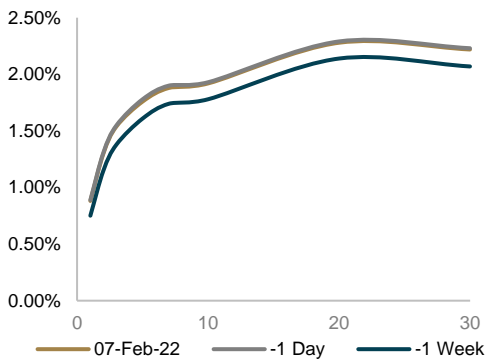


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	07-Feb-22	-1 Day	-1 Week
U.S	1.92%	1.91%	1.78%
U.K	1.41%	1.41%	1.30%
Germany	0.23%	0.20%	0.01%
Japan	0.19%	0.19%	0.17%
China	2.72%	2.87%	2.71%
Malaysia	3.70%	3.67%	3.67%
Thailand	2.16%	2.14%	2.11%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.92
Indo 5-Year CDS	bps	96.15
USD/IDR	points	14,397
BI 7DRR	%	3.50

Source : Bloomberg as of February 7, 2022

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Global Market Update

- UST yields were little changed on Monday (02/07/22). Yields slightly decreased 1-2 bps along the curve.
- The 10-year UST yield closed at 1.92% while the 2-year UST yield closed at 1.31%.
- Key data to be closely watched later this week include inflation on Thursday and consumer sentiment on Friday.
- Consensus projected US CPI to rise 7.3% YoY in Jan-22, the highest rate in the last decade.
- US equity market fell with S&P 500 dropped 0.37% and Nasdaq Composite declined 0.58%.
- The high probability of policy rate hike taken by major central bank has made government bond yield to increase.
- Germany 10-year benchmark yield was consistently in the positive territory since Feb-22.
- Elsewhere, Japan 10-year benchmark yield was nearing 6 year high albeit slightly dovish BoJ.

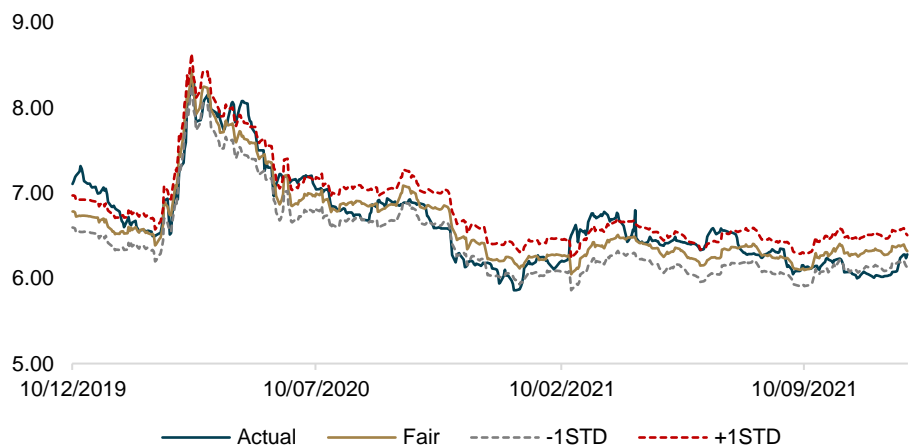
Domestic Market Update

- The 10-year Indo GB yield increased 3 bps to 6.48% on Monday (02/07/22) in line with our daily forecast range of 6.40-6.50%.
- The increase in government bond yield was attributable to rising UST yield, IDR depreciation and rising risk premium. However the increase in yield remain manageable.
- The IDR value depreciated against USD and was closed at IDR 14,397/USD (vs IDR14,380/USD in the previous day).
- Risk premium also increased with Indonesia's 5-year CDS stood at 96.15 bps (vs 97.15 bps previously).
- Statistic Indonesia reported Indonesia GDP grew 5.02% YoY in 4Q21 and 3.69% YoY in FY21, slightly in line with our expectation at 5.11% YoY in 4Q21 and 3.71% YoY in FY21.
- Government decided to tighten PPKM leveling in Jabodetabek as the Covid-19 cases increased significantly.

