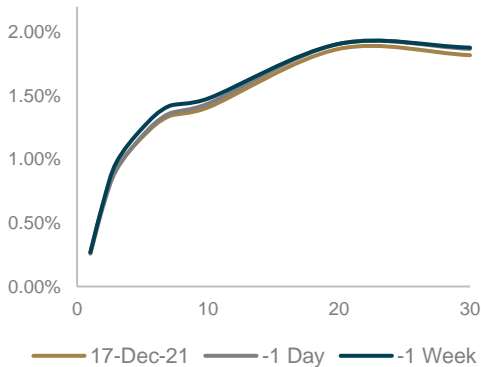


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	17-Dec-21	-1 Day	-1 Week
U.S	1.40%	1.41%	1.48%
U.K	0.76%	0.76%	0.74%
Germany	-0.36%	-0.35%	-0.35%
Australia	1.59%	1.57%	1.64%
Japan	0.05%	0.05%	0.06%
China	2.89%	2.90%	2.88%
Malaysia	3.56%	3.57%	3.55%
Thailand	1.95%	1.97%	1.96%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.40
Indo 5-Year CDS	bps	76.29
USD/IDR	points	14,368
BI 7DRR	%	3.50

Source : Bloomberg as of December 17, 2021

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Global Market Update

- The 10-year U.S. treasury yield fell 1 bps to 1.40% on Friday (12/17/21). U.S. treasury yields rose 1-2 bps along the short-end tenor, while belly- and long-end yields slipped 1-5 bps along the curve.
- U.S. stocks market lost last Friday with DJI significantly dropped 1.48%, S&P 500 followed by tumbling 1.03% while Nasdaq Composite slid 0.07%.
- Both the Fed's decision to normalize its monetary policy faster combined with a rapid spread of Omicron variant remained as focus weighing on the market sentiment.
- Despite that, major economies still indicate different stage of urgency in tightening their monetary policy. For example, the U.K., Sweden and New Zealand have been reported their interest hikes in the end of 2021 ahead of many.
- On the other hand, the U.S. and Canada are expected to raise their interest rates soon following the end of their bond-buying program in Mar-22 and Oct-22. Meanwhile, Australia, Euro Zone and Japan were at the back of the queue in leaving their ultra-easy policy.

Domestic Market Update

- The 10-year Indo GB edged down 1 bps to 6.42% on Friday (12/17/21), still in line with our daily projection range of 6.38-6.48%.
- The value of IDR against USD depreciated to IDR14,368/USD last Friday. Meanwhile, 5-year Indo CDS inched up to a level of 76.28 bps.
- Throughout Dec-21, the average value of Jakarta Interbank Spot Dollar Rate (JISDOR) was at IDR14,368/USD. The domestic currency has depreciated 0.68% against USD from Nov-21 average.
- On top of wider Omicron spread and possible rates hikes next year, the weakening IDR value was aligned with outflows of more than IDR20tn from government bond and equity market.
- We further consider the depreciation to stay low and foresee the value of IDR to be at IDR14,325/USD as of end 2021.
- Bank Indonesia (BI) reported a slower growth rate in demand for corporate financing at 14.8% in Nov-21, falling from 16.7% shown in net weighted balance figures. At the same period, demand for household funding remained limited.
- On the other end, supply for new credit rose in Nov-21 throughout all bank category boosted by the increasing use of working capital loan.

Market Projection

- Given the recent development, we expect the 10-year Indo GB yield to move within range of 6.38-6.48% today.
- Attractive Indo GB series to be traded today: FR0081, FR0084, FR0086, FR0090, FR0071, FR0078, FR0082, FR0087, FR0091, FR0092.

