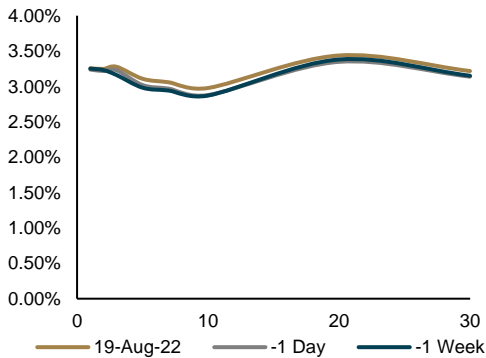


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	19-Aug-22	-1 Day	-1 Week
U.S	2.98%	2.88%	2.83%
U.K	2.41%	2.31%	2.11%
Germany	1.22%	1.10%	0.99%
Japan	0.19%	0.20%	0.19%
China	2.63%	2.62%	2.74%
Malaysia	3.97%	3.97%	3.98%
Thailand	2.40%	2.34%	2.37%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	2.98
Indo 5-Year CDS	bps	109.01
USD/IDR	points	14,838
BI 7DRR	%	3.50

Source : Bloomberg as of August 19, 2022

Tirta Widi Gilang Citradi

Economist & Fixed Income Analyst
tirta.citradi@mncgroup.com

Global Market Update

- The benchmark 10-year UST note yield rose by 10 bps to 2.98% on Friday (08/19/22).
- Meanwhile the benchmark 2-year UST note yield also increased by 4 bps to 3.24% at the same time.
- Albeit the increase in both short & long term rates, spread between 2/10-year UST note yield narrowed to -26 bps from previously -32 bps.
- US stock indices posted a decline on the last trading day of previous week. DJI fell 0.86%, whereas S&P 500 and Nasdaq Composite dropped by 1.29% and 2.01% respectively.
- US initial jobless claims continued to decrease. As of Aug 13, 2022 initial jobless claims edged down 2,000.
- However US existing home sales contracted by 5.9% MoM in Jul-22 to 4.81mn.
- Fed's minutes of meeting showed that US CB wont likely to pull back the interest rate hikes until inflation could be brought back at 2% level even if it means to affect labor market and output growth.

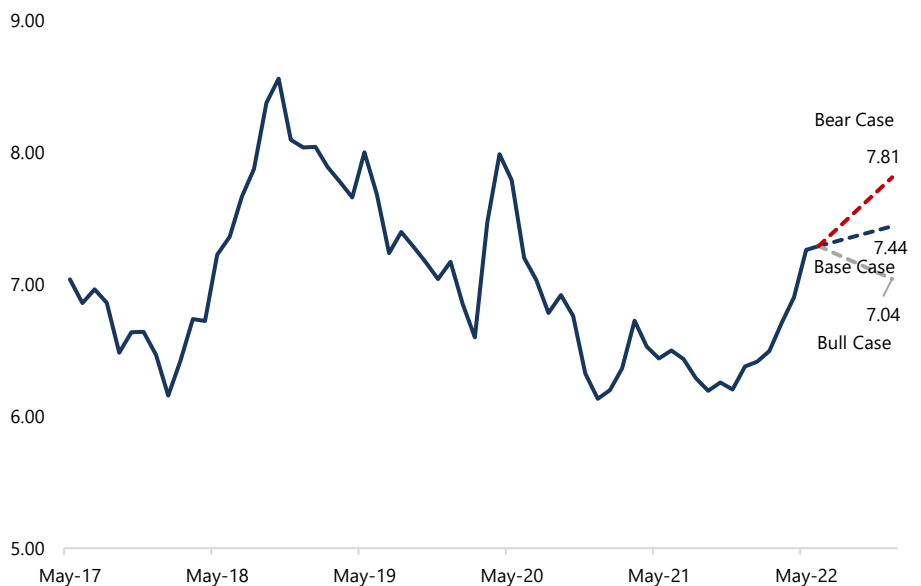
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) rose 5 bps to 7.08% on Friday (08/19/22).
- The IDR weakened against USD and was closed at IDR14,838/USD on Friday (vs IDR14,833/USD on Thursday).
- Indonesia's 5-year CDS also increased to 109.01 bps on Friday (vs 103.03 bps on Thursday).
- Indonesia's current account balance booked a surplus of USD3.9 billion (1.1% of GDP) in 2Q22, a significant increase compared to 1Q22 of USD0.4 billion (0.1% of GDP).
- The current account surplus was supported by the goods trade balance which recorded a surplus of USD16.8 billion in 2Q22 which exceeded the increase in services and primary income deficits.

