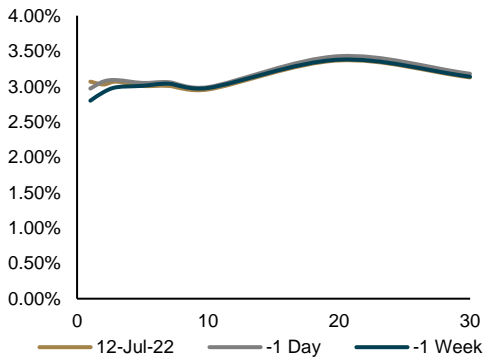


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	12-Jul-22	-1 Day	-1 Week
U.S	2.97%	3.00%	2.81%
U.K	2.07%	2.18%	2.05%
Germany	1.13%	1.24%	1.18%
Japan	0.24%	0.24%	0.22%
China	2.81%	2.82%	2.83%
Malaysia	4.05%	4.15%	4.21%
Thailand	2.46%	2.69%	2.71%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	3.00
Indo 5-Year CDS	bps	155.79
USD/IDR	points	14,995
BI 7DRR	%	3.50

Source : Bloomberg as of July 12, 2022

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Global Market Update

- The benchmark 10-year UST note yield fell 3 bps to 2.97% on Tuesday (07/12/22).
- Meanwhile the benchmark for shorter rate 2-year UST note yield also fell 3 bps to 3.05%
- However yields between shorter and longer maturity remain inverted. Spread of 2 and 10-year UST note was -8 bps.
- Investors focus on US inflation data that will be released on Wednesday, consensus estimate inflation rate to increase by 8.8% annually, higher than previous month figure.
- US benchmark equity indices fell last night. DJI was down by 0.62% while S&P 500 and Nasdaq Composite fell 0.92% and 0.95% respectively.
- Falling UST yields may indicate that US economy is on the brink of recession as the spread between short & long rate is still in negative territory.
- Historically, the inverted yield curve will be followed by economic output contraction with the median time of 533 days post the inversion.

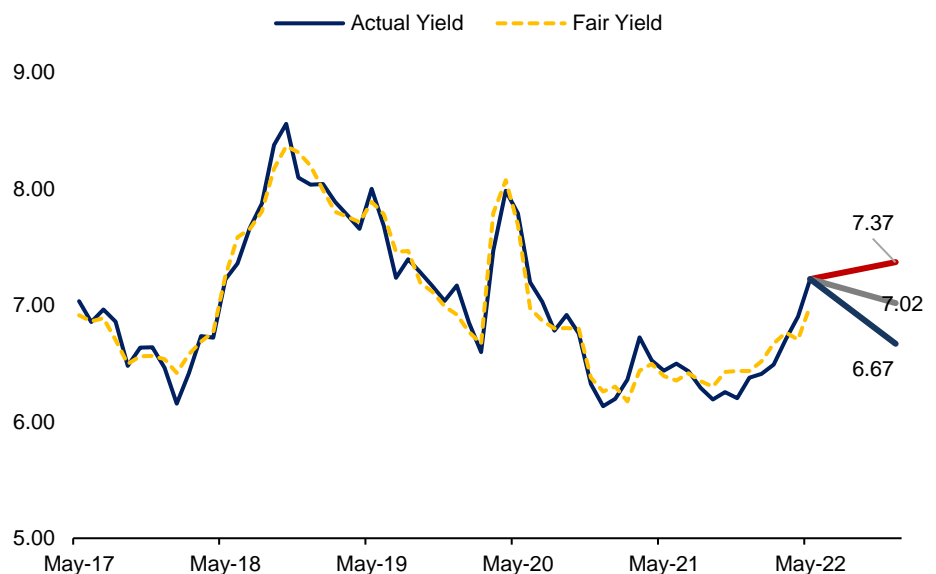
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) fell 2 bps to 7.26% on Tuesday (07/12/22).
- The IDR depreciated against USD to IDR 14,995/USD on Tuesday (vs IDR 14,975/USD on the previous day).
- Indonesia's risk premium 5-year CDS jumped to above 150 bps yesterday.
- The government issued 6 series of SBSN amounting to IDR 6.025 trillion with incoming bids reaching IDR 12.751 trillion on Tuesday (12/07/22).
- The awarded value in the SBSN auction yesterday was lower than the government's indicative target of IDR 7 trillion.
- The value of incoming bids was also lower than the previous auction which reached IDR15.78 trillion and investor appetite remain skewed towards shorter maturity bonds.

