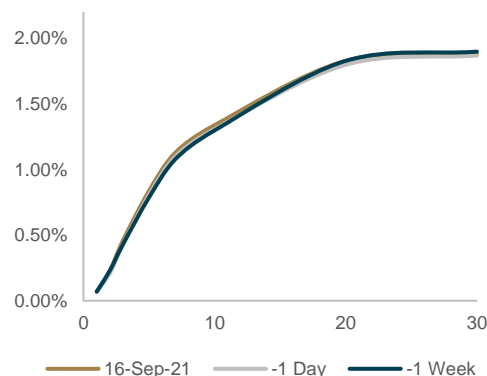


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	16-Sep-21	-1 Day	-1 Week
U.S	1.33%	1.31%	1.34%
U.K	0.82%	0.74%	0.74%
Germany	-0.30%	-0.34%	-0.36%
Australia	1.30%	1.21%	1.22%
Japan	0.05%	0.04%	0.05%
China	2.89%	2.90%	2.87%
Malaysia	3.29%	3.29%	3.23%
Thailand	1.68%	1.67%	1.70%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.33
Indo 5-Year CDS	bps	67.37
USD/IDR	points	14,253
BI 7DRR	%	3.50

Source : Bloomberg as of September 16, 2021



Tirta Widi Gilang Citradi

Economist & Fixed Income Analyst

Global Market Update

- U.S. reported retail sales grew by 0.7% MoM in August-21 after shrinking by 0.8% MoM in the previous month.
- The U.S. initial jobless claims as of September 11, 2021 recorded at 332,000. The number of jobless claims filling was higher than previous week at 312,000.
- However overall 4 week average of U.S jobless claims stood at 335,750 well below the previous period of 340,000.
- The 10 year U.S. treasury yield rose by 2 bps to 1.33%. We expect the benchmark yields tend to rise ahead of the Fed's September policy meeting.
- Last night, ECB President Christine Lagarde said that the central bank would start conducting a moderately lower pace of net asset purchases under the PEPP for the rest of the year due to improved economic and financial conditions.
- The central bank reiterated the PEPP envelope would be maintained at EUR1.85tn until at least the end of March 2022 and, in any case, until it judges that the coronavirus crisis phase is over.
- The U.S. stock market closed mixed. Both DJI and S&P 500 declined by more than 0.15%. Meanwhile at the same time Nasdaq Composite added 0.13%.

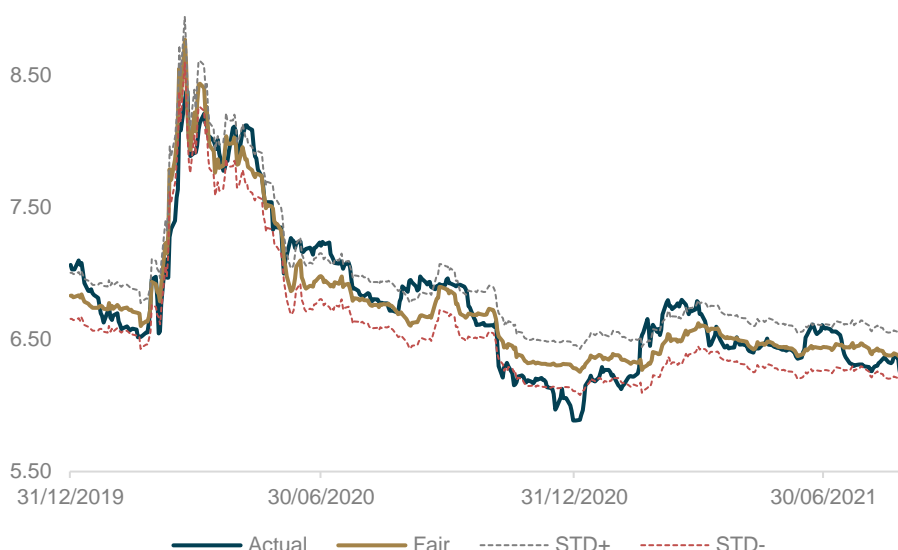
Domestic Market Update

- The 10 year Indo GB yield was nearly flat after rising only 1 bps to 6.13% on Thursday (09/16/21).
- The movement of 10 year Indo GB yield remained within our forecast range of 6.10%-6.20% so far.
- This was attributable to the limited movement of global government bond yields and low external pressure.
- The IDR value consistently stayed below IDR 14,300/USD while 5 year Indo CDS was stable below 70 bps.
- Investors appetite for domestic government fixed income assets remained high as reflected by high demand from the recent auction.
- Combined with central bank's intervention, this justified the historically low yield of Indo GB.

Market Projection

- We still expect the 10 year Indo GB yield to move within range of 6.10%-6.20% on Friday (09/17/21).
- Attractive Indo GB series to be traded today : FR0086, FR0064, FR0071, FR0078, FR0082, FR0087, FR0065, FR0068, FR0080, FR0062 & FR0067.

