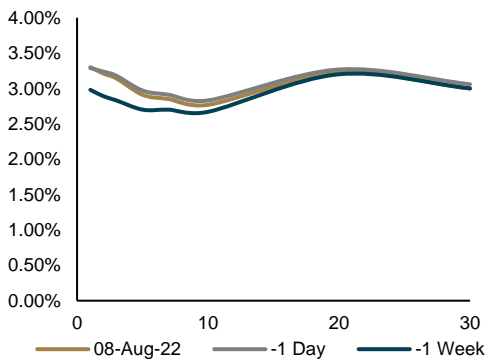


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	08-Aug-22	-1 Day	-1 Week
U.S	2.76%	2.83%	2.57%
U.K	1.95%	2.04%	1.81%
Germany	0.89%	0.95%	0.78%
Japan	0.18%	0.16%	0.19%
China	2.75%	2.75%	2.74%
Malaysia	3.98%	3.94%	3.89%
Thailand	2.43%	2.39%	2.45%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	
Indo 5-Year CDS	bps	114.42
USD/IDR	points	14,878
BI 7DRR	%	3.50

Source : Bloomberg as of August 8, 2022

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Global Market Update

- The benchmark 10-year UST note yield fell by 7 bps to 2.76% on Tuesday (08/08/22).
- Yield curve remained inverted, with the 2-year UST note yield closed at 3.21% meaning that spread between short term and long term interest rate stood at -45 bps.
- Albeit there will be no FOMC meeting in Aug-22, market participants expect that Fed to raise another 75 bps in Sep-22.
- According to CME FedWatch Tools, the probability of Fed to raise FFR to 300-325 bps is at 63.5% for Sep-22 meeting.
- DXY index indeed fell from the peak at 108.54 on July 14, 2022. However DXY is still hovering above 105.
- On the other hand, market participants also keep an eye on US CPI data release this week, with the consensus estimate inflation to increase by +8.7% YoY.
- In the commodity market, Brent crude price has declined to below USD100/bbl recently.

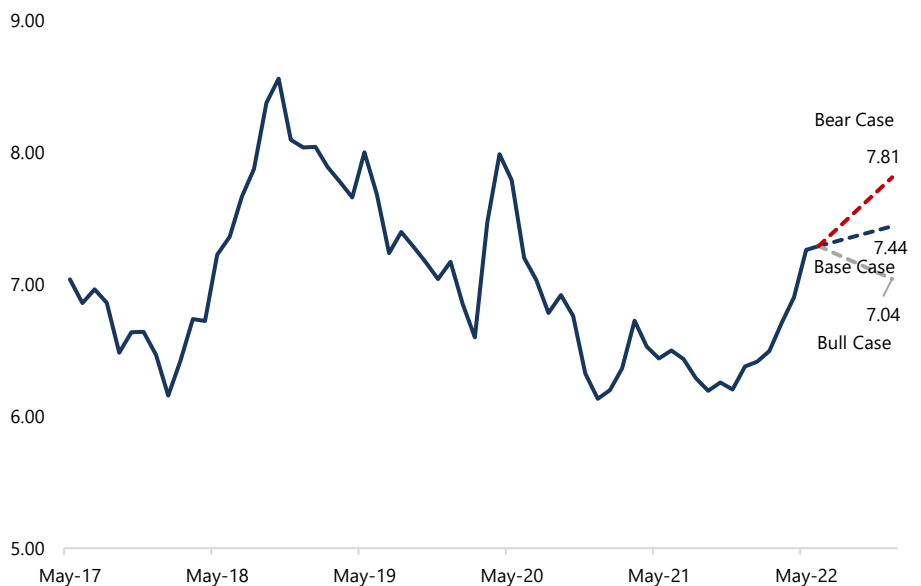
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) fell by 2 bps to 7.12% on Monday (08/08/22).
- The IDR strengthened against USD and was closed at IDR14,878/USD on Monday (vs IDR14,893/USD last week).
- After recording a massive outflows, foreign ownership of SBN increased by >IDR10tn during the period of July 31 – August 8.
- Market pressure started to ease as there is no Fed meeting in Aug-22 and US CPI is expected to increase by +8.7% YoY in July-22, lower than previous month of +9.1% YoY.
- On the data front, Bank Indonesia reported Consumer Confidence Index (CCI) was at 123.2 on July-22, lower than the previous month at 128.2.
- Consumers remain optimistic despite the decline in the Current Economic Condition Index (IKE) and the Economic Condition Expectation Index (IEK).
- The decline in CCI sub-indices was in-line with the increasing risk of a global economic slowdown and rising domestic inflationary pressures.

