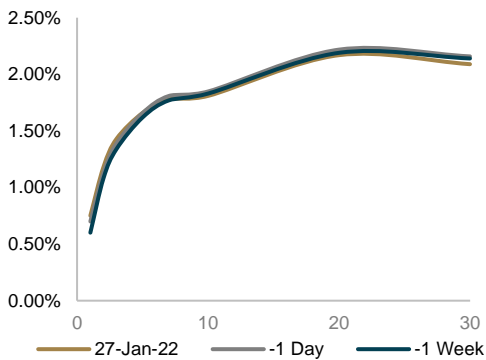


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	27-Jan-22	-1 Day	-1 Week
U.S	1.80%	1.87%	1.81%
U.K	1.23%	1.20%	1.22%
Germany	-0.06%	-0.08%	-0.03%
Australia	2.02%	1.95%	1.99%
Japan	0.16%	0.14%	0.14%
China	2.73%	2.88%	2.72%
Malaysia	3.70%	3.67%	3.69%
Thailand	2.14%	2.11%	2.17%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.80
Indo 5-Year CDS	bps	89.23
USD/IDR	points	14,386
BI 7DRR	%	3.50

Source : Bloomberg as of January 27, 2022

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Global Market Update

- US stronger than expected 4Q21 GDP data has triggered UST yield to fall. The 10-year UST yield declined 7 bps to 1.80% on Thursday (01/27/22).
- However yield on 2-year UST note increased and now nearing 1.20%. The short term maturity bond yield keep hovering above 1% indicating that Fed soon to tighten its monetary policy.
- Chair Powell said on yesterday press conference that he believed there is quite a bit room for Fed to raise interest rate without hurting the labor market.
- After QE that is scheduled to end in early Mar-22 followed by rate hikes, the Fed also consider to reduce the balance sheet.
- US GDP expanded 6.9% QoQ in 4Q21, above consensus estimate at 5.5% QoQ and previous quarter growth of 2.3% QoQ indicating that economic recovery remained on track despite the spread of Omicron variant.
- US equity market closed lower despite stronger than expected economic data. DJI slightly unchanged, while S&P 500 and Nasdaq Composite dropped 0.54% dan 1.40% respectively.
- Global local currency government bond recorded an increase yesterday. The Japan 10-year GB yield is now nearing 0.20%.

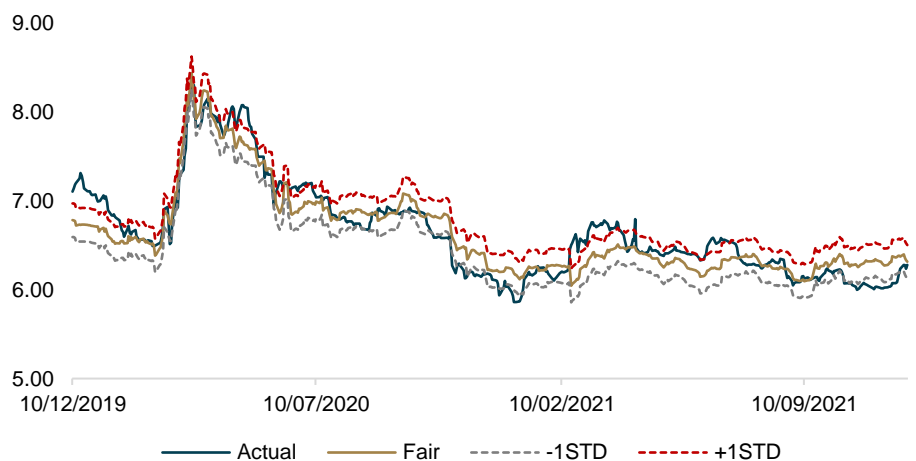
Domestic Market Update

- The 10-year Indo GB yield inched up 4 bps to 6.44% on Thursday (01/27/22) in line with our daily forecast range of 6.35-6.45%.
- The IDR value depreciated against USD and was closed at IDR 14,386/USD (vs IDR14,353/USD on Wednesday).
- Risk premium rose with Indonesia's 5-year CDS stood at 89.23 bps (vs 86.39 bps on Wednesday).
- Foreign investors booked net sell of IDR1.33tn in Indo GB market year to date.
- Outflows from Indo GB market is triggered by Fed's hawkish stance in calibrating monetary policy.
- Indonesia's CB governor Perry Warjiyo said domestic inflationary pressures could strengthen in the 3Q22.
- We agreed that throughout 2022, inflation to start rising gradually. However we foresee inflation to remain manageable within BI target, therefore monetary policy could still be directed to support economic recovery.

