

QUESTUS LIMITED

*Annual General Meeting
18 November 2013*



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QUESTUS

AGM Agenda



- AGM Opening
- Chairman's Address
- General Business
- Questions
- Close

Chairman's Address



- Financial Performance 2013
- NRAS Entitlements
- Round 5 NRAS Applications
- Development Activities
- Affordable Housing Initiatives
- The Future
- Directors

Financial Performance 2013



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



NRAS Entitlements

- At present, Questus holds allocations for some 3,770 entitlements to deliver affordable housing dwellings across Australia.
- The total allocations held by Questus are 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

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



Development Activities

- Development funding by Crest Capital has enabled Questus to now participate fully in the development activities and profits on the delivery of NRAS dwellings.
- 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 WA, 3 in SA and a number being considered in NSW.



Affordable Housing Initiatives

- **Questus Affordable Housing Trust (QAHT)**

The QAHT is a wholesale investor in the delivery of NRAS dwellings in collaboration with both the Federal and State Governments.

- **Questus Community Infrastructure Fund (QCIF)**

Questus has established the QCIF 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 Government and Community Housing Providers.

- **Australia Property Income Fund (APIF)**

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

- **Questus Disability Housing Trust (QDHT)**

In conjunction with the NRAS to support DisabilityCare Australia, QDHT 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.

The Board strongly believes that the company has an exciting and prosperous future.

Directors



- The past year has seen a number of changes within the Board.
- Peter Chan and Katherine Ang of Crest Capital joined the Board in December 2012, after the Crest Capital recapitalisation of Questus.
- March 2013 saw the departure of an executive director, Robert Olde. Robert had been a Board member since Questus was originally formed, and continues as a non-executive director.
- Maurice Oteri resigned from the Board in October 2013, and the Board wishes to thank Mr Oteri for his contribution to the company during his time as a Director.



Resolutions

1. Adoption of Remuneration Report.
2. Election of a Director – Mr Peter Pee Teck Chan.
3. Election of a Director – Ms Katherine Siew Ling Ang.
4. Re-election of a Director – Mr David James Somerville.



Proxy Results

1. Resolution 1

For	Against	Abstain	Open
66,214,392	400	0	140,000

2. Resolution 2

For	Against	Abstain	Open
16,398,290	400	49,816,102	140,000

3. Resolution 3

For	Against	Abstain	Open
16,398,290	400	49,816,102	140,000

4. Resolution 4

For	Against	Abstain	Open
66,214,392	400	0	140,000

Questions?