Market Projection

- Government is scheduled to conduct sharia securities auction today with the indicative target set at IDR11tn.
- We see demand for fixed income instrument to remain high thus we believe the target is achievable.
- However due to recent rise in yield, demand for shorter maturity asset to increase.
- Given the increase in UST yield and risk premium as well as IDR depreciation we see that yields on domestic currency denominated bond would likely to rise.
- We expect the 10-year Indo GB yield to move within range of 6.40-6.50% today.
- Attractive Indo GB series to be traded today: FR0070, FR0084, FR0086, FR0082, FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



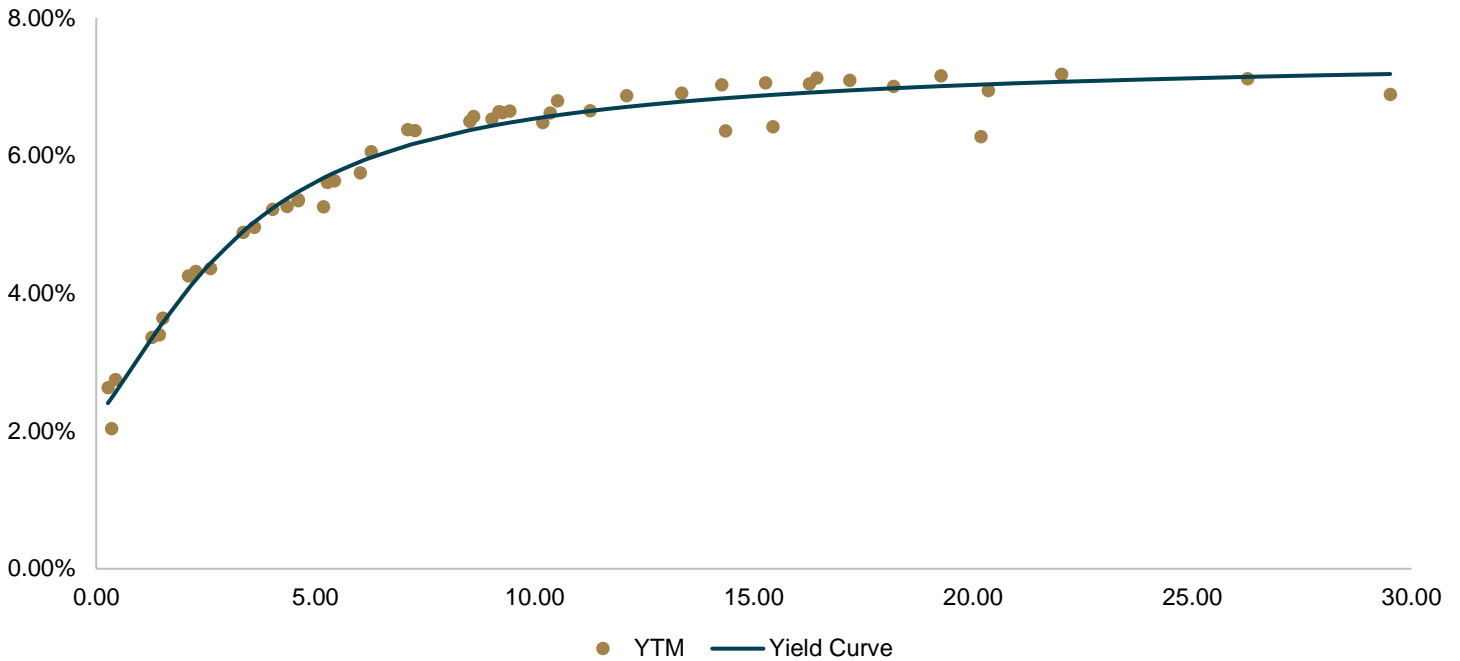
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Coupon (%)	Maturity	TTM (Yr)	Last Price	YTM (%)	Yield Curve (%)	Fair Price	Notes
FR61	7.000	15-May-22	0.27	101.13	2.63%	2.40%	101.21	Discounted
FR35	12.900	15-Jun-22	0.35	103.72	2.03%	2.48%	103.62	Premium
FR43	10.250	15-Jul-22	0.43	103.19	2.75%	2.56%	103.31	Fair
FR63	5.625	15-May-23	1.27	102.78	3.36%	3.34%	102.80	Fair
FR46	9.500	15-Jul-23	1.43	108.45	3.40%	3.50%	108.34	Fair
FR39	11.750	15-Aug-23	1.52	111.86	3.64%	3.57%	112.00	Fair
FR70	8.375	15-Mar-24	2.10	108.17	4.25%	4.06%	108.59	Fair
FR77	8.125	15-May-24	2.27	108.11	4.32%	4.19%	108.42	Fair
FR44	10.000	15-Sep-24	2.60	113.68	4.36%	4.43%	113.52	Fair
FR81	6.500	15-Jun-25	3.35	104.92	4.89%	4.90%	104.89	Fair
FR40	11.000	15-Sep-25	3.60	119.66	4.96%	5.03%	119.42	Fair
FR84	7.250	15-Feb-26	4.02	107.27	5.22%	5.23%	107.23	Fair
FR86	5.500	15-Jun-26	4.35	100.87	5.26%	5.37%	100.48	Fair
FR37	12.000	15-Sep-26	4.60	126.78	5.35%	5.47%	126.22	Fair
FR56	8.375	15-Sep-26	4.60	112.15	5.36%	5.47%	111.66	Fair
FR90	5.125	15-Apr-27	5.18	99.41	5.26%	5.67%	97.56	Premium
FR59	7.000	15-May-27	5.27	106.27	5.61%	5.70%	105.84	Fair