Market Projection

- Given the recent development, we expect the 10-year Indo GB yield to move within range of 6.35-6.45% today.
- Attractive Indo GB series to be traded today: FR0070, FR0084, FR0086, FR0082, FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



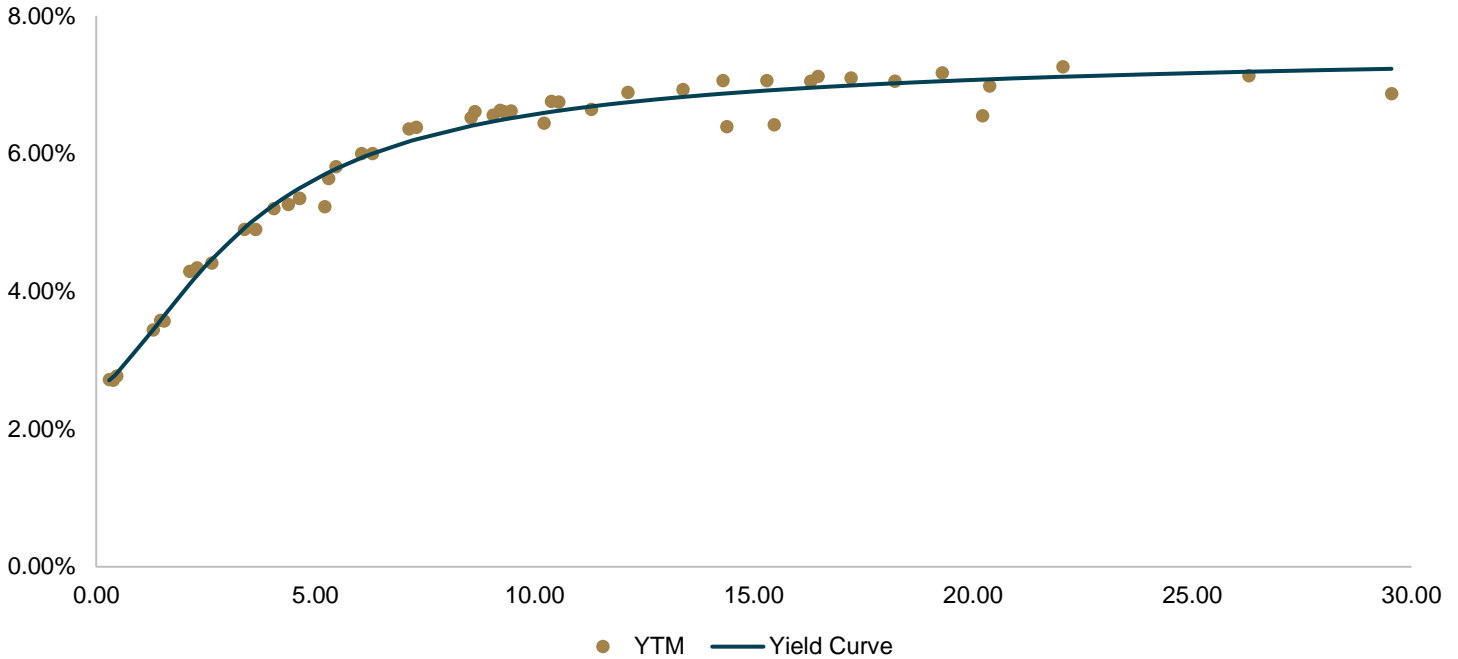
Source : Bloomberg, MNCS Calculation

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	0.30	101.21	2.72%	2.71%	101.26	Fair
FR35	12.900	15-Jun-22	0.38	103.73	2.71%	2.76%	103.82	Fair
FR43	10.250	15-Jul-22	0.46	103.36	2.77%	2.81%	103.43	Fair
FR63	5.625	15-May-23	1.30	102.73	3.44%	3.44%	102.75	Fair
FR46	9.500	15-Jul-23	1.46	108.33	3.58%	3.58%	108.39	Fair
FR39	11.750	15-Aug-23	1.55	112.16	3.57%	3.65%	112.11	Fair
FR70	8.375	15-Mar-24	2.13	108.19	4.29%	4.10%	108.62	Fair
FR77	8.125	15-May-24	2.30	108.16	4.34%	4.23%	108.44	Fair
FR44	10.000	15-Sep-24	2.63	113.69	4.41%	4.46%	113.59	Fair
FR81	6.500	15-Jun-25	3.38	104.91	4.90%	4.92%	104.86	Fair
FR40	11.000	15-Sep-25	3.63	119.99	4.90%	5.05%	119.49	Fair
FR84	7.250	15-Feb-26	4.05	107.40	5.20%	5.25%	107.19	Fair
FR86	5.500	15-Jun-26	4.38	100.87	5.26%	5.40%	100.39	Fair
FR37	12.000	15-Sep-26	4.63	126.88	5.35%	5.50%	126.25	Fair
FR56	8.375	15-Sep-26	4.63	112.23	5.35%	5.50%	111.62	Fair
FR90	5.125	15-Apr-27	5.21	99.51	5.23%	5.70%	97.43	Premium
FR59	7.000	15-May-27	5.30	106.11	5.64%	5.73%	105.74	Fair
FR42	10.250	15-Jul-27	5.46	120.50	5.81%	5.78%	120.71	Fair
FR47	10.000	15-Feb-28	6.05	120.00	6.00%	5.94%	120.39	Fair
FR64	6.125	15-May-28	6.30	100.64	6.00%	6.00%	100.64	Fair
FR71	9.000	15-Mar-29	7.13	114.90	6.36%	6.18%	116.08	Fair
FR78	8.250	15-May-29	7.30	110.77	6.38%	6.21%	111.84	Fair
FR52	10.500	15-Aug-30	8.55	125.75	6.52%	6.40%	126.66	Fair
FR82	7.000	15-Sep-30	8.63	102.52	6.61%	6.41%	103.83	Discounted
