



31 January 2014

The Manager  
Company Announcements Platform  
Australian Stock Exchange

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## **INCREASE IN DEVELOPMENT FUNDING FOR QUESTUS LIMITED PROJECTS**

*ISSUE OF SECURITY DEEDS SUBJECT TO LISTING RULE 10.1 AS PER WAIVER  
GRANTED BY ASX ON 16 AUGUST 2013*

Further to the granting of a waiver by the ASC on 16 August 2013, the Company is pleased to advise that it has continued to progress its various development projects associated with the National Rental Affordability Scheme and the construction and delivery of affordable housing.

The Company is now one of the largest deliverers and managers of NRAS affordable housing in Australia and currently has projects in various stages of construction in locations across Western Australia, including Broome, South Hedland and Erskine, which are the recipient of funds advanced under the approved Security Deeds.

Crest Capital Asia Pte Limited is providing funding under the terms for Working Capital and Development funding as agreed in April 2012. As Crest Capital is a significant shareholder in the Company, the Company is required to update the market and shareholders of the various loans being drawn down from time to time under the Security Deed.

The Company is currently undertaking 12 development projects, with a planned delivery of at least 200 new NRAS dwellings in the next 10 months.

A schedule of the various facilities under the Security Deed, is contained in the attached schedule.

Yours faithfully

**Mr David Somerville**  
**Executive Chairman**

## **SCHEDULE OF SECURITY ARRANGEMENTS**

### Facility 1:

- Waranyjarri Estate, Broome WA

### Purpose:

- NRAS / Affordable housing project – 6 housing development sites

### Parties to Security Deed:

- Questus Asset Management Pty Ltd – Borrower
- Crest Capital Asia Pte Ltd – Lender
- Questus Limited – Guarantor
- Questus Funds Management Limited – NRAS Approved Participant

### Facility Amount

- \$1,500,000

### Facility Repayment:

- Full repayment of facility amount drawn down and interest accrued in March 2014

### Additional Security Provided:

- 17 Dalmatio Street, Bilingurr, Broome, Western Australia, more specifically described as Lot 176 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 422;
- 17 Sameshima Gardens, Bilingurr, Broome Western Australia, more specifically described as Lot 220 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 466;
- 13 Hin Way, Bilingurr, Broome, Western Australia, more specifically described as Lot 505 on Deposited Plan 72758 being the whole of the land in Certificate of Title Volume 2790 Folio 209;
- 29 Tomarito Crescent, Bilingurr, Broome, Western Australia, more specifically described as Lot 538 on Deposited Plan 72354 being the whole of the land in Certificate of Title Volume 2790 Folio 31;
- 10 Loping Pass, Bilingurr, Broome, Western Australia, more specifically described as Lot 554 on Deposited Plan 72354 being the whole of the land in Certificate of Title Volume 2790 Folio 47;
- 17 Dalmatio Street, Bilingurr, Broome, Western Australia, more specifically described as Lot 176 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 422;
- Security agreement between the NRAS Approved Participant and the Lender dated April 2012;
- Share mortgage granted by Questus Ltd over its shares in Questus Asset Management Pty Ltd dated 5 June 2013.

Facility 2:

- Dalmatio Apartments, Waranyjarri Estate, Broome WA

Purpose:

- NRAS / Affordable housing project – construction of 16 apartments.

Parties to Security Deed:

- Dalmatio Broome Pty Ltd – Borrower
- Crest Capital Asia Pte Ltd – Lender
- Questus Limited – Guarantor
- Questus Asset Management Pty Ltd – Guarantor
- Questus Funds Management Limited – NRAS Approved Participant

Facility Amount

- \$2,700,000

Facility Repayment:

- Full repayment of facility amount drawn down and interest accrued in June 2014

Additional Security Provided:

- 27 Dalmatio Street, Bilingurr, Western Australia, more specifically described as Lot 239 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 485;
- 25 Dalmatio Street, Bilingurr, Western Australia, more specifically described as Lot 240 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 486;
- 23 Dalmatio Street, Bilingurr, Western Australia, more specifically described as Lot 241 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 487;
- Security agreement between the NRAS Approved Participant and the Lender dated April 2012;
- Share mortgage granted by Questus Asset Management Pty Ltd over its shares in the Borrower dated 26 June 2013;
- General Security Agreement between the Borrower and the Lender dated 26 June 2013.

Facility 3:

- Erskine, WA

Purpose:

- NRAS / Affordable housing project – unit development sites.