Exhibit 4. 10 Year Indo GB Fair Yield



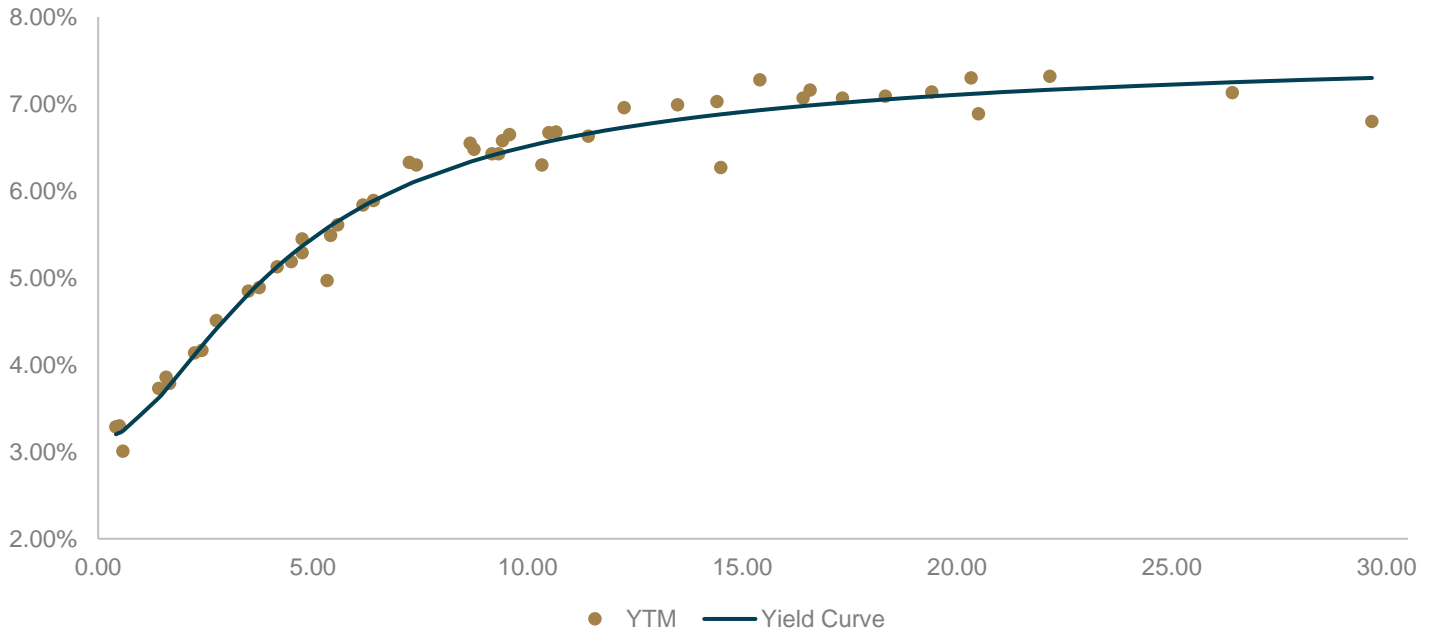
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.41	101.46	3.29%	3.20%	101.53	Fair
FR35	15-Jun-22	0.49	104.57	3.30%	3.22%	104.71	Fair
FR43	15-Jul-22	0.58	104.04	3.01%	3.24%	103.98	Premium
FR63	15-May-23	1.41	102.55	3.73%	3.62%	102.73	Fair
FR46	15-Jul-23	1.58	108.50	3.86%	3.72%	108.78	Fair
FR39	15-Aug-23	1.66	112.63	3.79%	3.77%	112.74	Fair
FR70	15-Mar-24	2.24	108.93	4.14%	4.12%	109.03	Fair
FR77	15-May-24	2.41	108.94	4.17%	4.22%	108.87	Fair
FR44	15-Sep-24	2.75	113.96	4.51%	4.41%	114.28	Fair
FR81	15-Jun-25	3.49	105.24	4.85%	4.81%	105.36	Fair
FR40	15-Sep-25	3.75	120.59	4.89%	4.94%	120.47	Fair
FR84	15-Feb-26	4.17	107.83	5.13%	5.13%	107.85	Fair
FR86	15-Jun-26	4.49	101.17	5.19%	5.27%	100.92	Fair
FR37	15-Sep-26	4.75	126.98	5.45%	5.37%	127.44	Fair
FR56	15-Sep-26	4.75	112.78	5.29%	5.37%	112.44	Fair
FR90	15-Apr-27	5.33	100.72	4.97%	5.57%	97.95	Premium
FR59	15-May-27	5.41	106.98	5.49%	5.60%	106.45	Fair
FR42	15-Jul-27	5.58	121.92	5.61%	5.65%	121.73	Fair
FR47	15-Feb-28	6.16	121.25	5.84%	5.82%	121.36	Fair
FR64	15-May-28	6.41	101.24	5.89%	5.89%	101.24	Fair
FR71	15-Mar-29	7.24	115.27	6.33%	6.08%	116.88	Discounted
FR78	15-May-29	7.41	111.41	6.30%	6.11%	112.56	Fair
FR52	15-Aug-30	8.66	125.75	6.55%	6.34%	127.42	Discounted
FR82	15-Sep-30	8.75	103.41	6.48%	6.35%	104.31	Fair
FR87	15-Feb-31	9.17	100.49	6.43%	6.41%	100.62	Fair
FR85	15-Apr-31	9.33	109.16	6.43%	6.43%	109.14	Fair
FR73	15-May-31	9.41	115.00	6.58%	6.44%	116.10	Fair
FR54	15-Jul-31	9.58	119.95	6.65%	6.46%	121.43	Fair
FR91	15-Apr-32	10.33	100.59	6.30%	6.55%	98.68	Premium
FR58	15-Jun-32	10.49	111.75	6.67%	6.57%	112.60	Fair
FR74	15-Aug-32	10.66	106.16	6.68%	6.59%	106.90	Fair
FR65	15-May-33	11.41	99.99	6.63%	6.66%	99.72	Fair
FR68	15-Mar-34	12.24	111.49	6.96%	6.73%	113.55	Discounted
FR80	15-Jun-35	13.49	104.45	6.99%	6.82%	105.94	Fair
FR72	15-May-36	14.41	110.96	7.03%	6.88%	112.43	Fair
FR88	15-Jun-36	14.49	99.82	6.27%	6.88%	94.27	Premium
FR45	15-May-37	15.41	122.65	7.28%	6.93%	126.45	Discounted
FR75	15-May-38	16.41	104.10	7.07%	6.98%	105.06	Fair
FR50	15-Jul-38	16.58	132.09	7.16%	6.98%	134.20	Fair
FR79	15-Apr-39	17.33	112.87	7.07%	7.01%	113.50	Fair
FR83	15-Apr-40	18.33	104.21	7.09%	7.05%	104.55	Fair
FR57	15-May-41	19.41	124.54	7.14%	7.09%	125.21	Fair
FR62	15-Apr-42	20.33	90.25	7.30%	7.12%	92.09	Fair
FR92	15-Jun-42	20.49	102.56	6.89%	7.12%	100.05	Premium
FR67	15-Feb-44	22.16	115.50	7.32%	7.16%	117.47	Fair
FR76	15-May-48	26.41	102.92	7.13%	7.25%	101.45	Fair
FR89	15-Aug-51	29.66	100.98	6.80%	7.30%	94.86	Premium