FR87	6.500	15-Feb-31	9.05	99.58	6.56%	6.47%	100.22	Fair
FR85	7.750	15-Apr-31	9.21	107.63	6.63%	6.49%	108.65	Fair
FR73	8.750	15-May-31	9.30	114.69	6.61%	6.50%	115.53	Fair
FR54	9.500	15-Jul-31	9.46	120.00	6.62%	6.51%	120.84	Fair
FR91	6.375	15-Apr-32	10.21	99.51	6.44%	6.59%	98.39	Fair
FR58	8.250	15-Jun-32	10.38	110.98	6.76%	6.61%	112.19	Fair
FR74	7.500	15-Aug-32	10.55	105.57	6.75%	6.62%	106.58	Fair
FR65	6.625	15-May-33	11.30	99.87	6.64%	6.69%	99.51	Fair
FR68	8.375	15-Mar-34	12.13	112.02	6.89%	6.75%	113.34	Fair
FR80	7.500	15-Jun-35	13.38	104.95	6.93%	6.82%	105.87	Fair
FR72	8.250	15-May-36	14.30	110.63	7.06%	6.87%	112.42	Fair
FR88	6.250	15-Jun-36	14.38	98.70	6.39%	6.88%	94.34	Premium
FR45	9.750	15-May-37	15.30	124.91	7.06%	6.92%	126.47	Fair
FR93	6.375	15-Jul-37	15.46	99.54	6.42%	6.92%	94.84	Premium
FR75	7.500	15-May-38	16.30	104.36	7.05%	6.96%	105.23	Fair
FR50	10.500	15-Jul-38	16.46	132.46	7.12%	6.96%	134.34	Fair
FR79	8.375	15-Apr-39	17.21	112.57	7.10%	6.99%	113.73	Fair
FR83	7.500	15-Apr-40	18.21	104.52	7.05%	7.02%	104.86	Fair
FR57	9.500	15-May-41	19.30	124.16	7.17%	7.05%	125.58	Fair
FR62	6.375	15-Apr-42	20.21	98.00	6.55%	7.08%	92.51	Premium
FR92	7.125	15-Jun-42	20.38	101.51	6.98%	7.08%	100.47	Fair
FR67	8.750	15-Feb-44	22.05	116.25	7.26%	7.12%	118.03	Fair
FR76	7.375	15-May-48	26.30	102.87	7.13%	7.19%	102.16	Fair
FR89	6.875	15-Aug-51	29.55	100.06	6.87%	7.23%	95.67	Premium

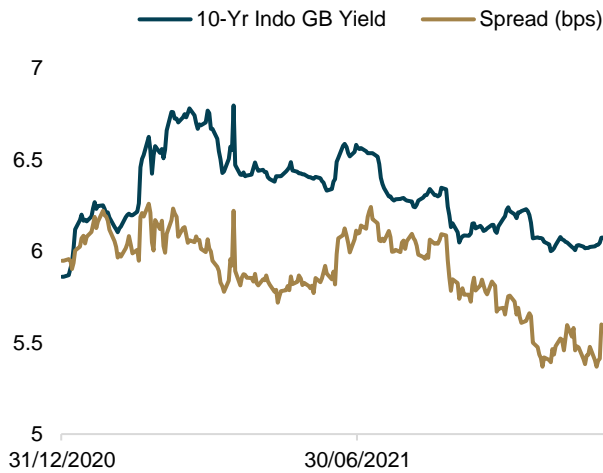
Source : Bloomberg, MNCS Calculation as of January 27, 2022

Exhibit 6. Indo GB Yield Curve



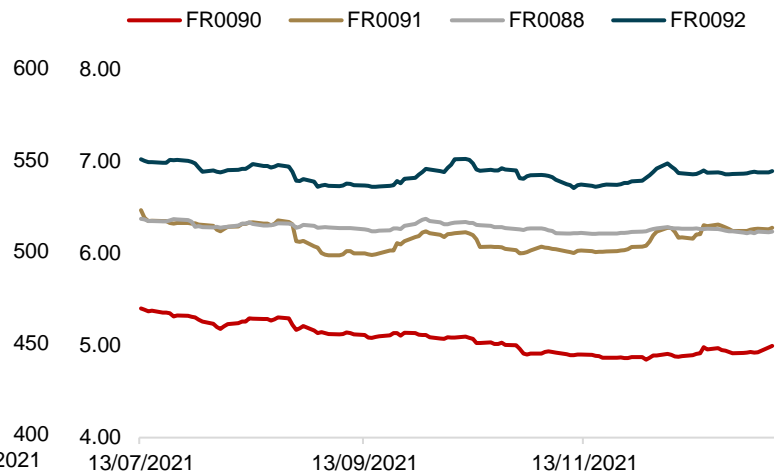
Source : Bloomberg, MNCS Calculation as of January 27, 2022

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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