

24 October 2023

The Manager  
ASX Market Announcements  
Australian Securities Exchange Limited  
Sydney NSW 2000

### **Quarterly Investment Manager's Report**

The 30 September 2023 quarterly investment manager's report is attached to this announcement. For more information in relation to Platinum Capital Limited please refer to the website at

<https://www.platinum.com.au/Our-Products/All-Products/Platinum-Capital-Limited>

Authorised by  
Joanne Jefferies | Company Secretary

Investor contact  
Elizabeth Norman | Director of Investor Services and Communications  
Platinum Investment Management Limited  
Tel: 61 2 9255 7500  
Fax: 61 2 9254 5555



# Platinum Asia Investments Limited

ABN 13 606 647 358

## Quarterly Investment Manager's Report

30 September 2023



**Platinum<sup>®</sup>**  
ASIA INVESTMENTS LIMITED

# Investment Update

Platinum Asia Investments Limited (ASX Code: PAI)



**Andrew Clifford**  
Portfolio Manager



**Cameron Robertson**  
Portfolio Manager



**Kirit Hira**  
Portfolio Manager

## In Brief:

- Our holding in Indian property developer Macrotech rose off the back of general interest in Indian stocks. Chinese e-commerce company PDD also did well as did our holding in Indonesian sportswear retailer, Map Aktiv.
- The Indonesian economy is large and growing and as Indonesian consumers get wealthier they are seeking out a wider range of experiences. We are investing in this theme through companies like Pakuwon Jati, a high-quality retail mall operator which is growing its footprint across the country and typically develops apartments, hotels and office space alongside its malls. A post-COVID dip means we were able to invest in this company at an attractive valuation. We also hold a position in cinema chain operator Nusantara Sejahtera Raya (also called Cinema XXI). Cinema XXI is an industry leader in a segment set for growth.
- On a medium-term view we are finding many stocks across Asia that are attractively priced and offer the potential for healthy returns.

## Performance

compound p.a.\*; to 30 September 2023

	QUARTER	1YR	3YRS	5YRS	SINCE INCEPTION
Platinum Asia (PAI)	-1.9%	9.0%	-0.5%	4.9%	6.6%
MSCI AC World Index^	-0.3%	10.5%	0.1%	2.9%	6.2%

PAI's returns are calculated using PAI's pre-tax net tangible asset (NTA) backing per share as released to the ASX monthly. PAI's returns are calculated after the deduction of fees and expenses, have been adjusted for taxes paid and any capital flows, and assume the reinvestment of dividends.

**PAI's returns are not calculated using PAI's share price.**

Portfolio inception date: 15 September 2015.

\* Excluding quarterly returns.

^ Index returns refer to MSCI All Country Asia ex Japan Net Index in AUD.

Historical performance is not a reliable indicator of future performance.

Source: Platinum Investment Management Limited for PAI's returns; FactSet Research Systems for Index returns. See note 1, page 7.

## Net Tangible Assets

The following net tangible asset backing per share (NTA) figures of Platinum Asia Investments Limited (PAI) are, respectively, before and after provision for tax on both realised and unrealised income and capital gains.

	PRE-TAX NTA	POST-TAX NTA
30 June 2023	\$1.0209	\$1.0362
31 July 2023	\$1.0745	\$1.0728
31 August 2023*	\$1.0088	\$1.0171
30 September 2023	\$0.9804	\$0.9959

Source: Platinum Investment Management Limited.

\* Ex-dividend. Adjusted for the 30 June 2023 final dividend of 2.5 cents per share, declared on 17 August 2023 and paid on 15 September 2023.

PAI returned -1.9% for the quarter.<sup>1</sup>

Within the portfolio, the share price of our Indian property developer **Macrotech** rose off the back of broader enthusiasm about Indian stocks. Chinese e-commerce company **PDD** also saw its share price increase, as investors bid it up after its most recent results showed strong profit growth. The Indonesian sportswear retailer, **Map Aktif** also provided positive contributions to performance during the quarter.

Offsetting these gains however, we incurred losses on Korean battery company **LG Chem**, with rising concerns about the supply-demand balance in the battery and electric vehicle industries. Chinese e-commerce company **JD.com** also saw its share price decline, as did some small cap Chinese holdings including grocery delivery company **Dingdong** and call centre software provider **TI Cloud**.

