



MEDIA RELEASE

October 14, 2019

QSuper expands American assets

QSuper has expanded its international real estate holdings through the purchase of a prime CBD office block in Austin, Texas

The Queensland-based fund closed the purchase of Chase Tower in August.

The 21-storey 36,000 sq metre (390,000 sq. ft) building is 98% leased to a mix of financial, professional services and technology tenants whose rent provides strong cashflows to QSuper members.

It includes ground floor retail and an adjoining seven-storey parking station. It is surrounded by restaurants, retailers and hotels and is easily accessible to both freeway and metro transport.

The purchase reduces the QSuper portfolio's exposure to listed equity markets by increasing its real estate exposure to 7%.

The QSuper Chief Investment Officer, Mr Charles Woodhouse, said the diversified QSuper real estate portfolio includes holdings in Australian and UK office and retail markets, US office and apartment markets and Continental Europe industrial.

Its other American holdings include One Times Square in New York City amongst others.

The QSuper head of funds management, Mrs Elizabeth Kumaru, said the fund was attracted to invest in Austin because of its existing and projected strong growth.

It was rated by US News and World Report this year as the best place to live and fourth best place to retire in the United States, based on desirability, value, job market prospects and net migration.

"Austin continues to exhibit robust macroeconomic trends, including consistently strong population growth and job growth," Mrs Kumaru said.

"Austin also enjoys the fourth lowest unemployment rate in the country at 2.7% as of March 2019, well below the broader US average of 3.9%.

"These historical trends have resulted in strong growth and positive market performance. Combined with a business-friendly environment (including no state income tax), high quality of life and low cost of living, Austin is poised to continue to experience strong demand and growth."

Future office development in Austin would be restricted because of a shortage of downtown developable land and legislation now in place to preserve views of the State Capitol building.

The asset was identified and purchased for QSuper by CIM Group, a community-focused real estate and infrastructure owner, operator, lender and developer, which will continue to operate the building on behalf of QSuper.

CIM owns and operates a diverse range of properties in Austin among its office assets across the United States.

QSuper is Australia's second largest superannuation fund with more than \$110 billion in funds under administration. Formerly a fund for Queensland public servants and their families, it has been open to all Australians since 2017.

Its balanced option in the Accumulation Account (which will hold an exposure to this asset) was rated the equal number one performing growth option for the 12 months ending 30 June 2019 by the recent Chant West report and in the top five over 10 years. Information on QSuper's awards can found at qsuper.qld.gov.au/awards.

The term 'QSuper portfolio' is used to refer collectively to the underlying portfolios of assets that in combination make up the individual asset allocations of the QSuper Lifetime, Balanced, Moderate, and Aggressive investment options. Each of our [investment options](#) has a different objective, risk profile, and asset allocation. Visit qsuper.qld.gov.au for more information.

Past performance is not a reliable indicator of future performance.

About QSuper

QSuper is one of Australia's largest superannuation funds, with more than \$110 billion in funds under administration. From humble beginnings over a century ago, today we manage the retirement savings of more than 585,000 members.

For further information and media enquiries:

David Fagan / QSuper / 07- 3029 9374