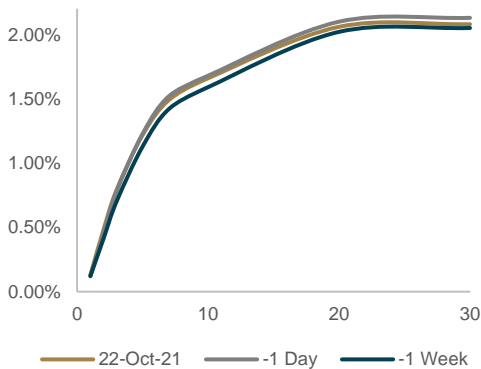


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	22-Oct-21	-1 Day	-1 Week
U.S	1.65%	1.70%	1.57%
U.K	1.19%	1.20%	1.11%
Germany	-0.09%	-0.10%	-0.17%
Australia	1.80%	1.79%	1.65%
Japan	0.10%	0.09%	0.08%
China	3.00%	2.97%	2.99%
Malaysia	3.61%	3.61%	3.54%
Thailand	2.03%	2.06%	1.97%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.65
Indo 5-Year CDS	bps	82.91
USD/IDR	points	14,123
BI 7DRR	%	3.50

Source : Bloomberg as of October 22, 2021



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Economist & Fixed Income Analyst

Global Market Update

- The 10-year U.S. treasury yield closed at 1.65% on Friday (10/22/21). Meanwhile at the same time U.S. stock market mixed. DJI rose 0.21%, S&P 500 downed 0.11% and Nasdaq Composite dropped 0.82%.
- U.S. PMI flash readings in October-21 recorded an expansion for both manufacturing and service sector.
- Markit Composite PMI Flash Oct-21 came to 57.3 (vs 55 in Sep-21). Service PMI Flash Oct-21 was at 58.2 (vs 54.0 in Sep-21) and Manufacturing PMI stood at 59.2 (vs 60.7 in Sep-21).
- Solid economic data has supported the Fed's statement that substantial progress has been made. Therefore it's time to start rolling back the stimulus.
- Tapering is expected to conclude in the 2H22 and followed by interest rate hikes in the 3Q22 or 4Q22 according to Fed Atlanta President Raphael Bostic, if high inflation persist.
- Markets expect the Fed to increase rate at least by Dec-22 with >75% probability and central tendency of 25 bps rate hike.
- Flash PMI figures in U.K and Europe were also reported to indicate an expansion despite the pace decelerated.

Domestic Market Update

- The 10-year Indo GB closed flat to 6.05% on Friday (10/22/21). The benchmark yield was still below our forecast range of 6.10%-6.20%.
- The benchmark Indo GB yield tend to consolidate amid rising upward pressure on the GB yield globally.
- Rupiah was traded stably at IDR 14,123/USD last week. At the same time 5-year Indo CDS was also stable at 83 bps.
- It seemed that investors tend to wait and see digesting both global and domestic development.
- On the policy side, Bank Indonesia (BI) keeps the accommodative policy mix to support domestic economic growth by : 1) extending 0% DP & max 100% LTV/FTV for mortgage until Dec-22 and 2) the policy on minimum credit card payment of 5% from total outstanding and reducing the value of fines for late credit card payments by 1% of the outstanding or a maximum of IDR 100,000 up until June-22 in order to boost credit growth.

Market Projection.

- We expect the 10 year Indo GB yield to continue its consolidation and moving within range of 6.05% - 6.15% today.
- Attractive Indo GB series to be traded today : FR0086, FR0090, FR0064, FR0082, FR0087, FR0091, FR0068, FR0057, FR0062 and FR0092.