## Commentary

We have been slowly and steadily increasing our exposure to the Indonesian consumer over the past year or so and added two new holdings this quarter. Indonesia is the 4th most populous country in the world, GDP per capita has more than doubled over the past 15 years, infrastructure has been improving, and the countries' natural resources have been leveraged to develop domestic downstream industries. These factors, coupled with recent changes to labour laws, are likely to boost employment.

Despite this positive backdrop, COVID did take a toll on the economy, with private consumption falling from 57% to 52% of GDP and so consumer spending has been weaker than you might expect. This temporary headwind, coupled with the inevitable uncertainties that comes with an upcoming election, has created an opportunity to find attractive investments exposed to this consumer theme.

One of our new holdings, **Pakuwon Jati**, is a high-quality retail mall operator with their core assets located in Jakarta and Surabaya. They are also expanding their footprint across the country, with recent acquisitions establishing them in Central Java and Bali, while a new development project is giving them a foothold in Batam – a popular destination for Singaporean tourists. Along with their malls, Pakuwon Jati typically develops adjacent apartments, hotels and office space. While their mall and hotel operations are healthy and profitable, having rebounded from the COVID-induced dip of the past couple of years, residential apartment sales across the country have been weak and office space is seeing headwinds from the rise of hybrid work.

This means we've been able to secure a position in this attractive asset at a remarkably reasonable valuation of 11x what is a stable and growing high-quality earnings stream largely underpinned by their mall rental portfolio. As the Indonesian consumer gets wealthier, the rents these malls can charge should correspondingly increase. There will likely be opportunities to optimise and improve upon these assets in a capital-efficient manner.

The earnings from Pakuwon Jati's previously attractive apartment operations remain depressed yet in our view, could bounce back over coming years, providing a healthy tailwind to returns. The company has a large land bank and no debt.<sup>2</sup> Instead it is opportunistically accumulating cash in hopes of deploying it on attractively priced assets expected to come to market shortly. It's also worth noting that the family which controls the business has a long history of treating minority investors well and its corporate governance is considered to be among the best in Indonesia.

<sup>1</sup> References to returns and performance contributions (excluding individual stock returns) in this Platinum Asia Investments Limited report are in AUD terms. Individual stock returns are quoted in local currency terms and sourced from FactSet Research Systems, unless otherwise specified.

<sup>2</sup> Source: Pakuwon Jati Results Presentation 1H2023.

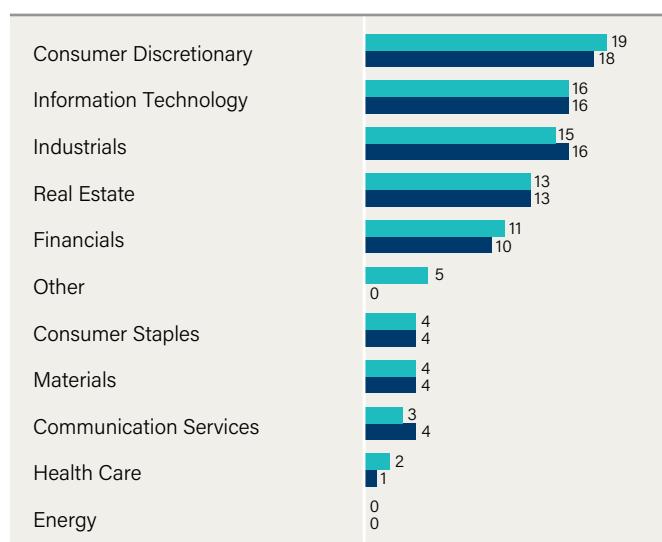
## Disposition of Assets %



■ 30 SEP 2023 ■ 30 JUN 2023

See note 2, page 7. Numerical figures have been subject to rounding.  
Source: Platinum Investment Management Limited.

## Net Sector Exposures %



■ 30 SEP 2023 ■ 30 JUN 2023

See note 3, page 7. Numerical figures have been subject to rounding.  
Source: Platinum Investment Management Limited.

## Top 10 Holdings

COMPANY	COUNTRY	INDUSTRY	WEIGHT
Taiwan Semiconductor	Taiwan	Info Technology	5.3%
Samsung Electronics Co	South Korea	Info Technology	5.2%
Vietnam Enterprise Invs	Vietnam	Other	5.0%
ZTO Express Cayman Inc	China	Industrials	4.8%
SK Hynix Inc	South Korea	Info Technology	4.3%
Ping An Insurance Group Co China		Financials	4.3%
InterGlobe Aviation Ltd	India	Industrials	4.2%
China Resources Land Ltd	China	Real Estate	3.3%
Tencent Holdings Ltd	China	Comm Services	3.2%
Midea Group Co Ltd	China	Cons Discretionary	3.0%

As at 30 September 2023. See note 4, page 7.