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 : FR0063, FR0044, FR0042, FR0052, FR0085 and FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



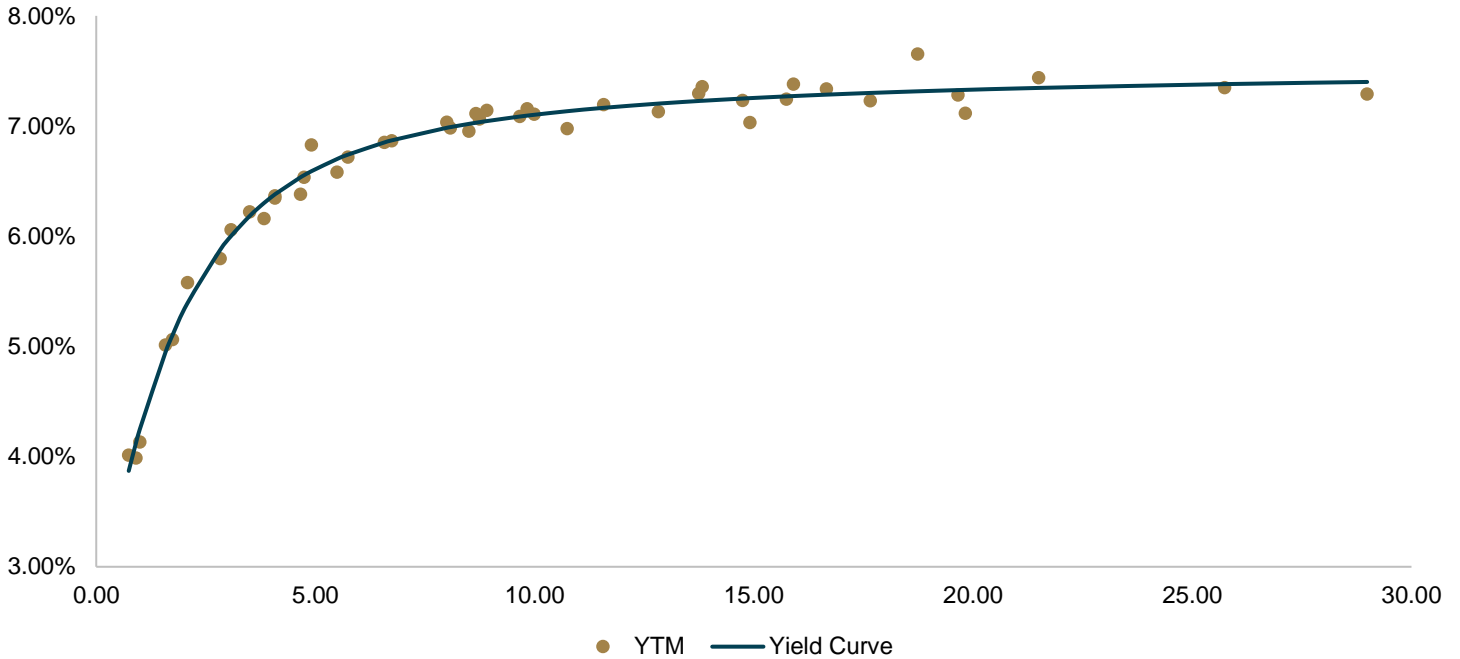
Source : Bloomberg, MNCS Calculation

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	0.74	101.14	4.01%	3.87%	101.26	Discounted
FR46	9.500	15-Jul-23	0.90	104.79	3.99%	4.12%	104.72	Premium
FR39	11.750	15-Aug-23	0.99	107.23	4.13%	4.25%	107.19	Premium
FR70	8.375	15-Mar-24	1.57	104.99	5.01%	4.94%	105.13	Fair
FR77	8.125	15-May-24	1.74	104.99	5.06%	5.10%	104.96	Fair
FR44	10.000	15-Sep-24	2.07	108.49	5.58%	5.39%	108.92	Discounted
FR81	6.500	15-Jun-25	2.82	101.79	5.80%	5.88%	101.59	Fair
FR40	11.000	15-Sep-25	3.07	113.61	6.06%	6.00%	113.83	Fair
FR84	7.250	15-Feb-26	3.49	103.17	6.22%	6.18%	103.30	Fair
FR86	5.500	15-Jun-26	3.82	97.86	6.16%	6.30%	97.31	Premium
FR37	12.000	15-Sep-26	4.07	119.88	6.37%	6.38%	119.87	Fair
FR56	8.375	15-Sep-26	4.07	107.15	6.35%	6.38%	107.05	Fair
FR90	5.125	15-Apr-27	4.66	95.01	6.38%	6.53%	94.41	Premium
FR59	7.000	15-May-27	4.74	101.85	6.54%	6.55%	101.78	Fair
FR42	10.250	15-Jul-27	4.90	114.02	6.83%	6.59%	115.12	Discounted
FR47	10.000	15-Feb-28	5.49	115.50	6.58%	6.70%	114.95	Premium
FR64	6.125	15-May-28	5.74	97.21	6.72%	6.74%	97.10	Fair
FR71	9.000	15-Mar-29	6.57	111.19	6.85%	6.85%	111.21	Fair
FR78	8.250	15-May-29	6.74	107.34	6.87%	6.87%	107.33	Fair
FR52	10.500	15-Aug-30	7.99	120.88	7.04%	6.98%	121.25	Fair