Parties to Security Deed:

- Binnar Erskine Pty Ltd – Borrower
- Crest Capital Asia Pte Ltd – Lender
- Questus Limited – Guarantor
- Questus Asset Management Pty Ltd – Guarantor
- Questus Funds Management Limited – NRAS Approved Participant

Facility Amount:

- \$1,000,000

Facility Repayment:

- Full repayment of facility amount drawn down and interest accrued in April 2014

Additional Security Provided:

- Lot 109 Binnar Road, Erskine WA being more specifically known as Lot 109 on plan 20795 being deposited plan Volume 2049 Folio 891;
- Security agreement between the NRAS Approved Participant and the Lender dated April 2012;
- Share mortgage granted by Questus Asset Management over its shares in the Borrower dated 2 July 2013;
- General Security Agreement between the Borrower and the Lender dated 2 July 2013.

Facility 4:

- Nakamura, Waranyjarri Estate, Broome, WA

Purpose:

- NRAS / Affordable housing project – unit development sites.

Parties to Security Deed:

- Nakamura Broome Pty Ltd – Borrower
- Crest Capital Asia Pte Ltd – Lender
- Questus Limited – Guarantor
- Questus Asset Management Pty Ltd – Guarantor
- Questus Funds Management Limited – NRAS Approved Participant

Facility Amount:

- \$650,000

Facility Repayment:

- Full repayment of facility amount drawn down and interest accrued in April 2014

Additional Security Provided:

- 23 Nakamura Avenue, Bilingurr, Western Australia, more specifically described as Lot 112 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 358;
- 25 Nakamura Avenue, Bilingurr, Western Australia, more specifically described as Lot 111 on Deposited Plan 69434 being the whole of the land in Certificate of Title Volume 2771 Folio 357;
- Security agreement between the NRAS Approved Participant and the Lender dated April 2012;
- Share mortgage granted by Questus Asset Management Pty Ltd over its shares in the Borrower dated 26 June 2013;
- General Security Agreement between the Borrower and the Lender dated 26 June 2013.

Facility 5:

- KMD Estate, South Hedland, WA

Purpose:

- NRAS / Affordable housing project – house and land package development sites.

Parties to Security Deed:

- Questus Asset Management Pty Ltd – Borrower
- Crest Capital Asia Pte Ltd – Lender
- Questus Limited – Guarantor
- Questus Funds Management Limited – NRAS Approved Participant

Facility Amount:

- \$3,300,000

Facility Repayment:

- Full repayment of facility amount drawn down and interest accrued in March 2014

Additional Security Provided:

- 22 Etrick Circuit, South Hedland, Western Australia, more specifically described as Lot 6 on Deposited Plan 75539 being the whole of the land in Certificate of Title Volume 2817 Folio 104;
- 38 Etrick Circuit, South Hedland, Western Australia, more specifically described as Lot 14 on Deposited Plan 75539 being the whole of the land in Certificate of Title Volume 2817 Folio 112;
- 41 Etrick Circuit, South Hedland, Western Australia, more specifically described as Lot 21 on Deposited Plan 75539 being the whole of the land in Certificate of Title Volume 2817 Folio 119;
- 53 Etrick Circuit, South Hedland, Western Australia, more specifically described as Lot 27 on Deposited Plan 75539 being the whole of the land in Certificate of Title Volume 2817 Folio 125;
- 14 Limestone Road, South Hedland, Western Australia, more specifically described as Lot 47 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 148;
- 48 Barramine Loop, South Hedland, Western Australia, more specifically described as Lot 56 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 157;
- 28 Barramine Loop, South Hedland, Western Australia, more specifically described as Lot 66 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 167;
- 3 Barramine Loop, South Hedland, Western Australia, more specifically described as Lot 81 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 182;

- 19 Barramine Loop, South Hedland, Western Australia, more specifically described as Lot 89 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 190;
- 4 Portree Loop, South Hedland, Western Australia, more specifically described as Lot 124 on Deposited Plan 76044 being the whole of the land in Certificate of Title Volume 2817 Folio 225.
- Security agreement between the NRAS Approved Participant and the Lender dated April 2012;
- Share mortgage granted by Questus Ltd over its shares in the Borrower dated 23 September 2013;
- General Security Agreement between the Borrower and the Lender dated 23 September 2013.

**ENDS**

**About Questus Limited**

*Questus Limited (QSS) is an Australian Securities Exchange listed Western Australian based funds and investment company. Questus is one of the largest approved participants under the Federal Governments National Rental Affordability Scheme.*

*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.*