Exhibit 4. 10 Year Indo GB Fair Yield



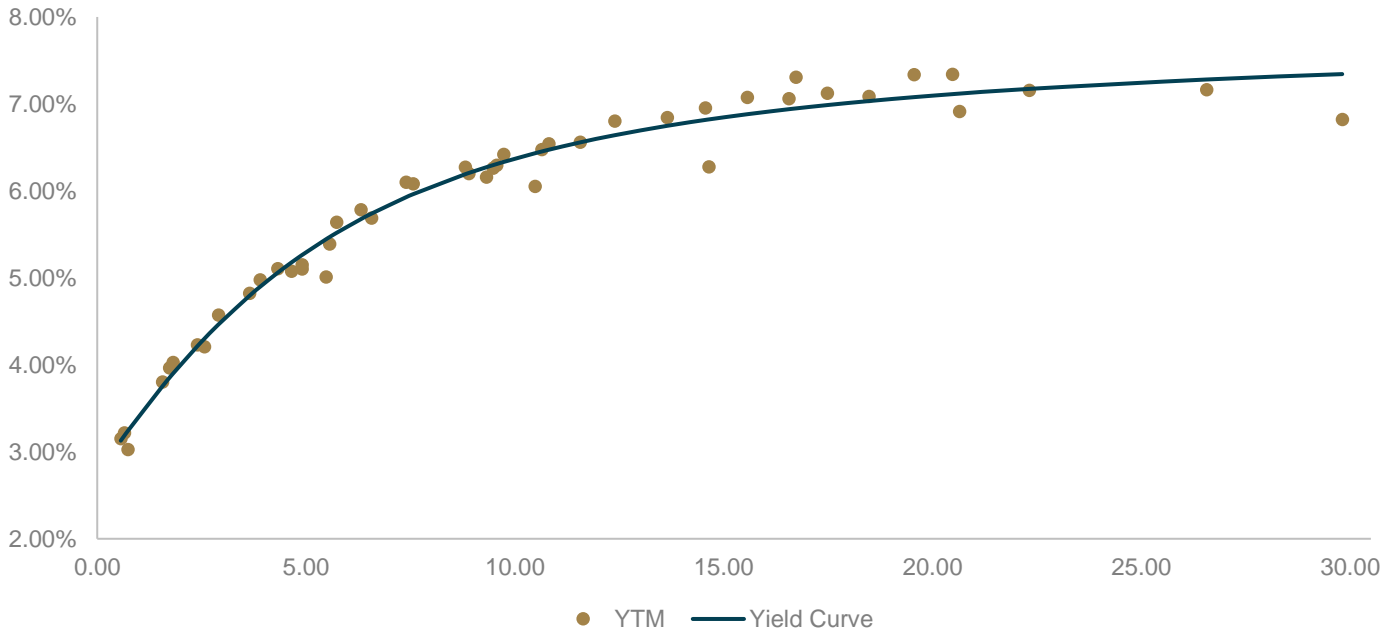
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.56	102.10	3.15%	3.13%	102.15	Fair
FR35	15-Jun-22	0.65	106.04	3.22%	3.18%	106.17	Fair
FR43	15-Jul-22	0.73	105.10	3.03%	3.24%	105.01	Premium
FR63	15-May-23	1.56	102.72	3.80%	3.76%	102.81	Fair
FR46	15-Jul-23	1.73	109.10	3.97%	3.85%	109.36	Fair
FR39	15-Aug-23	1.81	113.29	4.03%	3.90%	113.62	Fair
FR70	15-Mar-24	2.40	109.31	4.23%	4.21%	109.39	Fair
FR77	15-May-24	2.56	109.38	4.21%	4.30%	109.19	Fair
FR44	15-Sep-24	2.90	114.51	4.57%	4.46%	114.89	Fair
FR81	15-Jun-25	3.65	105.52	4.83%	4.80%	105.63	Fair
FR40	15-Sep-25	3.90	121.04	4.98%	4.90%	121.40	Fair
FR84	15-Feb-26	4.32	108.17	5.11%	5.06%	108.39	Fair
FR86	15-Jun-26	4.65	101.67	5.08%	5.18%	101.31	Fair
FR37	15-Sep-26	4.90	129.25	5.15%	5.26%	128.75	Fair
FR56	15-Sep-26	4.90	113.98	5.10%	5.26%	113.28	Fair
FR90	15-Apr-27	5.48	100.54	5.01%	5.44%	98.50	Premium
FR59	15-May-27	5.56	107.63	5.39%	5.47%	107.25	Fair
FR42	15-Jul-27	5.73	122.25	5.64%	5.52%	122.97	Fair
FR47	15-Feb-28	6.32	122.00	5.78%	5.68%	122.66	Fair
FR64	15-May-28	6.56	102.35	5.69%	5.74%	102.09	Fair
FR71	15-Mar-29	7.40	117.03	6.10%	5.93%	118.17	Fair
FR78	15-May-29	7.56	112.97	6.08%	5.96%	113.76	Fair
FR52	15-Aug-30	8.81	128.23	6.28%	6.19%	128.90	Fair
FR82	15-Sep-30	8.90	105.39	6.20%	6.21%	105.35	Fair
FR87	15-Feb-31	9.32	102.38	6.16%	6.27%	101.57	Fair
FR85	15-Apr-31	9.48	110.50	6.26%	6.30%	110.25	Fair
FR73	15-May-31	9.56	117.41	6.30%	6.31%	117.32	Fair
FR54	15-Jul-31	9.73	122.00	6.42%	6.33%	122.73	Fair
FR91	15-Apr-32	10.48	102.48	6.05%	6.43%	99.56	Premium
FR58	15-Jun-32	10.65	113.48	6.48%	6.45%	113.67	Fair
FR74	15-Aug-32	10.81	107.31	6.54%	6.47%	107.88	Fair
FR65	15-May-33	11.56	100.52	6.56%	6.56%	100.53	Fair
FR68	15-Mar-34	12.40	112.99	6.81%	6.64%	114.48	Fair
FR80	15-Jun-35	13.65	105.72	6.85%	6.75%	106.62	Fair
FR72	15-May-36	14.56	111.72	6.96%	6.82%	113.10	Fair
FR88	15-Jun-36	14.65	99.72	6.28%	6.82%	94.74	Premium
FR45	15-May-37	15.56	124.97	7.08%	6.88%	127.13	Discounted
FR75	15-May-38	16.56	104.24	7.06%	6.94%	105.46	Fair
FR50	15-Jul-38	16.73	130.50	7.31%	6.95%	134.78	Discounted
FR79	15-Apr-39	17.48	112.37	7.13%	6.99%	113.88	Fair
FR83	15-Apr-40	18.48	104.22	7.09%	7.03%	104.78	Fair
FR57	15-May-41	19.56	122.25	7.34%	7.08%	125.43	Discounted
FR62	15-Apr-42	20.48	89.85	7.34%	7.11%	92.10	Discounted
FR92	15-Jun-42	20.65	102.28	6.91%	7.12%	100.05	Premium
FR67	15-Feb-44	22.32	117.60	7.16%	7.17%	117.40	Fair
FR76	15-May-48	26.56	102.46	7.17%	7.28%	101.08	Fair
FR89	15-Aug-51	29.81	100.64	6.82%	7.34%	94.35	Premium