FR42	10.250	15-Jul-27	5.43	121.33	5.64%	5.75%	120.75	Fair
FR47	10.000	15-Feb-28	6.02	121.35	5.75%	5.91%	120.48	Fair
FR64	6.125	15-May-28	6.27	100.34	6.06%	5.97%	100.80	Fair
FR71	9.000	15-Mar-29	7.10	114.74	6.38%	6.14%	116.23	Discounted
FR78	8.250	15-May-29	7.27	110.83	6.36%	6.17%	112.00	Fair
FR52	10.500	15-Aug-30	8.52	125.85	6.50%	6.37%	126.86	Fair
FR82	7.000	15-Sep-30	8.60	102.79	6.57%	6.38%	104.06	Fair
FR87	6.500	15-Feb-31	9.02	99.80	6.53%	6.43%	100.47	Fair
FR85	7.750	15-Apr-31	9.18	107.55	6.64%	6.45%	108.90	Fair
FR73	8.750	15-May-31	9.27	114.54	6.62%	6.46%	115.78	Fair
FR54	9.500	15-Jul-31	9.43	119.75	6.65%	6.48%	121.09	Fair
FR91	6.375	15-Apr-32	10.18	99.24	6.48%	6.55%	98.68	Fair
FR58	8.250	15-Jun-32	10.35	112.08	6.62%	6.57%	112.48	Fair
FR74	7.500	15-Aug-32	10.52	105.26	6.79%	6.58%	106.88	Fair
FR65	6.625	15-May-33	11.27	99.80	6.65%	6.64%	99.83	Fair
FR68	8.375	15-Mar-34	12.10	112.26	6.87%	6.70%	113.69	Fair
FR80	7.500	15-Jun-35	13.35	105.08	6.91%	6.78%	106.24	Fair
FR72	8.250	15-May-36	14.27	110.89	7.03%	6.83%	112.83	Fair
FR88	6.250	15-Jun-36	14.35	98.99	6.36%	6.83%	94.73	Premium
FR45	9.750	15-May-37	15.27	124.89	7.06%	6.87%	126.93	Fair
FR93	6.375	15-Jul-37	15.43	99.56	6.42%	6.88%	95.25	Premium
FR75	7.500	15-May-38	16.27	104.37	7.04%	6.91%	105.68	Fair
FR50	10.500	15-Jul-38	16.43	132.38	7.12%	6.92%	134.84	Fair
FR79	8.375	15-Apr-39	17.18	112.55	7.10%	6.94%	114.22	Fair
FR83	7.500	15-Apr-40	18.18	105.03	7.01%	6.97%	105.35	Fair
FR57	9.500	15-May-41	19.27	124.23	7.16%	7.01%	126.14	Fair
FR62	6.375	15-Apr-42	20.18	101.10	6.28%	7.03%	93.00	Premium
FR92	7.125	15-Jun-42	20.35	101.97	6.94%	7.03%	100.98	Fair
FR67	8.750	15-Feb-44	22.02	117.20	7.18%	7.07%	118.63	Fair
FR76	7.375	15-May-48	26.27	103.04	7.12%	7.14%	102.75	Fair
FR89	6.875	15-Aug-51	29.52	99.84	6.89%	7.18%	96.26	Premium

