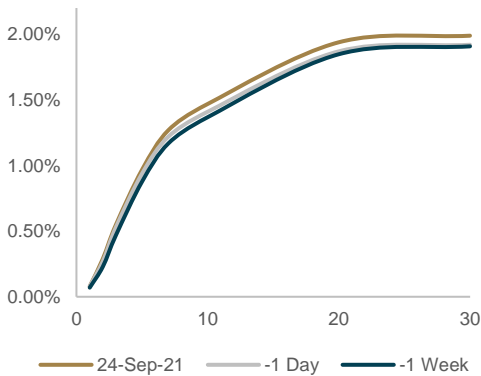


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	24-Sep-21	-1 Day	-1 Week
U.S	1.45%	1.43%	1.36%
U.K	0.91%	0.91%	0.85%
Germany	-0.24%	-0.26%	-0.28%
Australia	1.41%	1.26%	1.30%
Japan	0.06%	0.04%	0.05%
China	2.87%	2.86%	2.88%
Malaysia	3.41%	3.37%	3.33%
Thailand	1.78%	1.79%	1.68%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.45
Indo 5-Year CDS	bps	79.29
USD/IDR	points	14,258
BI 7DRR	%	3.50

Source : Bloomberg as of September 24, 2021



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Economist & Fixed Income Analyst

Global Market Update

- The U.S. treasury yields ended higher last week. The 10 year U.S. treasury yield rose by 4 bps to 1.45%.
- Rising FOMC came after the Fed's September policy meeting announcement and FOMC economic projection release.
- FOMC sees the economy is getting better and already made a substantial progress since the depths of pandemic a year ago, therefore central bank could start to slow the pace of asset purchase.
- Even though the Fed's Chair Powell did not give a clear signal on when the taper begin, market expect it would be announced in November and would take effect in December, and will be concluded in the end of 2022.
- FOMC projected the U.S. economy will grow by 5.9% this year, or less than 7% in the June projection. However it is seen expanding faster in 2022 and 2023 as reflected by 50 bps and 10 bps up-revision.
- FOMC also see a higher inflationary pressure this year with PCE inflation is expected to be 4.2% this year vs 3.4% in June projection.
- The central bank committee also sees higher unemployment rate this year (4.8% vs 4.5%).
- At the same time 9/18 of FOMC participants see a 25 bps rate hikes next year, causing yields to rise further.

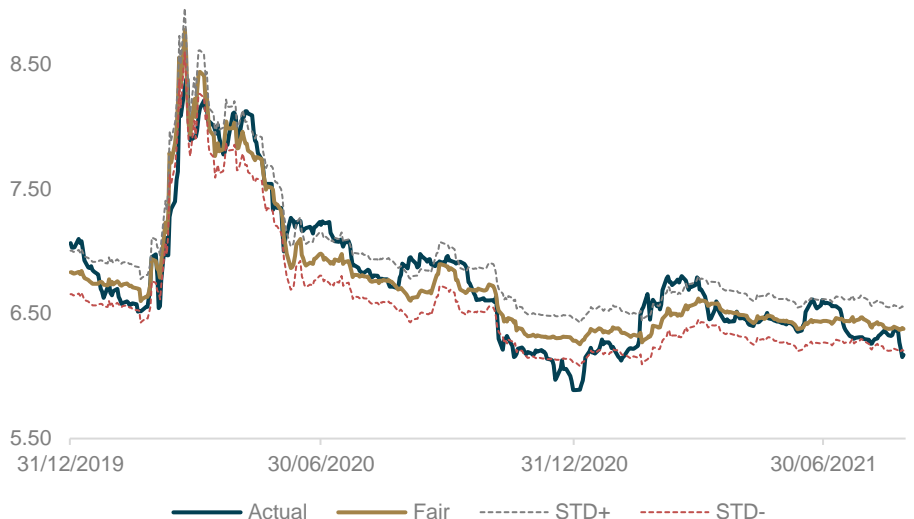
Domestic Market Update

- The 10 year Indo GB yield rose to 6.16% on Friday (09/24/21) and remained within our forecast range of 6.15%-6.25% so far.
- 5 year Indo CDS increased by 2 bps to 79.29 bps while rupiah was depreciated to IDR 14,258/USD.
- As of August 2021, Bank Indonesia (BI) reported the value of total loans in Indonesia increased 1.16% over the same month in the previous year.
- The August 2021 figure marked the 3rd consecutive month of a positive growth after experiencing a contraction for 8 month straight since October-20.
- This is a good sign that banking intermediary function started to improve amid ample liquidity in the economy. Improving epidemiologic development also boost confidence that loan growth may increased 4-6% this year.

