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18 November 2016

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**CHAIRMAN'S ADDRESS PRESENTED AT QUESTUS LIMITED
ANNUAL GENERAL MEETING 10:00AM, 18 NOVEMBER 2016**

Introduction and Welcome

Good morning Ladies and Gentlemen.

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

I would like to welcome all shareholders and guests to the 2016 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, Mr Robert Olde and Professor Tony Brennan.

I would also like to introduce Ms Elizabeth Lee, our Company Secretary.

Our Audit Manager, Mr Bryan Ting of RSM 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.

Financial Performance 2016

The results for the financial year reflect a profit after income tax of \$2,782,123.

This profit has been generated by the realisation of assets created during our engagement in the now discontinued, Federal Government's National Rental Affordability Scheme (NRAS).

Since the inception of NRAS, Questus has been involved in the delivery of some 2,513 NRAS entitlements across WA, SA, VIC, NSW & QLD.

Questus is continuing to deliver a further 658 NRAS dwellings in Western Australia, through six Questus developments and a number of projects in partnership with Western Australian developers.

Australian Affordable Housing Securities Limited

During the year, Questus created a new subsidiary, Australian Affordable Housing Securities Limited (AAHS), together with Horizon Housing Solutions Limited, a major partner of Questus in the delivery of over 1,300 NRAS dwellings in Queensland, and Social Ventures Australia Limited, a Social Impact Investor. Questus holds a 48% interest of the Ordinary shares in AAHS.

AAHS was established with an Australian Financial Services Licence (AFSL) and AAHS has been appointed as the Responsible Entity of the Australian Residential Investment Fund (formerly Questus Residential Investment Fund - the fund responsible for managing NRAS entitlements delivered by Questus in collaboration with developers and Community Housing Providers across Australia).

AAHS has aggregated the NRAS Compliance functions of a number of NRAS Approved Participants and is seeking to actively provide NRAS compliance services and AFSL services to the wide range of existing NRAS and Affordable Housing participants in the sector.

There is currently a ground swell of activity by State Government Housing initiatives - in collaboration with the Community Housing Sector, in the wake of the discontinuance of the Federal Governments NRAS program. In addition, the implementation of the National Disability Insurance Scheme (NDIS) has created a new incentive for the delivery of housing for eligible tenants under the NDIS.

We are confident that the creation of AAHS will provide a vehicle to enable continued participation in the sector with alternative initiatives to promote the delivery of much needed affordable housing across Australia.

The Future

In addition to the continuation of these activities and the establishment of AAHS, the Board is actively pursuing a number of strategic corporate opportunities for the future growth and development of the Company.

In closing, I would like to thank the Shareholders for their continued support, the Board and all of the staff for their efforts and 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.