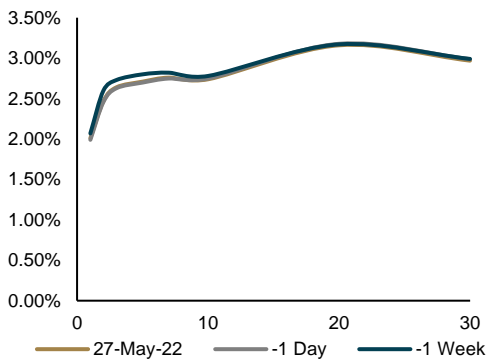


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	27-May-22	-1 Day	-1 Week
U.S	2.74%	2.75%	2.84%
U.K	1.92%	1.97%	1.86%
Germany	0.96%	1.00%	0.95%
Japan	0.23%	0.23%	0.24%
China	2.75%	2.74%	2.81%
Malaysia	4.12%	4.12%	4.41%
Thailand	2.82%	2.85%	3.15%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	2.74
Indo 5-Year CDS	bps	95.66
USD/IDR	points	14,577
BI 7DRR	%	3.50

Source : Bloomberg as of May 27, 2022

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Global Market Update

- Benchmark 10-year UST note yield was closed slightly lower at 2.74% on Friday (05/27/22).
- The yield curve between 2-year and 10-year notes flattened 1 bps to 26 bps and the benchmark yields fell to nearly 6-weeks lows.
- Lower UST note yield came after Fed's preferred inflation gauge (core PCE price) showed a moderation.
- US core PCE price index grew +4.9% YoY in Apr-22 in line with market expectation and lower than previous month increase of +5.2% YoY.
- Market participant expects +50 bps increase in FFR at each Fed's June & July meetings.
- US equity market jumped with DJI rose +1.76%; S&P 500 was up +2.47% and Nasdaq Composite lead all gain with +3.33% on the last trading day in the previous week.

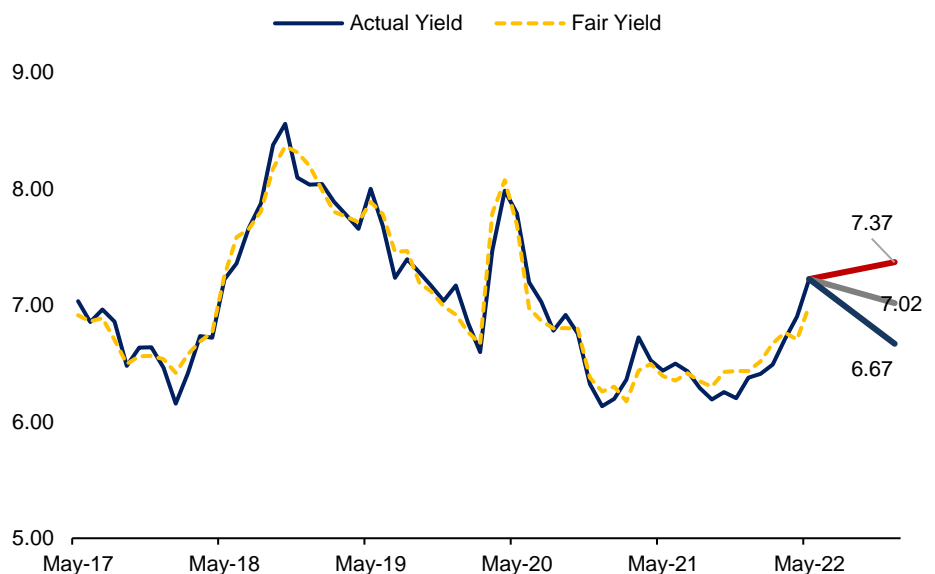
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) decreased 2 bps to 7.07% on Friday (05/27/22).
- The IDR strengthened against USD to IDR 14,577/USD on Friday from IDR14,613/USD on the previous day.
- Indonesia risk premium 5-year CDS was closed at 95.66 bps on the last trading day in the previous week
- Bank Indonesia (BI) reported M2 position was recorded at IDR7,911.3 tn (+13.6% YoY) in Apr-22, higher than Mar-22 growth of +13.3% YoY.
- The increase in M2 growth in Apr-22 was mainly influenced by the continued acceleration of lending. Credit disbursement in Apr-22 grew by +8.8% YoY, higher than previous month growth of +6.4% YoY.