Source: Platinum Investment Management Limited.

The other company in the portfolio that ties into this consumer theme is the domestic cinema chain operator **Nusantara Sejahtera Raya** (more commonly known as Cinema XXI). This company is an anchor tenant in Pakuwon Jati's malls.

Given the still nascent state of economic development across Indonesia, cinema attendance and ticket prices remain well below levels seen across more developed economies. The business has grown at a steady clip for many years as Indonesian consumers have grown wealthier.

The cinema industry in Indonesia has some interesting quirks relative to other markets. Viewing windows are short and attendance is consequently high, leading to good asset utilization. This, coupled with low ticket prices, supports the potential for supplemental income from food and drink sales.

One of the biggest impediments to the roll-out of cinema chains across the country is the availability of high-quality retail space. In short, the country needs more malls and as those malls get built, cinema chains will be rolled out, giving more of the population greater access to this form of entertainment. Cinema XXI is the clear industry leader, known for their high-quality cinema experience. We participated in the IPO of this business and believe the business is emblematic of the opportunity set presented to investors by the Indonesian consumer and are excited to see how it plays out over the coming years.

Elsewhere across the portfolio, we added to our holding in Chinese e-commerce company JD.com. Having been a beneficiary of strong electronics sales during COVID, they are now facing the subsequent come-down and short-term sales momentum has stalled. We believe that the market is being short-sighted in selling the company off on this issue.

Rather we are drawn to the fact that this is a business with a long history of market share gains and of growth in a fiercely competitive operating environment. They have achieved that remarkable result through a commitment to superior customer experience seen in every element of their business, from product selection, to customer service, right through to hiring the delivery staff that drop off the goods. We believe this differentiation stands them in good stead. Given where the shares are trading currently, once you account for cash and investments, investors need only pay a single-digit multiple of earnings to acquire a stake. This strikes us as particularly attractive.

In India we reduced our position in property developer Macrotech. This has been a very successful investment since our initial purchase a couple of years ago. The business has performed well and we continue to like the management team, but we feel the shares are increasingly fully valued, hence have reduced our position.

We have been talking about the relatively full valuations ascribed to Indian stocks for a while. We even initiated a short position on the market when a high-profile corporate governance scandal made headlines around the world. We felt that episode would remind people of the risks inherent in this market. As it turns out, investors brushed those scandals aside and continue to pay up for Indian assets. As such, we have largely closed our short position.

## Outlook

China remains a meaningful exposure for us and it is a much-debated market. Sections of that economy have clearly been going through a tough adjustment phase. Counterbalancing that, there has been remarkable strength in certain segments including autos, where booming sales are turning China into a global car manufacturing powerhouse.

Meanwhile, the challenging property market grinds away in the background and there has been a steady series of tweaks to policies and incentives aimed at stabilising and improving the situation in that industry. For example, there were recent changes to down payments and leverage requirements for first and second homes, as well as interest rate policy adjustments. At some point, these combined initiatives will have their desired effect. It's also important to remember we invest in specific Chinese assets – not the Chinese economy. With our portfolio positioned as it is, we feel confident investors will be rewarded for their patience.

While it has been a dry spell for Asian investors lately, it is hard to ignore the value on offer. Even looking beyond the two big markets of India and China, we believe assets are generally priced such that little needs to go right for investors to make quite healthy returns over the medium-term.

We've continued to find plenty of opportunities.

This quarter we discussed some of our new holdings in Indonesia. South Korea is another market with attractively priced assets and a compelling record of improving investor protections. Similar stories abound across the region.

In our view the outlook for Asia-focused investors is an attractive one.

# Highlights from The Journal

Visit [www.platinum.com.au/our-products/platinum-asia-investments-limited](http://www.platinum.com.au/our-products/platinum-asia-investments-limited) to find a repository of information about Platinum Asia Investments Limited (PAI) including:

- Performance and NTA history
- Dividend history and the Dividend Reinvestment Plan
- ASX releases and financial statements
- Monthly updates on performance, portfolio positioning and top 10 holdings.