FR82	7.000	15-Sep-30	8.07	100.11	6.98%	6.99%	100.05	Fair
FR87	6.500	15-Feb-31	8.49	97.12	6.95%	7.02%	96.72	Fair
FR85	7.750	15-Apr-31	8.66	104.05	7.11%	7.03%	104.60	Fair
FR73	8.750	15-May-31	8.74	110.83	7.06%	7.03%	111.04	Fair
FR54	9.500	15-Jul-31	8.90	115.31	7.14%	7.05%	116.02	Fair
FR91	6.375	15-Apr-32	9.66	95.07	7.09%	7.09%	95.08	Fair
FR58	8.250	15-Jun-32	9.82	107.59	7.16%	7.09%	108.06	Fair
FR74	7.500	15-Aug-32	9.99	102.76	7.11%	7.10%	102.81	Fair
FR65	6.625	15-May-33	10.74	97.36	6.98%	7.13%	96.21	Premium
FR68	8.375	15-Mar-34	11.57	109.15	7.20%	7.17%	109.40	Fair
FR80	7.500	15-Jun-35	12.82	103.04	7.13%	7.20%	102.44	Fair
FR72	8.250	15-May-36	13.74	108.15	7.30%	7.23%	108.80	Fair
FR88	6.250	15-Jun-36	13.82	90.49	7.36%	7.23%	91.52	Discounted
FR45	9.750	15-May-37	14.74	122.55	7.23%	7.25%	122.39	Fair
FR93	6.375	15-Jul-37	14.90	93.98	7.03%	7.25%	92.07	Premium
FR75	7.500	15-May-38	15.74	102.36	7.24%	7.27%	102.13	Fair
FR50	10.500	15-Jul-38	15.90	128.88	7.38%	7.27%	130.12	Fair
FR79	8.375	15-Apr-39	16.66	109.86	7.34%	7.29%	110.40	Fair
FR83	7.500	15-Apr-40	17.66	102.66	7.23%	7.30%	101.95	Fair
FR57	9.500	15-May-41	18.74	118.20	7.65%	7.32%	122.07	Discounted
FR62	6.375	15-Apr-42	19.66	90.58	7.28%	7.33%	90.16	Fair
FR92	7.125	15-Jun-42	19.82	100.08	7.12%	7.33%	97.88	Premium
FR67	8.750	15-Feb-44	21.49	113.95	7.44%	7.35%	115.05	Fair
FR76	7.375	15-May-48	25.74	100.28	7.35%	7.38%	99.92	Fair
FR89	6.875	15-Aug-51	28.99	95.00	7.29%	7.40%	93.76	Fair