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 7.25-7.45% for today.
- Attractive Indo GB series to be traded today : FR0063, FR0081, FR0084, FR0090, FR0047, FR0052, FR0054, FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



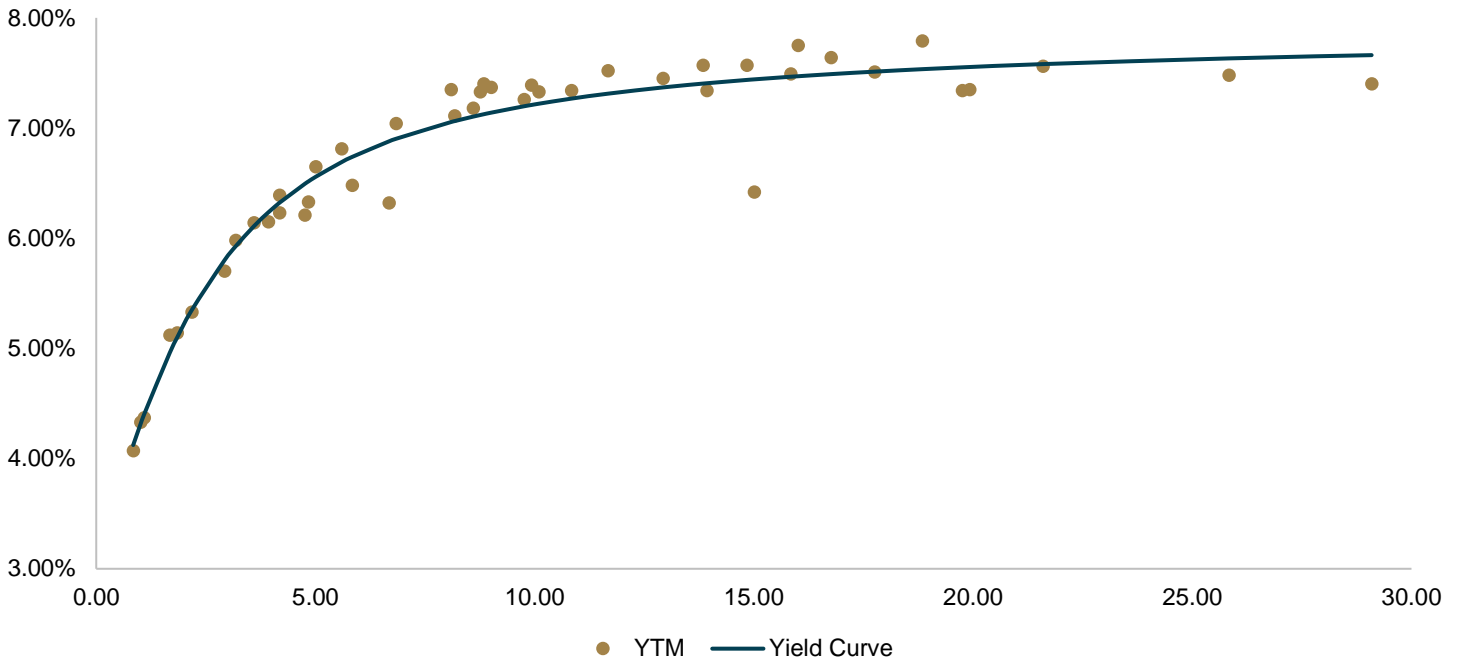
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Coupon (%)	Maturity	TTM (Yr.)	Last Price	YTM (%)	Yield Curve (%)	Fair Price	Notes
FR63	5.625	15-May-23	0.84	101.26	4.07%	4.12%	101.23	Fair
FR46	9.500	15-Jul-23	1.01	104.95	4.33%	4.31%	105.07	Fair
FR39	11.750	15-Aug-23	1.09	107.50	4.37%	4.40%	107.75	Fair
FR70	8.375	15-Mar-24	1.68	105.13	5.12%	4.96%	105.42	Fair
FR77	8.125	15-May-24	1.84	105.15	5.14%	5.10%	105.25	Fair
FR44	10.000	15-Sep-24	2.18	109.45	5.33%	5.35%	109.43	Fair
FR81	6.500	15-Jun-25	2.93	102.13	5.70%	5.80%	101.85	Fair
FR40	11.000	15-Sep-25	3.18	114.30	5.98%	5.93%	114.48	Fair
FR84	7.250	15-Feb-26	3.60	103.52	6.14%	6.11%	103.62	Fair
FR86	5.500	15-Jun-26	3.93	97.85	6.15%	6.23%	97.47	Fair
FR37	12.000	15-Sep-26	4.18	1.20	6.39%	6.32%	120.54	Fair
FR56	8.375	15-Sep-26	4.18	107.76	6.23%	6.32%	107.42	Fair
FR90	5.125	15-Apr-27	4.76	95.60	6.21%	6.49%	94.46	Premium
FR59	7.000	15-May-27	4.84	102.74	6.33%	6.52%	101.97	Fair
FR42	10.250	15-Jul-27	5.01	115.11	6.65%	6.56%	115.55	Fair
FR47	10.000	15-Feb-28	5.60	114.50	6.81%	6.69%	115.23	Fair
FR64	6.125	15-May-28	5.84	98.27	6.48%	6.74%	97.07	Premium
FR71	9.000	15-Mar-29	6.67	110.34	6.32%	6.88%	111.19	Premium
FR78	8.250	15-May-29	6.84	106.45	7.04%	6.90%	107.24	Fair