Market Projection

- Given the recent development on global and domestic market, we expect the 10 year Indo GB yield to move within a range of 7.00-7.20% for today.
- Attractive Indo GB series to be traded today : FR0070, FR0077, FR0084, FR0064, FR0078, FR0091, FR0068, FR0072.

Exhibit 4. 10 Year Indo GB Fair Yield



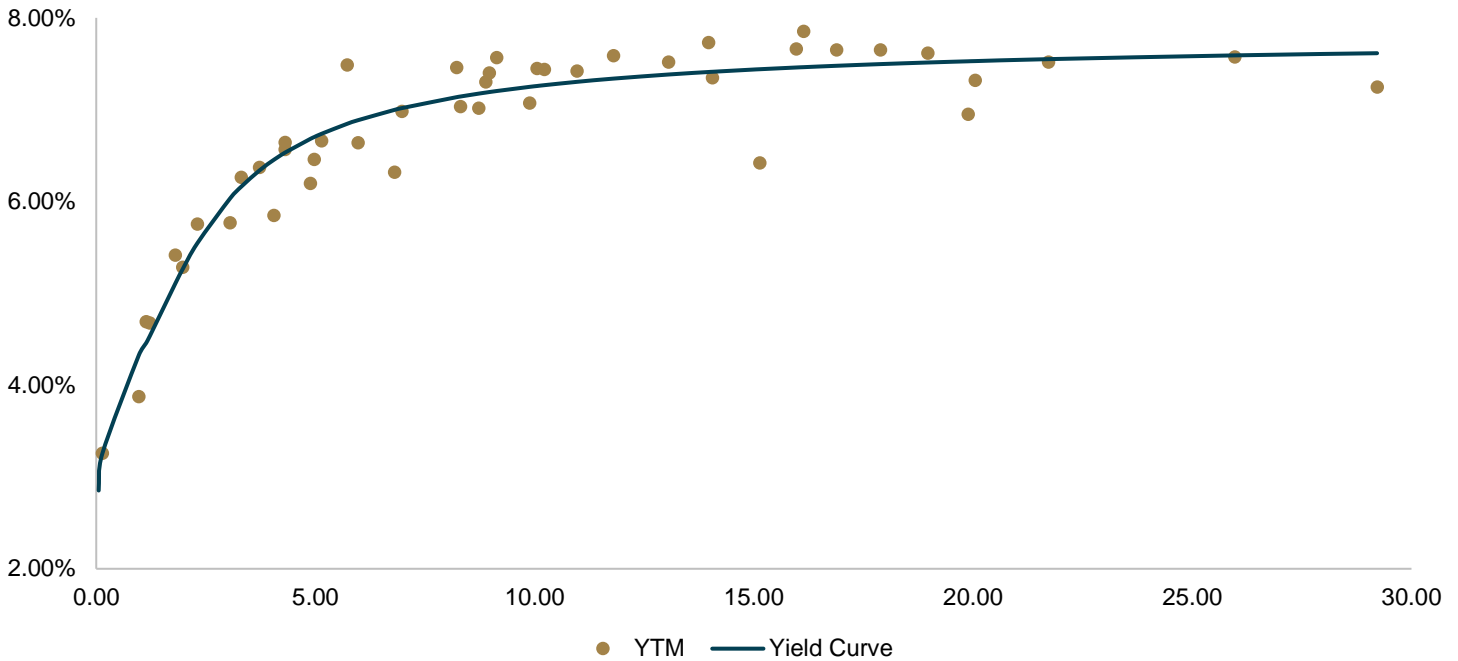
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Coupon (%)	Maturity	TTM (Yr)	Last Price	YTM (%)	Yield Curve (%)	Fair Price	Notes
FR35	12.900	15-Jun-22	0.05	100.57	-0.91%	2.85%	100.52	Premium
FR43	10.250	15-Jul-22	0.13	100.85	3.26%	3.25%	100.93	Fair
FR63	5.625	15-May-23	0.97	101.63	3.88%	4.32%	101.22	Fair
FR46	9.500	15-Jul-23	1.13	105.20	4.69%	4.46%	105.51	Fair
FR39	11.750	15-Aug-23	1.22	108.21	4.68%	4.53%	108.46	Fair
FR70	8.375	15-Mar-24	1.80	104.97	5.42%	5.11%	105.55	Fair
FR77	8.125	15-May-24	1.97	105.21	5.28%	5.26%	105.28	Fair
FR44	10.000	15-Sep-24	2.30	108.97	5.76%	5.54%	109.49	Fair
FR81	6.500	15-Jun-25	3.05	102.01	5.77%	6.03%	101.28	Fair
FR40	11.000	15-Sep-25	3.30	113.87	6.26%	6.16%	114.24	Fair
FR84	7.250	15-Feb-26	3.72	102.85	6.37%	6.34%	102.97	Fair
FR86	5.500	15-Jun-26	4.05	98.80	5.85%	6.45%	96.64	Premium
FR37	12.000	15-Sep-26	4.30	119.70	6.64%	6.53%	120.20	Fair
FR56	8.375	15-Sep-26	4.30	106.65	6.57%	6.53%	106.80	Fair
FR90	5.125	15-Apr-27	4.89	95.54	6.20%	6.68%	93.60	Premium
FR59	7.000	15-May-27	4.97	102.26	6.46%	6.70%	101.25	Fair
FR42	10.250	15-Jul-27	5.13	115.36	6.66%	6.74%	115.03	Fair
FR47	10.000	15-Feb-28	5.72	111.48	7.49%	6.84%	114.71	Discounted
FR64	6.125	15-May-28	5.97	97.50	6.64%	6.88%	96.33	Fair