Exhibit 4. 10 Year Indo GB Fair Yield



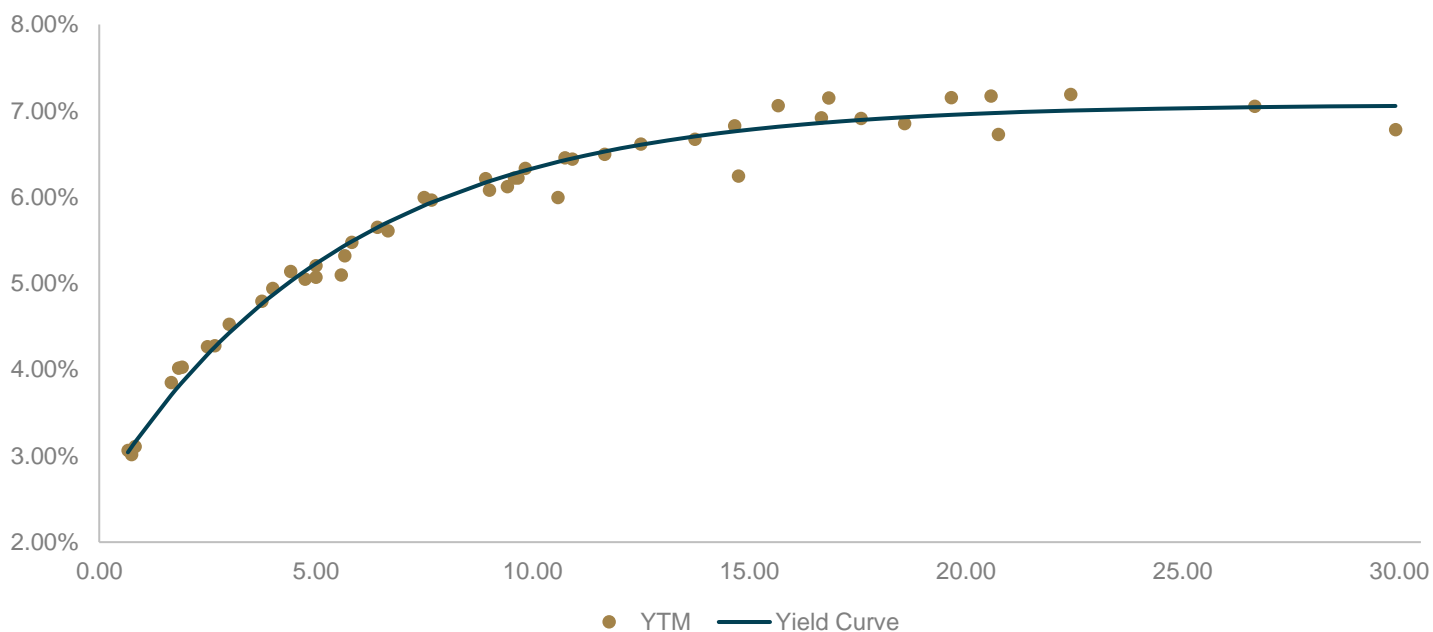
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.66	102.51	3.06%	3.04%	102.57	Fair
FR35	15-Jun-22	0.75	107.10	3.01%	3.10%	107.16	Fair
FR43	15-Jul-22	0.83	105.70	3.10%	3.16%	105.75	Fair
FR63	15-May-23	1.66	102.81	3.85%	3.70%	103.06	Fair
FR46	15-Jul-23	1.83	109.50	4.01%	3.80%	109.96	Discounted
FR39	15-Aug-23	1.91	113.98	4.03%	3.85%	114.42	Discounted
FR70	15-Mar-24	2.49	109.59	4.26%	4.17%	109.87	Fair
FR77	15-May-24	2.66	109.54	4.27%	4.26%	109.63	Fair
FR44	15-Sep-24	3.00	115.12	4.52%	4.43%	115.49	Fair
FR81	15-Jun-25	3.75	105.76	4.79%	4.76%	105.90	Fair
FR40	15-Sep-25	4.00	121.67	4.94%	4.86%	122.05	Fair
FR84	15-Feb-26	4.42	108.23	5.13%	5.02%	108.71	Fair
FR86	15-Jun-26	4.75	101.83	5.05%	5.14%	101.48	Fair
FR37	15-Sep-26	5.00	129.50	5.20%	5.23%	129.44	Fair
FR56	15-Sep-26	5.00	114.40	5.07%	5.23%	113.68	Fair
FR90	15-Apr-27	5.58	100.14	5.09%	5.41%	98.62	Premium
FR59	15-May-27	5.66	108.10	5.32%	5.44%	107.52	Fair
FR42	15-Jul-27	5.83	123.50	5.47%	5.49%	123.48	Fair
FR47	15-Feb-28	6.41	123.10	5.65%	5.65%	123.14	Fair
FR64	15-May-28	6.66	102.83	5.61%	5.71%	102.27	Fair
FR71	15-Mar-29	7.49	117.92	5.99%	5.90%	118.55	Fair
FR78	15-May-29	7.66	113.87	5.96%	5.94%	114.06	Fair
FR52	15-Aug-30	8.91	128.97	6.21%	6.17%	129.34	Fair
FR82	15-Sep-30	9.00	106.31	6.08%	6.18%	105.57	Fair
FR87	15-Feb-31	9.42	102.69	6.12%	6.25%	101.76	Fair
FR85	15-Apr-31	9.58	110.92	6.22%	6.27%	110.50	Fair
FR73	15-May-31	9.66	118.14	6.22%	6.29%	117.63	Fair
FR54	15-Jul-31	9.83	122.90	6.33%	6.31%	123.09	Fair
FR91	15-Apr-32	10.58	102.96	5.99%	6.41%	99.74	Premium
FR58	15-Jun-32	10.75	113.75	6.45%	6.43%	113.96	Fair
FR74	15-Aug-32	10.91	108.22	6.44%	6.45%	108.14	Fair
FR65	15-May-33	11.66	101.06	6.49%	6.53%	100.76	Fair
FR68	15-Mar-34	12.49	114.82	6.61%	6.61%	114.88	Fair
FR80	15-Jun-35	13.75	107.38	6.67%	6.70%	107.06	Fair
FR72	15-May-36	14.66	113.07	6.82%	6.76%	113.68	Fair
FR88	15-Jun-36	14.75	100.08	6.24%	6.77%	95.20	Premium
FR45	15-May-37	15.66	125.23	7.06%	6.82%	127.96	Discounted
FR75	15-May-38	16.66	105.70	6.92%	6.86%	106.27	Fair
FR50	15-Jul-38	16.83	132.50	7.15%	6.87%	135.90	Discounted
FR79	15-Apr-39	17.58	114.78	6.91%	6.90%	114.94	Fair
FR83	15-Apr-40	18.58	106.76	6.85%	6.93%	105.94	Fair
FR57	15-May-41	19.66	124.59	7.15%	6.95%	127.04	Discounted
FR62	15-Apr-42	20.58	91.50	7.17%	6.97%	93.50	Discounted
FR92	15-Jun-42	20.75	104.42	6.73%	6.98%	101.60	Premium
FR67	15-Feb-44	22.41	117.25	7.19%	7.00%	119.59	Discounted
FR76	15-May-48	26.66	103.88	7.05%	7.04%	103.95	Fair
FR89	15-Aug-51	29.91	101.19	6.78%	7.06%	97.73	Premium