FR52	10.500	15-Aug-30	8.09	118.75	7.35%	7.05%	120.96	Discounted
FR82	7.000	15-Sep-30	8.18	99.30	7.11%	7.06%	99.60	Fair
FR87	6.500	15-Feb-31	8.60	95.72	7.18%	7.10%	96.16	Fair
FR85	7.750	15-Apr-31	8.76	102.65	7.33%	7.12%	104.05	Fair
FR73	8.750	15-May-31	8.84	108.65	7.40%	7.12%	110.51	Discounted
FR54	9.500	15-Jul-31	9.01	113.81	7.37%	7.14%	115.49	Fair
FR91	6.375	15-Apr-32	9.76	93.90	7.26%	7.20%	94.29	Fair
FR58	8.250	15-Jun-32	9.93	105.85	7.39%	7.21%	107.28	Fair
FR74	7.500	15-Aug-32	10.09	101.16	7.33%	7.22%	101.97	Fair
FR65	6.625	15-May-33	10.84	94.68	7.34%	7.27%	95.23	Fair
FR68	8.375	15-Mar-34	11.67	106.51	7.52%	7.31%	108.24	Fair
FR80	7.500	15-Jun-35	12.93	100.44	7.45%	7.37%	101.08	Fair
FR72	8.250	15-May-36	13.84	105.73	7.57%	7.40%	107.24	Fair
FR88	6.250	15-Jun-36	13.93	90.56	7.34%	7.41%	90.06	Fair
FR45	9.750	15-May-37	14.84	119.21	7.57%	7.44%	120.57	Fair
FR93	6.375	15-Jul-37	15.01	99.56	6.42%	7.44%	90.46	Premium
FR75	7.500	15-May-38	15.84	100.07	7.49%	7.46%	100.31	Fair
FR50	10.500	15-Jul-38	16.01	124.75	7.75%	7.47%	128.03	Discounted
FR79	8.375	15-Apr-39	16.76	106.80	7.64%	7.49%	108.37	Fair
FR83	7.500	15-Apr-40	17.76	99.93	7.51%	7.51%	99.87	Fair
FR57	9.500	15-May-41	18.84	116.50	7.79%	7.53%	119.61	Discounted
FR62	6.375	15-Apr-42	19.76	89.75	7.34%	7.55%	88.02	Fair
FR92	7.125	15-Jun-42	19.93	97.65	7.35%	7.55%	95.62	Fair
FR67	8.750	15-Feb-44	21.60	112.57	7.56%	7.58%	112.33	Fair
FR76	7.375	15-May-48	25.84	98.83	7.48%	7.63%	97.11	Fair
FR89	6.875	15-Aug-51	29.09	93.72	7.40%	7.66%	90.88	Premium