FR71	9.000	15-Mar-29	6.80	110.92	6.32%	7.00%	110.68	Premium
FR78	8.250	15-May-29	6.97	106.89	6.98%	7.02%	106.71	Fair
FR52	10.500	15-Aug-30	8.22	118.40	7.46%	7.13%	120.64	Fair
FR82	7.000	15-Sep-30	8.30	99.77	7.03%	7.14%	99.11	Fair
FR87	6.500	15-Feb-31	8.72	96.65	7.02%	7.17%	95.68	Fair
FR85	7.750	15-Apr-31	8.89	102.88	7.30%	7.18%	103.65	Fair
FR73	8.750	15-May-31	8.97	108.72	7.40%	7.19%	110.17	Fair
FR54	9.500	15-Jul-31	9.13	112.55	7.57%	7.20%	115.18	Fair
FR91	6.375	15-Apr-32	9.89	95.10	7.07%	7.25%	93.91	Fair
FR58	8.250	15-Jun-32	10.05	105.60	7.45%	7.26%	107.00	Fair
FR74	7.500	15-Aug-32	10.22	100.42	7.44%	7.27%	101.66	Fair
FR65	6.625	15-May-33	10.97	94.11	7.42%	7.30%	94.95	Fair
FR68	8.375	15-Mar-34	11.80	106.04	7.59%	7.34%	108.09	Fair
FR80	7.500	15-Jun-35	13.05	99.85	7.52%	7.38%	100.98	Fair
FR72	8.250	15-May-36	13.97	104.38	7.73%	7.41%	107.24	Fair
FR88	6.250	15-Jun-36	14.05	90.49	7.35%	7.41%	89.96	Fair
FR45	9.750	15-May-37	14.97	113.95	8.12%	7.44%	120.69	Discounted
FR93	6.375	15-Jul-37	15.13	99.56	6.42%	7.44%	90.42	Premium
FR75	7.500	15-May-38	15.97	98.52	7.66%	7.46%	100.38	Fair
FR50	10.500	15-Jul-38	16.13	123.95	7.85%	7.46%	128.22	Fair
FR79	8.375	15-Apr-39	16.89	106.79	7.65%	7.48%	108.52	Fair
FR83	7.500	15-Apr-40	17.89	98.52	7.65%	7.49%	100.04	Fair
FR57	9.500	15-May-41	18.97	118.73	7.62%	7.51%	119.92	Fair
FR62	6.375	15-Apr-42	19.89	93.83	6.95%	7.53%	88.22	Premium
FR92	7.125	15-Jun-42	20.05	97.98	7.32%	7.53%	95.86	Fair
FR67	8.750	15-Feb-44	21.72	113.08	7.52%	7.55%	112.71	Fair
FR76	7.375	15-May-48	25.97	97.73	7.58%	7.59%	97.57	Fair
FR89	6.875	15-Aug-51	29.22	95.49	7.25%	7.61%	91.38	Fair