Source : Bloomberg, MNCS Calculation as of October 22, 2021

Exhibit 6. Indo GB Yield Curve



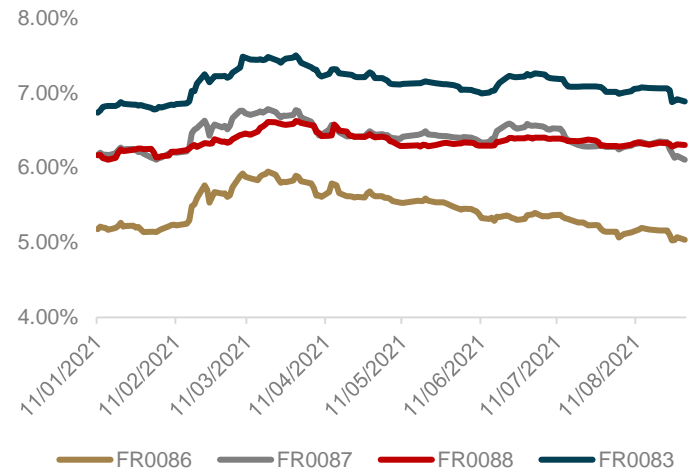
Source : Bloomberg, MNCS Calculation as of October 22, 2021

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
Bank	37.96	37.09	37.86	36	36.33	32.5	31.92	33.45	33.69
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.78	14.87
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.20	3.28
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45	13.34
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.44	21.56
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.46	4.94
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.21	8.31

Source : DJPPR as of September 30, 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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