 September 2011

ASX Code QSS

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**ASX ANNOUNCEMENT**

Questus Limited ("Questus") is pleased to announce that it has agreed to undertake a convertible note issue for \$500,000 with the Impact Group QLD Pty Ltd ("Impact") an experienced home builder and developer based in Queensland.

Impact is a substantial Queensland builder and developer who is a strategic partner of Questus for the delivery of NRAS properties in Queensland under the current Round two and three of the NRAS.

Questus Funds Management Limited (QFML) a wholly owned subsidiary of Questus has to date received 1,135 NRAS entitlements in Queensland for delivery.

The convertible note issue is an Unsecured Non-Interest Bearing Convertible Note of \$500,000 issued to Impact convertible at the Noteholder's discretion at a 20% discount to the 90day VWAP, with a term of 12 months, which is being undertaken pursuant to S708 of the Corporations Act (Cwth) 2001 and falls within the Company's 15% placement capacity under ASX Listing Rule 7.1 and is not subject to shareholders' approval.

The funds will be used for additional working capital for the continued expansion of the Company's delivery of NRAS properties nationally.

ENDS

**About Questus Limited**

***Questus Limited (QSS) is an Australian Securities Exchange listed Western Australian based funds and investment company.***

***Questus Limited is focused on providing innovative investment solutions for a range of investment funds, property based trusts, syndicates, super fund property warrants and capital structuring services.***

***Questus was founded in 2003 and brings a wealth of experience and an established reputation in developing innovative and boutique investment products for the wholesale and retail investment markets.***

For further information contact:

David Somerville  
Chairman  
Questus Limited  
T: +61 8 6310 5040