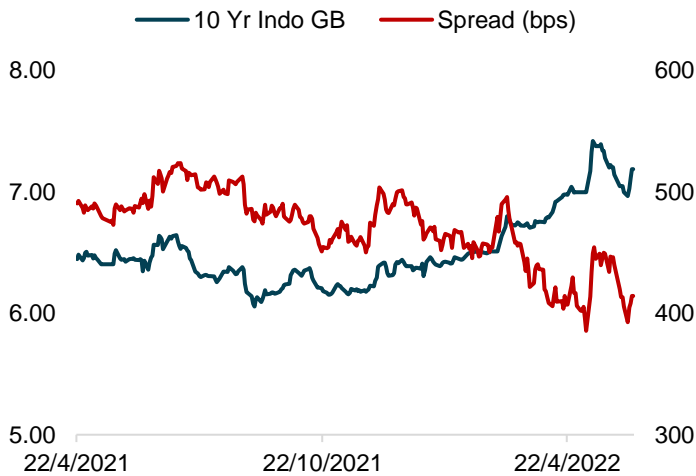
Source : Bloomberg, MNCS Calculation as of July 12, 2022

Exhibit 6. Indo GB Yield Curve



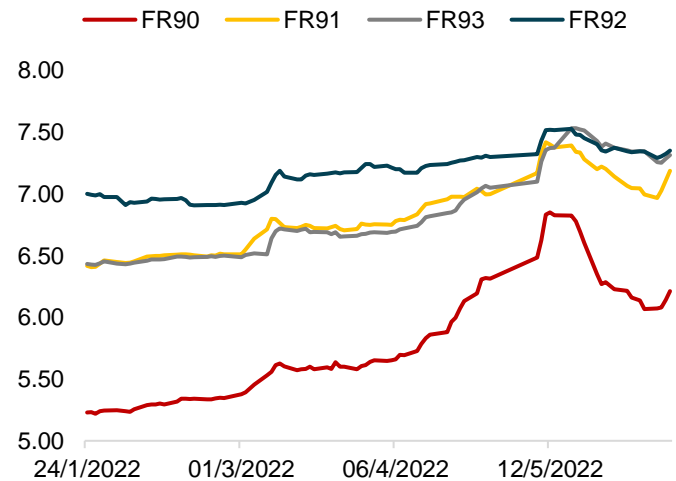
Source : Bloomberg, MNCS Calculation as of July 12, 2022

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	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22
Bank	32.5	31.92	33.45	33.69	34.77	35.63	34.01	35.47	35.82	35.03	32.81	32.25
Central Bank (Nett)	15.93	16.08	14.78	14.87	13.52	13.10	17.13	15.20	14.12	15.15	17.77	16.56
Mutual Fund	3.16	3.18	3.20	3.28	3.31	3.42	3.38	3.20	3.14	3.19	3.18	3.13
Insurance & Pension Fund	14.24	14.59	14.45	14.40	14.61	14.44	14.00	14.52	14.77	15.22	15.33	15.68
Foreign	22.82	22.53	22.44	21.56	21.24	20.55	19.05	18.97	18.82	17.57	17.03	16.56
Individuals	4.49	4.64	4.46	4.94	5.04	5.08	4.73	4.83	5.32	5.61	5.63	5.80
Others	6.95	7.07	7.21	7.25	7.50	7.78	7.70	7.82	8.01	8.22	8.26	8.42

Source : DJPPR as of 31 May 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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