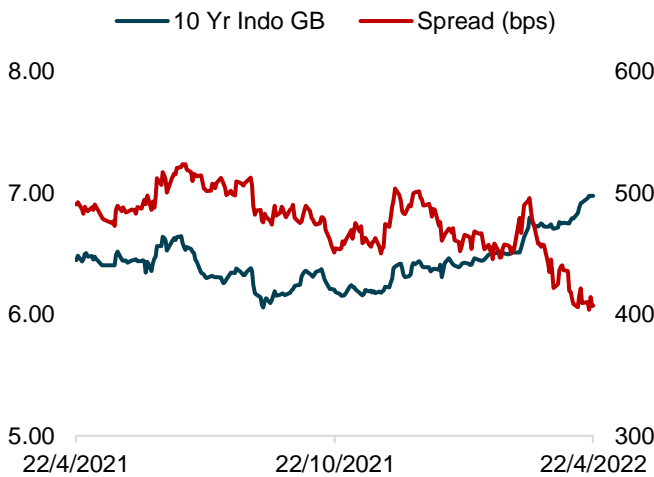
Source : Bloomberg, MNCS Calculation as of May 27, 2022

Exhibit 6. Indo GB Yield Curve



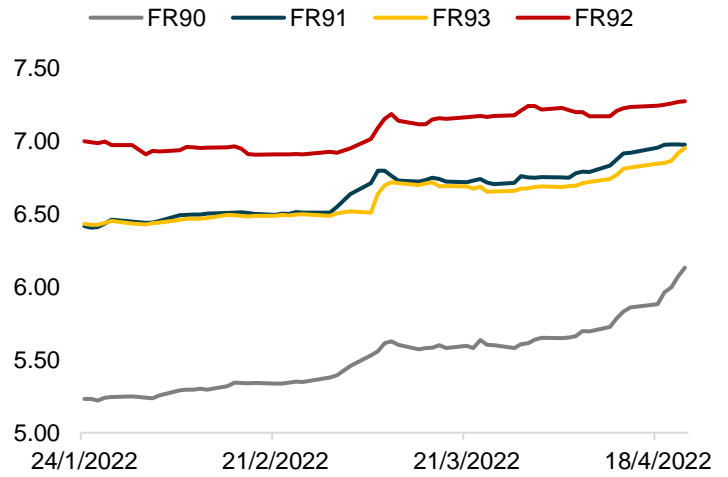
Source : Bloomberg, MNCS Calculation as of May 27, 2022

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	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22
Bank	36.33	32.5	31.92	33.45	33.69	34.77	35.63	34.01	35.47	35.82	35.03	33.36
Central Bank (Nett)	11.99	15.93	16.08	14.78	14.87	13.52	13.10	17.13	15.20	14.12	15.15	16.90
Mutual Fund	3.06	3.16	3.18	3.20	3.28	3.31	3.42	3.38	3.20	3.14	3.19	3.24
Insurance & Pension Fund	14.44	14.24	14.59	14.45	14.40	14.61	14.44	14.00	14.52	14.77	15.22	15.28
Foreign	22.76	22.82	22.53	22.44	21.56	21.24	20.55	19.05	18.97	18.82	17.57	17.37
Individuals	4.61	4.49	4.64	4.46	4.94	5.04	5.08	4.73	4.83	5.32	5.61	5.60
Others	6.83	6.95	7.07	7.21	7.25	7.50	7.78	7.70	7.82	8.01	8.22	8.26

Source : DJPPR as of Apr 21, 2022

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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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