Source : Bloomberg, MNCS Calculation as of September 16, 2021

Exhibit 6. Indo GB Yield Curve



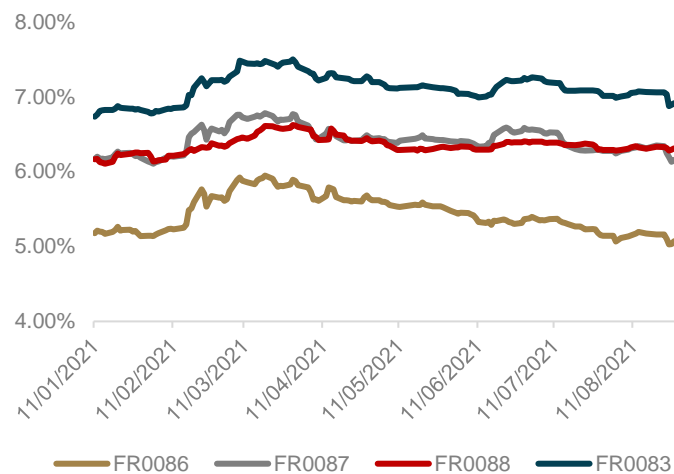
Source : Bloomberg, MNCS Calculation as of September 16, 2021

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
Bank	37.96	37.09	37.86	36.00	36.33	32.50	31.92	33.53
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.69
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.22
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.37
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.52
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.22

Source : DJPPR as of August 27, 2021

MNC Research Industry Ratings Guidance

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

PT MNC SEKURITAS

MNC Financial Center Lt. 14 – 16

Jl. Kebon Sirih No. 21 - 27, Jakarta Pusat 10340

Telp : (021) 2980 3111

Fax : (021) 3983 6899

Call Center : 1500 899

Disclaimer

This research report has been issued by PT MNC Sekuritas, It may not be reproduced or further distributed or published, in whole or in part, for any purpose. PT MNC Sekuritas has based this document on information obtained from sources it believes to be reliable but which it has not independently verified; PT MNC Sekuritas makes no guarantee, representation or warranty and accepts no responsibility to liability as to its accuracy or completeness. Expression of opinion herein are those of the research department only and are subject to change without notice. This document is not and should not be construed as an offer or the solicitation of an offer to purchase or subscribe or sell any investment. PT MNC Sekuritas and its affiliates and/or their offices, director and employees may own or have positions in any investment mentioned herein or any investment related thereto and may from time to time add to or dispose of any such investment. PT MNC Sekuritas and its affiliates may act as market maker or have assumed an underwriting position in the securities of companies discusses herein (or investment related thereto) and may sell them to or buy them from customers on a principal basis and may also perform or seek to perform investment banking or underwriting services for or relating to those companies.