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 7.10-7.30% for today.
- Attractive Indo GB series to be traded today : FR0063, FR0070, FR0077, FR0037, FR0090, FR0052, FR0085, FR0073, FR0054 and FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



Source : Bloomberg, MNCS Calculation

Fixed Income Report

MNC Sekuritas Research Division | August 9, 2022

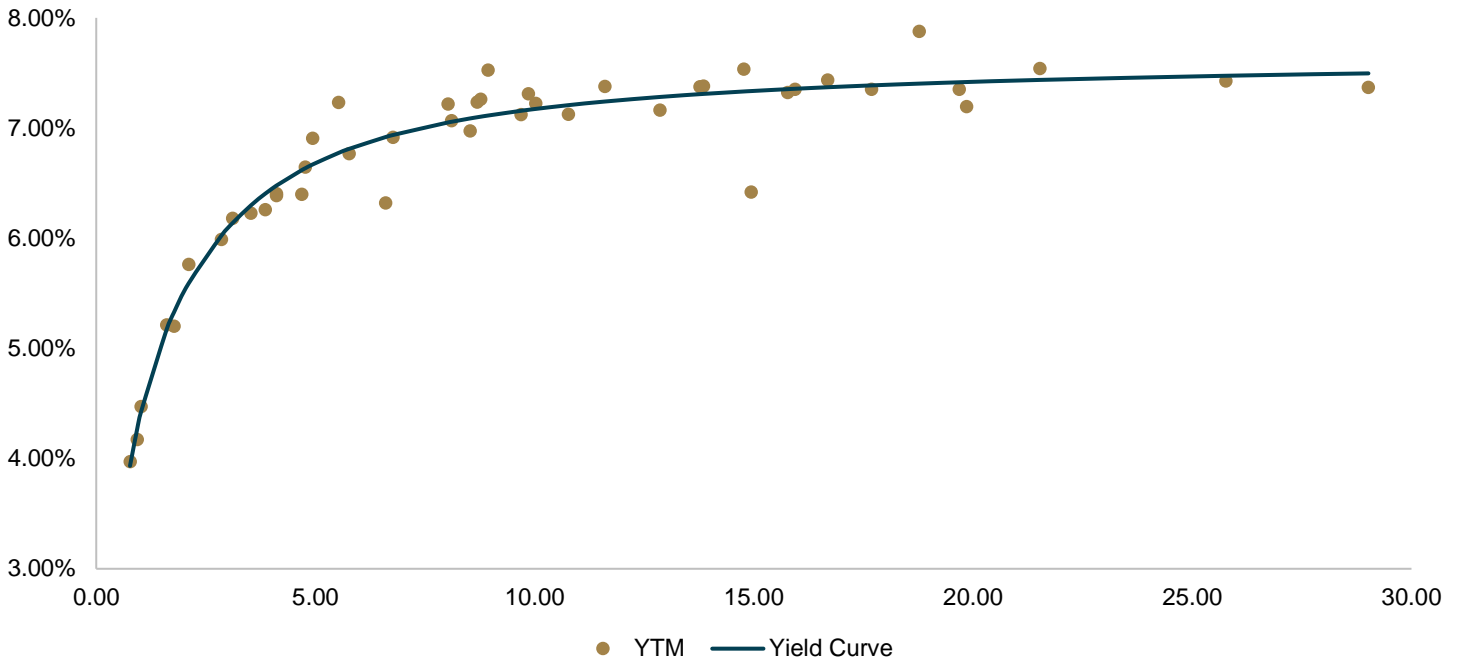


Exhibit 5. Indo GB Series Valuation

Series	Coupon (%)	Maturity	TTM (Yr.)	Last Price	YTM (%)	Yield Curve (%)	Fair Price	Notes
FR63	5.625	15-May-23	0.77	101.22	3.97%	3.93%	101.26	Fair
FR46	9.500	15-Jul-23	0.93	104.80	4.17%	4.27%	104.73	Fair
FR39	11.750	15-Aug-23	1.02	107.13	4.47%	4.42%	107.22	Fair
FR70	8.375	15-Mar-24	1.60	104.78	5.21%	5.17%	104.86	Fair
FR77	8.125	15-May-24	1.77	104.85	5.20%	5.32%	104.66	Fair
FR44	10.000	15-Sep-24	2.10	108.25	5.76%	5.59%	108.63	Discounted
FR81	6.500	15-Jun-25	2.85	101.31	5.99%	6.02%	101.22	Fair
FR40	11.000	15-Sep-25	3.10	113.38	6.18%	6.14%	113.54	Fair
FR84	7.250	15-Feb-26	3.52	103.18	6.23%	6.30%	102.97	Fair
FR86	5.500	15-Jun-26	3.85	97.53	6.26%	6.40%	96.95	Fair
FR37	12.000	15-Sep-26	4.10	119.88	6.40%	6.48%	119.61	Fair
FR56	8.375	15-Sep-26	4.10	107.06	6.39%	6.48%	106.74	Fair
FR90	5.125	15-Apr-27	4.69	94.90	6.40%	6.62%	94.06	Premium
FR59	7.000	15-May-27	4.77	101.41	6.65%	6.63%	101.46	Fair
FR42	10.250	15-Jul-27	4.93	113.75	6.91%	6.67%	114.84	Discounted
FR47	10.000	15-Feb-28	5.52	112.40	7.23%	6.77%	114.66	Discounted
FR64	6.125	15-May-28	5.77	96.97	6.77%	6.81%	96.76	Fair
FR71	9.000	15-Mar-29	6.60	110.97	6.32%	6.92%	110.88	Premium
FR78	8.250	15-May-29	6.77	107.09	6.92%	6.94%	106.99	Fair