Market Projection

- We expect the 10 year Indo GB yield to rise and moving within range of 6.15% - 6.25% today on the back of rising U.S. treasury yield and monetary policy normalization that have already started globally.
- Attractive Indo GB series to be traded today : FR0086, FR0090, FR0071, FR0078, FR0082, FR0087, FR0091, FR0088.

Exhibit 4. 10 Year Indo GB Fair Yield



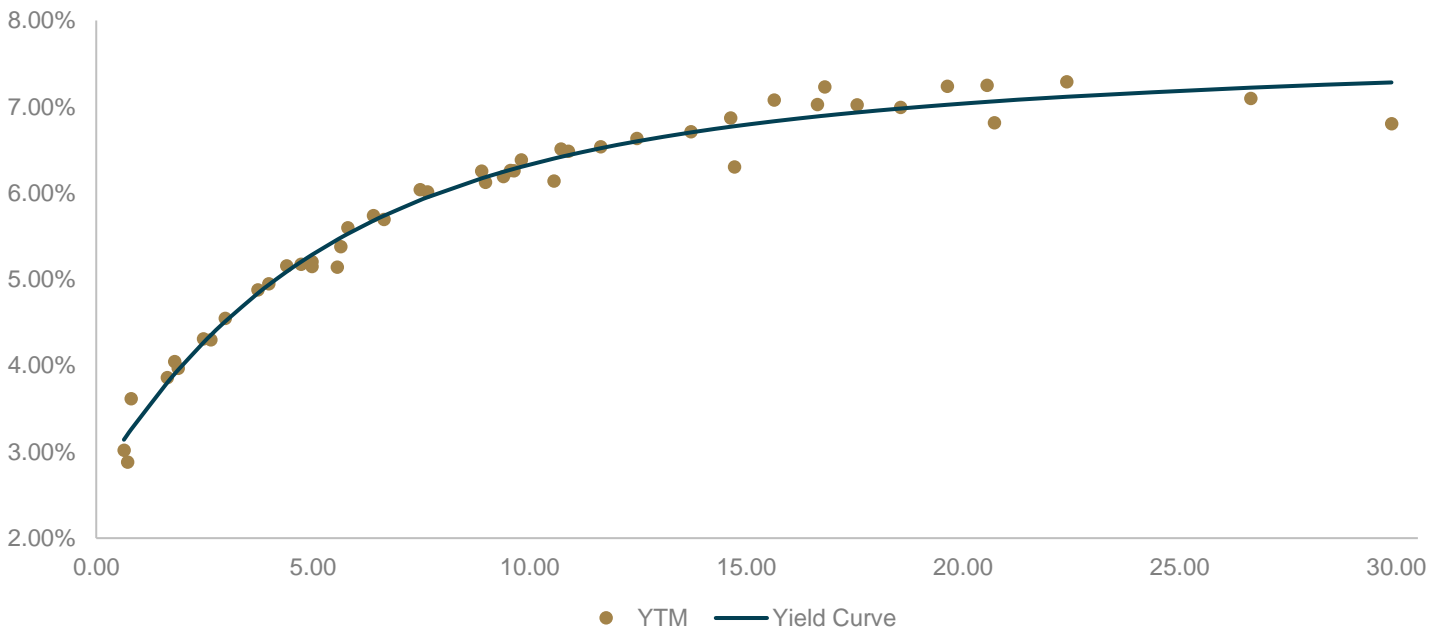
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.64	102.46	3.02%	3.14%	102.43	Fair
FR35	15-Jun-22	0.72	107.01	2.88%	3.20%	106.87	Premium
FR43	15-Jul-22	0.81	105.15	3.62%	3.26%	105.51	Discounted
FR63	15-May-23	1.64	102.76	3.86%	3.80%	102.87	Fair
FR46	15-Jul-23	1.81	109.35	4.04%	3.90%	109.67	Fair
FR39	15-Aug-23	1.89	113.96	3.97%	3.95%	114.07	Fair
FR70	15-Mar-24	2.47	109.41	4.31%	4.26%	109.56	Fair
FR77	15-May-24	2.64	109.42	4.30%	4.35%	109.32	Fair
FR44	15-Sep-24	2.98	114.96	4.55%	4.51%	115.12	Fair
FR81	15-Jun-25	3.72	105.44	4.88%	4.83%	105.60	Fair
FR40	15-Sep-25	3.98	121.54	4.95%	4.93%	121.65	Fair
FR84	15-Feb-26	4.40	108.12	5.15%	5.09%	108.40	Fair
FR86	15-Jun-26	4.72	101.31	5.17%	5.20%	101.23	Fair
FR37	15-Sep-26	4.98	129.40	5.20%	5.28%	129.05	Fair
FR56	15-Sep-26	4.98	113.97	5.15%	5.28%	113.37	Fair
FR90	15-Apr-27	5.56	99.93	5.14%	5.46%	98.42	Premium
FR59	15-May-27	5.64	107.79	5.38%	5.48%	107.28	Fair
FR42	15-Jul-27	5.81	122.75	5.60%	5.53%	123.18	Fair
FR47	15-Feb-28	6.39	122.50	5.74%	5.68%	122.89	Fair
FR64	15-May-28	6.64	102.35	5.69%	5.74%	102.11	Fair
FR71	15-Mar-29	7.47	117.58	6.04%	5.92%	118.41	Fair
FR78	15-May-29	7.64	113.52	6.01%	5.95%	113.95	Fair
FR52	15-Aug-30	8.89	128.59	6.25%	6.17%	129.29	Fair
