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**CHAIRMAN'S ADDRESS PRESENTED AT QUESTUS LIMITED
ANNUAL GENERAL MEETING 10:00AM, 26 NOVEMBER 2012**

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 2012 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 and Maurice Oteri.

Ms Elizabeth Lee, our Company Secretary is attending via video/teleconference today.

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.

As all Shareholders are aware, and has been extensively reported, 2011/12 has been a year of extreme fortunes for the Company.

The recent General Meeting of Shareholders saw the completion of a major corporate restructure for the Company by the issue of 51% of capital in the company to Crest Capital Asia Pte Ltd (Crest Capital).

This corporate restructure was required to provide a recapitalisation following a Statutory Demand being issued by Bank of Queensland on the Company, for \$13.5 million. This was in respect to a guarantee and indemnity provided by the Company for the repayment of loans by the Questus Land Development Fund.

The subsequent agreement to recapitalise the Company enabled full and final settlement with Bank of Queensland, and the opportunity for the Company to refocus its business activities on the

delivery of National Rental Affordability Scheme (NRAS) dwellings across Australia.

The culmination of this extensive period of uncertainty for the Company has seen an opportunity for shareholders to achieve value following the shares in the Company having been reinstated, and in a strategic partnership with Crest Capital , Questus now has the capacity to achieve its lofty goals.

Results

The results of the Company for the financial year reflects a substantial write down in asset values and debts associated with the Company's land development activities over the last 5 years and has resulted in a loss after income tax of \$5,343,535 for the period. These writedowns effectively "clean the slate" for the Company, and with the successful defending of a Land Fund related litigation, as was recently reported in the press, the Board are now confident that the future focus of the Company will be driving profits and value to Shareholders.

ReCapitalisation – Crest Capital Asia Pte Ltd

The Board of Questus is extremely pleased with the outcome of the recapitalisation. As a Company, it would be difficult to find a more suitable strategically aligned partner than Crest Capital.

Crest Capital is a Singapore-based private equity and fund manager with Australian investments in the retirement housing and NRAS real estate development sectors. Crest Capital is a substantial private equity investor with about US\$1 billion in funds under management, with offices in Singapore and also in Jakarta and Beijing.

The recapitalisation has seen Crest Capital acquire a 51% interest in the Company in consideration for the provision of the following to the Company, a:

- \$10 million Working Capital Facility; and
- \$20 million Development Loan Facility for the development of NRAS properties, and
- \$100 million Property Acquisition Funding Facility for the acquisition of property developments with NRAS allocations.

These facilities will provide the financial strength and capacity for the Company to really maximize its opportunities in the direction that Questus has sought to pursue – being the delivery and facilitation of affordable housing across Australia.

Until the opportunities created by Crest Capitals' funding lines had been engaged, Questus was purely a facilitator in the delivery of NRAS dwellings, that is, providing the structure to meet with the Federal Government requirements for NRAS, working with national development groups, introducing financial planners and marketing groups to the NRAS product, and deriving fees for the delivery of this service. This is an effective business model, which has seen strong support and recognition for our activities on a fee for service basis.

The profit potential is now significantly greater for the Company, as we now have the capacity to participate in the development profits of the underlying properties, and to provide mechanisms to ensure that wholesale margins are achieved in the building and construction of these project dwellings.

Questus has been a strong advocate of the NRAS program since its inception, and is now growing its opportunities as a result of activities being conducted across Australia with developers and Community Housing Organisations, not only within the NRAS sector, but also further co-joined development and funding opportunities in this area of major and growing concern – affordable housing across Australia.

NRAS

Questus has been issued with over 4,300 NRAS entitlements across Australia, for delivery by 2016. After a protracted start, the Company has now achieved sales of approximately 1600 and delivery rates of over 60 per month and accelerating, and to date over 600 properties have been completed and tenanted across Australia.

The Company has a strong focus in the North West of Western Australia with 1,578 NRAS dwellings to be delivered over the next 4 years. The first 38 of these properties went to market recently, and were all promptly sold. The Company now has a pipeline of 330 plus dwellings identified in the Pilbara towns of South Hedland, Newman, Exmouth and Karratha, and the Kimberley town of Broome, and expects this pipeline to continue to build and construction to escalate as we move to realise the NRAS delivery timetables over the coming years.

The recapitalisation of Questus now enables the opportunity for the Company to continue to expand its involvement in the NRAS sector, through partnerships with various government housing departments, and also enter into joint venture and development partnerships with the participants in the Community Housing sector.

The Company is also focused on the development and launch of its institutional NRAS model, for the large-scale delivery of affordable housing across Australia.

The Company has now cemented its position as the largest facilitator of NRAS dwellings in Australia, and is looking forward to a long and profitable association with Crest Capital in the Australian affordable housing market.

In closing, I would like to thank existing Shareholders for their continued support of the Company over these extremely difficult times, to all staff of the Company for their untiring commitment and loyalty to the Company, and to Peter Chan and his team at Crest Capital , as we all look forward towards a prosperous new future.

This concludes the Chairman's address

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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.