You can find a range of thought-provoking articles and videos on our website in **The Journal** under **Insights & Tools**. You can listen to our Quarterly Report podcast or watch the videos of our brief market updates.

## AUDIO

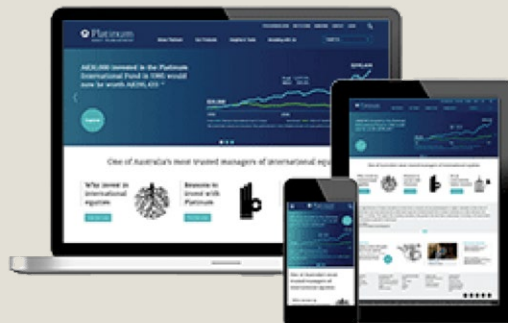
### Macro Overview: A Cautious Approach is Warranted, But Opportunities Still Prevail.<sup>1</sup>

In late September, Platinum CEO and Co-CIO Andrew Clifford sat down with investment analyst Julian McCormack to discuss global markets. Andrew discussed the need for caution in the US, why Japan is now an attractive investment destination and some incredible growth opportunities in China – particularly in the delivery, travel and auto sectors. Meanwhile, while concerns linger about a possible economic recession, we're focusing on attractively valued companies that may have already had their recession.

## VIDEO

### Energy Utilities Leading Disruption in Carbon Transition.<sup>2</sup>

The energy utilities sector is facing enormous challenges over the coming decades as we undertake the carbon transition. Change, fear, and investors' perceptions and valuations of energy utility stocks are all attractive reasons for Platinum to invest in this space. Liam Farlow and Ben Robinson discuss the challenges and opportunities, drilling down into one relatively recent addition to our portfolios, AGL Energy.



## ARTICLE

### How Japan Regained Its Mojo.<sup>3</sup>

The Japanese stock market is booming in 2023. So, what has changed, and more importantly, is this rally sustainable? James Halse explains how Japan has regained its mojo.

## VIDEO

### Finding Opportunities Where Others Fear to Tread.<sup>4</sup>

Buying a company that sells credit data to banks may seem counterintuitive when fears of a recession are high, but that's exactly the sort of company Platinum likes. Clay Smolinski discusses the role of macroeconomics in investing and how times of increased uncertainty can create mispricings and opportunities.

## VIDEO

### Funds in Focus Webinar Series 2.<sup>5</sup>

During the quarter, Platinum held the second series of its 2023 Funds in Focus adviser webinars. This series featured James Halse and Leon Rapp on the Platinum Japan Fund, Andrew Clifford and Kirit Hira on the Platinum Asia Fund, and Andrew Clifford, Clay Smolinski and Nik Dvornak on the Platinum International Fund. The presenters provided key investment insights and updates on their respective fund's portfolio positioning, key stocks and drivers of recent performance.

<sup>1</sup> [www.platinum.com.au/insights-tools/the-journal](http://www.platinum.com.au/insights-tools/the-journal)

<sup>2</sup> [www.platinum.com.au/insights-tools/the-journal/energy-utilities-leading-disruption-in-carbon-transition](http://www.platinum.com.au/insights-tools/the-journal/energy-utilities-leading-disruption-in-carbon-transition)

<sup>3</sup> [www.platinum.com.au/insights-tools/the-journal/how-japan-regained-its-moj](http://www.platinum.com.au/insights-tools/the-journal/how-japan-regained-its-moj)

<sup>4</sup> [www.platinum.com.au/insights-tools/the-journal/video-finding-opportunities-where-others-fear-to-tread](http://www.platinum.com.au/insights-tools/the-journal/video-finding-opportunities-where-others-fear-to-tread)

<sup>5</sup> [www.platinum.com.au/insights-tools/the-journal](http://www.platinum.com.au/insights-tools/the-journal)



**Notes:** Unless otherwise specified, all references to "Platinum" in this report are references to Platinum Investment Management Limited (ABN 25 063 565 006, AFSL 221935). "PAI" refers to Platinum Asia Investments Limited (ABN 13 606 647 358) (ASX code: PAI).

Some numerical figures in this publication have been subject to rounding adjustments. References to individual stock or index performance are in local currency terms, unless otherwise specified.