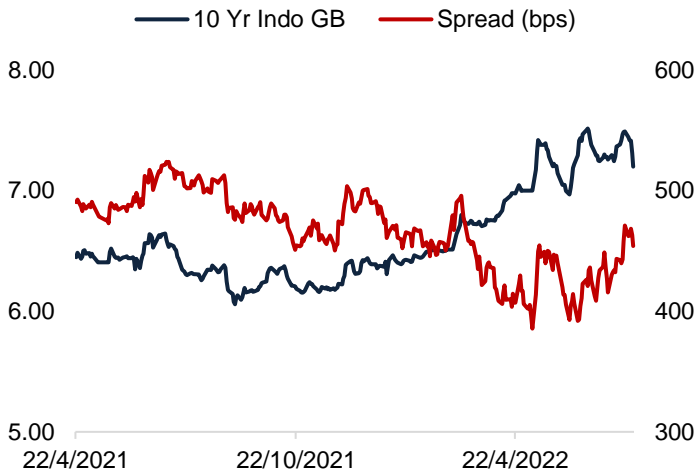
Source : Bloomberg, MNCS Calculation as of August 19, 2022

Exhibit 6. Indo GB Yield Curve



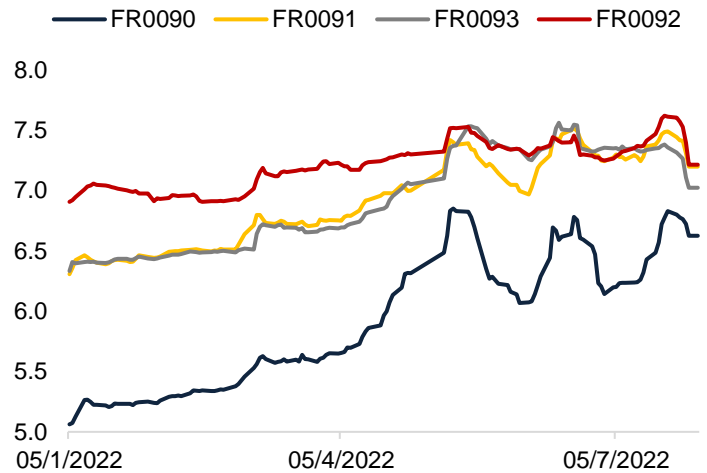
Source : Bloomberg, MNCS Calculation as of August 19, 2022

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	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22
Bank	33.45	33.69	34.77	35.63	34.01	35.47	35.82	35.03	32.81	33.85	29.55	34.21
Central Bank (Nett)	14.78	14.87	13.52	13.10	17.13	15.20	14.12	15.15	17.77	16.56	20.89	16.55
Mutual Fund	3.20	3.28	3.31	3.42	3.38	3.20	3.14	3.19	3.18	3.13	3.16	3.14
Insurance & Pension Fund	14.45	14.40	14.61	14.44	14.00	14.52	14.77	15.22	15.33	15.68	15.94	16.31
Foreign	22.44	21.56	21.24	20.55	19.05	18.97	18.82	17.57	17.03	16.56	16.09	15.35
Individuals	4.46	4.94	5.04	5.08	4.73	4.83	5.32	5.61	5.63	5.80	5.81	5.88
Others	7.21	7.25	7.50	7.78	7.70	7.82	8.01	8.22	8.26	8.42	8.56	8.54

Source : DJPPR as of 26 July 2022

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.