FR82	15-Sep-30	8.98	105.98	6.12%	6.18%	105.57	Fair
FR87	15-Feb-31	9.40	102.17	6.19%	6.25%	101.78	Fair
FR85	15-Apr-31	9.56	110.58	6.26%	6.27%	110.53	Fair
FR73	15-May-31	9.64	117.83	6.26%	6.28%	117.65	Fair
FR54	15-Jul-31	9.81	122.44	6.38%	6.30%	123.11	Fair
FR91	15-Apr-32	10.56	101.83	6.14%	6.40%	99.82	Premium
FR58	15-Jun-32	10.72	113.25	6.51%	6.42%	114.03	Fair
FR74	15-Aug-32	10.89	107.83	6.48%	6.44%	108.22	Fair
FR65	15-May-33	11.64	100.72	6.53%	6.52%	100.85	Fair
FR68	15-Mar-34	12.47	114.65	6.63%	6.60%	114.94	Fair
FR80	15-Jun-35	13.72	107.02	6.71%	6.70%	107.07	Fair
FR72	15-May-36	14.64	112.62	6.87%	6.77%	113.62	Fair
FR88	15-Jun-36	14.72	99.52	6.30%	6.77%	95.16	Premium
FR45	15-May-37	15.64	125.03	7.08%	6.83%	127.77	Discounted
FR75	15-May-38	16.64	104.62	7.02%	6.89%	106.00	Fair
FR50	15-Jul-38	16.81	131.50	7.23%	6.90%	135.52	Discounted
FR79	15-Apr-39	17.56	113.53	7.02%	6.93%	114.50	Fair
FR83	15-Apr-40	18.56	105.23	6.99%	6.98%	105.37	Fair
FR57	15-May-41	19.64	123.50	7.24%	7.02%	126.17	Discounted
FR62	15-Apr-42	20.56	90.75	7.25%	7.06%	92.66	Discounted
FR92	15-Jun-42	20.72	103.43	6.81%	7.06%	100.67	Premium
FR67	15-Feb-44	22.39	116.00	7.29%	7.12%	118.16	Fair
FR76	15-May-48	26.64	103.33	7.09%	7.22%	101.80	Fair
FR89	15-Aug-51	29.89	100.90	6.80%	7.28%	95.07	Premium

Source : Bloomberg, MNCS Calculation as of September 24, 2021

Exhibit 6. Indo GB Yield Curve



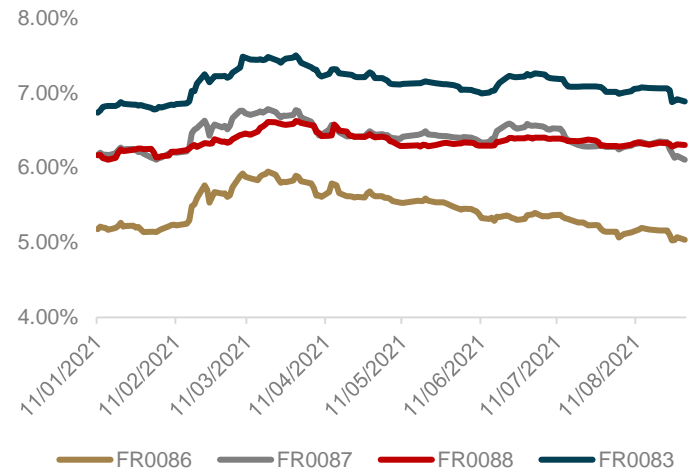
Source : Bloomberg, MNCS Calculation as of September 24, 2021

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

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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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