1. PAI's returns are calculated by Platinum using PAI's pre-tax net tangible asset (NTA) backing per share (as released to the ASX monthly). PAI's returns are calculated after the deduction of fees and expenses, have been adjusted for taxes paid and any capital flows, and assume the reinvestment of dividends. **PAI's returns have not been calculated using PAI's share price.**

The MSCI index returns are in AUD, are inclusive of net official dividends, but do not reflect fees or expenses. MSCI index returns are sourced from FactSet Research Systems. Platinum does not invest by reference to the weightings of the specified MSCI index. As a result, PAI's holdings may vary considerably to the make-up of the specified MSCI index. MSCI index returns are provided as a reference only. The investment returns shown are historical and no warranty is given for future performance. Historical performance is not a reliable indicator of future performance. Due to the volatility in PAI's underlying assets and other risk factors associated with investing, investment returns can be negative, particularly in the short-term.

2. The geographic disposition of assets (i.e. other than "cash" and "shorts") shows PAI's exposures to the relevant countries/regions through its long securities positions and long securities/index derivative positions, as a percentage of its portfolio market value. Country classifications for securities reflect Bloomberg's "country of risk" designations. "Shorts" show PAI's exposure to its short securities positions and short securities/index derivative positions, as a percentage of its portfolio market value. "Cash" in this table includes cash at bank, cash payables and receivables and cash exposures through long derivative transactions.
3. The table shows PAI's net exposures to the relevant sectors through its long and short securities positions and long and short securities/index derivative positions, as a percentage of its portfolio market value. Index positions (whether through ETFs or derivatives) are only included under the relevant sector if they are sector specific, otherwise they are included under "Other".
4. The table shows PAI's top ten positions as a percentage of its portfolio market value taking into account its long securities positions and long securities derivative positions.

**Disclaimers:** This publication has been prepared by Platinum Investment Management Limited ABN 25 063 565 006 AFSL 221935, trading as Platinum Asset Management (Platinum®). Platinum is the investment manager of PAI. This publication contains general information only and is not intended to provide any person with financial advice. It does not take into account any person's (or class of persons') investment objectives, financial situation or needs, and should not be used as the basis for making investment, financial or other decisions. You should obtain professional advice before making an investment decision to invest in (or divest from) PAI.

Neither PAI nor any company in the Platinum Group®, including any of their directors, officers or employees (collectively, "Platinum Persons"), guarantee the performance of PAI, the repayment of capital, or the payment of income. The Platinum Group means Platinum Asset Management Limited ABN 13 050 064 287 and all of its subsidiaries and associated entities (including Platinum). To the extent permitted by law, no liability is accepted by any Platinum Person for any loss or damage as a result of any reliance on this information. This publication reflects Platinum's views and beliefs at the time of preparation, which are subject to change without notice. No representations or warranties are made by any Platinum Person as to their accuracy or reliability. This publication may contain forward-looking statements regarding Platinum's intent, beliefs or current expectations with respect to market conditions. Readers are cautioned not to place undue reliance on these forward-looking statements. No Platinum Person undertakes any obligation to revise any such forward-looking statements to reflect events and circumstances after the date hereof.

© Platinum Investment Management Limited 2023. All rights reserved.

**MSCI Disclaimer:** The MSCI information may only be used for your internal use, may not be reproduced or disseminated in any form and may not be used as a basis for or a component of any financial instruments or products or indices. None of the MSCI information is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. Historical data and analysis should not be taken as an indication or guarantee of any future performance analysis, forecast or prediction. The MSCI information is provided on an "as is" basis and the user of this information assumes the entire risk of any use made of this information. MSCI, each of its affiliates and each other person involved in or related to compiling, computing or creating any MSCI information (collectively, the "MSCI Parties") expressly disclaims all warranties (including, without limitation, any warranties of originality, accuracy, completeness, timeliness, non-infringement, merchantability and fitness for a particular purpose) with respect to this information. Without limiting any of the foregoing, in no event shall any MSCI Party have any liability for any direct, indirect, special, incidental, punitive, consequential (including, without limitation, lost profits) or any other damages. ([www.msci.com](http://www.msci.com)).





Level 8, 7 Macquarie Place  
Sydney NSW 2000

GPO Box 2724  
Sydney NSW 2001

**Telephone**

1300 726 700 or +61 2 9255 7500  
0800 700 726 (New Zealand only)

**Facsimile**

+61 2 9254 5555

**Email**

[invest@platinum.com.au](mailto:invest@platinum.com.au)

**Website**

[www.platinumasia.com.au](http://www.platinumasia.com.au)