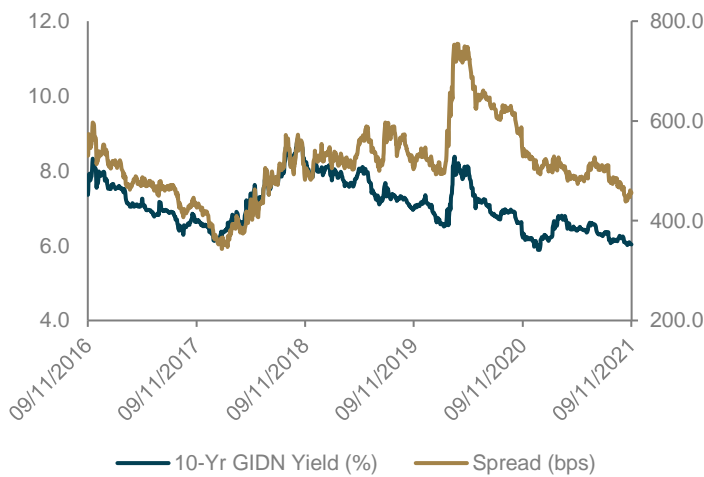
Source : Bloomberg, MNCS Calculation as of December 17, 2021

Exhibit 6. Indo GB Yield Curve



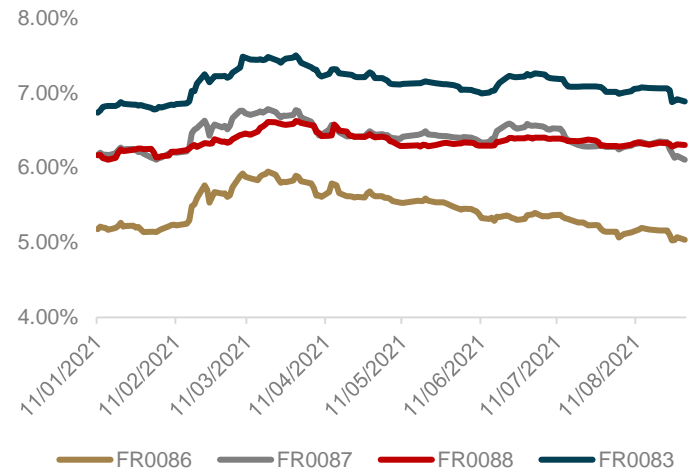
Source : Bloomberg, MNCS Calculation as of December 17, 2021

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	Oct-21	Nov-21
Bank	37.96	37.09	37.86	36	36.33	32.5	31.92	33.45	33.69	34.77	34.87
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.78	14.87	13.52	13.73
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.20	3.28	3.31	3.34
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45	14.40	14.61	14.65
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.44	21.56	21.24	20.77
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.46	4.94	5.04	5.05
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.21	7.25	7.50	7.58

Source : DJPPR as of November 08, 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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