

18 November 2013

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**CHAIRMAN'S ADDRESS PRESENTED AT QUESTUS LIMITED
ANNUAL GENERAL MEETING 9:00AM, 18 NOVEMBER 2013**

Introduction and Welcome

Good morning Ladies and Gentlemen.

My name is David Somerville and I am the Executive Chairman of Questus Limited.

I would like to welcome all shareholders and guests to the 2013 Annual General Meeting of the Company.

Before we commence with the formal business of this meeting, I would like to take this opportunity to introduce you to my fellow directors, Robert Olde, Peter Chan and provide apologies for Ms Katherine Ang.

I would also like to introduce Ms Elizabeth Lee and Mr Mark Adams, our Company Secretaries.

I would also like to introduce Mr Tutu Phong, Audit Partner at RSM Bird Cameron, the Company's auditor, who is in attendance in the room to answer any queries shareholders may wish to address to him.

As there is a quorum present, I therefore declare the meeting open.

Chairman's Address and Presentation

I am pleased to present to you today, the Chairman's address to the shareholders of Questus Limited.

Financial Performance 2013

As advised in our Annual Report to Shareholders, the results for the financial year reflect a profit for the year of \$199,062. This is a substantial turnaround for the company after losses in 2012 of \$5.4M and 2011 of \$896,283.

The company continues to focus its core activities in the delivery of affordable housing in collaboration with major National Builders and Developers and Community Housing Providers

across Australia.

The delivery of NRAS dwellings has seen revenue for the company to grow, from a low base of \$2.6M in 2012 to \$5.4M in 2013, and is expected to continue to grow through completion of NRAS dwellings through to 2016.

NRAS Entitlements

Questus is a major participant in the NRAS sector. At present Questus is holding allocations for some 3,770 entitlements to deliver affordable housing dwellings across Australia. Of these, some are held in consortium with Developers and Builders, and some are being applied to Questus developments, which has become a larger focus of our business since the inclusion of Crest Capital as a major shareholder and funder.

The total allocations held by Questus are 3,770, which is comprised of:

Completed and Tenanted – 1,400

Under Construction – 1,100

For delivery by 2014 – 2,970

For delivery by 2016 - 800

Round 5 NRAS Applications

Questus have been active in pursuing further NRAS allocations under the recently closed Round 5 application process. Again, partnering with major developers and Community Housing Providers, Questus has participated in applications in Western Australia, South Australia, Victoria, New South Wales, Queensland and Tasmania.

Applications have been made both under our traditional retail model, the Questus Residential Investment Fund and under the new wholesale model, the Questus Affordable Housing Trust. These applications are currently under assessment, with decisions to be made on these applications expected to be made in early 2014, with a delivery through to 2016.

Development Activities

The provision of Development Funding by Crest Capital has enabled Questus to now participate fully in the development activities and profits on the delivery of NRAS dwellings across Australia.

Questus currently has 8 projects under construction in Rockingham, Erskine, Dunsborough, Broome and South Hedland. A proposed 7 additional projects are in various stages of initiation in

Western Australia, 3 in South Australia, and a number being considered in New South Wales. A successful application under Round 5 of the Questus Affordable Housing Trust will increase our development activities and pipeline going forward.

Future Activities

Questus has over recent years expanded considerable costs and energy in developing investment vehicles to facilitate participation in the Australian Affordable Housing sector. With the support and consideration of Crest Capital, Questus is intending to increase its activities in this growing and high need area. The relationships built with our Community Housing partners and major builders and developers have assisted in creating the following new investment vehicles.

The **Questus Affordable Housing Trust** is a wholesale investor in the delivery of NRAS dwellings in collaboration with both the Federal and State Governments.

The **Questus Community Infrastructure Fund** was established to participate in the delivery of affordable housing in the Community Housing Provider sector. A non-NRAS structured funding solution to deliver affordable housing in collaboration with State Governments and Community Housing Providers.

The **Australia Property Income Fund** is a complying investment under the Australian Significant Investor Visa Program and is a regulated Australian Investment Scheme. This fund only invests into Direct Property and Property Financial Assets, with the investment safeguarded through a structure of asset collateralisation and loss underwriting.

In conjunction with the NRAS to support DisabilityCare Australia, the **Questus Disability Housing Trust** is a proposed charitable investment trust providing ancillary disability housing to eligible tenants in collaboration with Disability Care Providers.

The Future

The Board of Questus is extremely positive about the future of Questus in its new restructured format, with the result of those activities now coming to fruition, and being evidenced in our increased turnover and recovery to profitability.

The development of new investment funds, supported by Crest Capital, is seeing new opportunities and potential being created, and the Board strongly believes that the company has an exciting and prosperous future.

Directors

The 2013 financial year has also seen a number of changes within the Board. Peter Chan and Katherine Ang of Crest Capital joined the Board in December 2012, after the recapitalisation of Questus. They have made very significant contributions to the activities of the company and its future directions.

In March we saw the departure of an executive director, Robert Olde. Robert had been a Board member since Questus was originally formed and was a major part of the company's evolution and listing in 2007. Robert continues as a non-executive director, and my personal thanks are extended to Robert for his efforts and commitment over the last 10 years.

In October Maurice Oteri resigned from the Board, and the Board wishes to thank Maurice for his contribution to the company during his time as a Director.

Closing

In closing, I would firstly like to thank the Shareholders for their continued support, the Board and particularly the staff for their untiring efforts and extraordinary commitment to the company.

This concludes the Chairman's address

ENDS

For further information please contact:

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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.