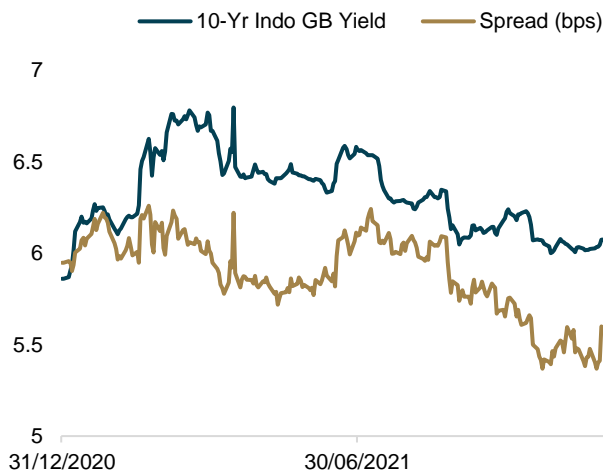
Source : Bloomberg, MNCS Calculation as of February 7, 2022

Exhibit 6. Indo GB Yield Curve



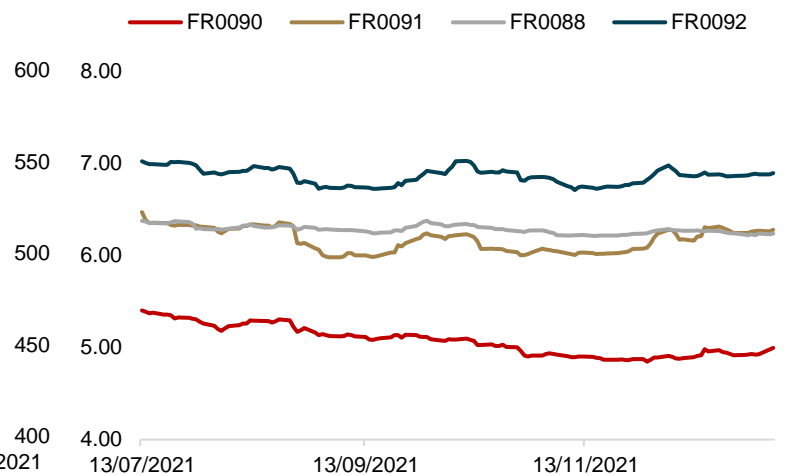
Source : Bloomberg, MNCS Calculation as of February 7, 2022

Exhibit 7. 10 Year U.S. Treasury & Indo GB Spread



Source : Bloomberg, MNCS Calculation

Exhibit 8. Indo GB Benchmark Series Yield (%)



Source : Bloomberg

Exhibit 9. Indo GB Ownership by Type of Investors (%)

Bond Holder	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Bank	37.96	37.09	37.86	36	36.33	32.5	31.92	33.45	33.69	34.77	35.63	34.01
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.78	14.87	13.52	13.10	17.13
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.20	3.28	3.31	3.42	3.38
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45	14.40	14.61	14.44	14.00
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.44	21.56	21.24	20.55	19.05
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.46	4.94	5.04	5.08	4.73
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.21	7.25	7.50	7.78	7.70

Source : DJPPR as of December 31, 2021

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OVERWEIGHT: Stock's total return is estimated to be above the average total return of our industry coverage universe over next 6-12 months

NEUTRAL: Stock's total return is estimated to be in line with the average total return of our industry coverage universe over next 6-12 months

UNDERWEIGHT: Stock's total return is estimated to be below the average total return of our industry coverage universe over next 6-12 months

MNC Research Investment Ratings Guidance

BUY : Share price may exceed 10% over the next 12 months

HOLD : Share price may fall within the range of +/- 10% of the next 12 months

SELL : Share price may fall by more than 10% over the next 12 months

Not Rated : Stock is not within regular research coverage

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