FR52	10.500	15-Aug-30	8.02	119.70	7.22%	7.05%	120.86	Fair
FR82	7.000	15-Sep-30	8.10	99.58	7.07%	7.06%	99.65	Fair
FR87	6.500	15-Feb-31	8.52	97.00	6.97%	7.09%	96.30	Fair
FR85	7.750	15-Apr-31	8.69	103.25	7.24%	7.10%	104.17	Fair
FR73	8.750	15-May-31	8.77	109.51	7.26%	7.10%	110.60	Fair
FR54	9.500	15-Jul-31	8.93	112.65	7.53%	7.11%	115.58	Discounted
FR91	6.375	15-Apr-32	9.69	94.82	7.12%	7.16%	94.60	Fair
FR58	8.250	15-Jun-32	9.85	106.50	7.31%	7.16%	107.57	Fair
FR74	7.500	15-Aug-32	10.02	101.94	7.22%	7.17%	102.31	Fair
FR65	6.625	15-May-33	10.77	96.27	7.13%	7.21%	95.68	Fair
FR68	8.375	15-Mar-34	11.60	107.68	7.38%	7.24%	108.80	Fair
FR80	7.500	15-Jun-35	12.85	102.78	7.16%	7.28%	101.80	Fair
FR72	8.250	15-May-36	13.77	107.47	7.37%	7.31%	108.09	Fair
FR88	6.250	15-Jun-36	13.85	90.28	7.38%	7.31%	90.86	Fair
FR45	9.750	15-May-37	14.77	119.50	7.54%	7.33%	121.59	Discounted
FR93	6.375	15-Jul-37	14.93	99.56	6.42%	7.33%	91.37	Premium
FR75	7.500	15-May-38	15.77	101.63	7.32%	7.35%	101.35	Fair
FR50	10.500	15-Jul-38	15.93	129.25	7.35%	7.36%	129.22	Fair
FR79	8.375	15-Apr-39	16.69	108.88	7.44%	7.37%	109.55	Fair
FR83	7.500	15-Apr-40	17.69	101.43	7.35%	7.39%	101.10	Fair
FR57	9.500	15-May-41	18.77	115.75	7.88%	7.40%	121.08	Discounted
FR62	6.375	15-Apr-42	19.69	89.90	7.35%	7.41%	89.31	Fair
FR92	7.125	15-Jun-42	19.85	99.25	7.20%	7.42%	96.98	Premium
FR67	8.750	15-Feb-44	21.52	112.78	7.54%	7.44%	114.00	Fair
FR76	7.375	15-May-48	25.77	99.40	7.43%	7.47%	98.87	Fair
FR89	6.875	15-Aug-51	29.02	94.13	7.37%	7.49%	92.71	Fair

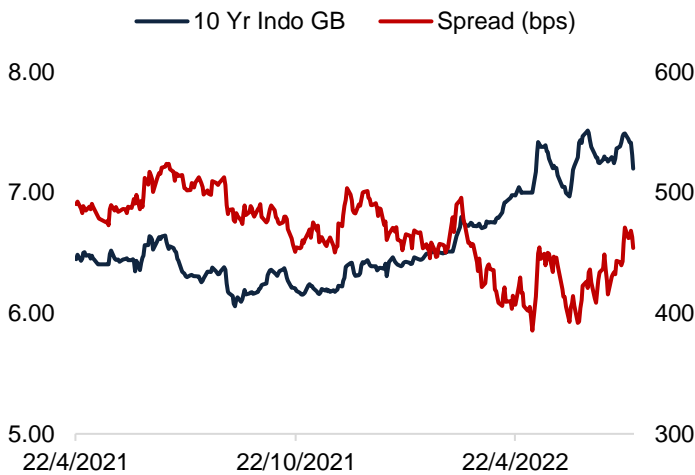
Source : Bloomberg, MNCS Calculation as of August 8, 2022

Exhibit 6. Indo GB Yield Curve



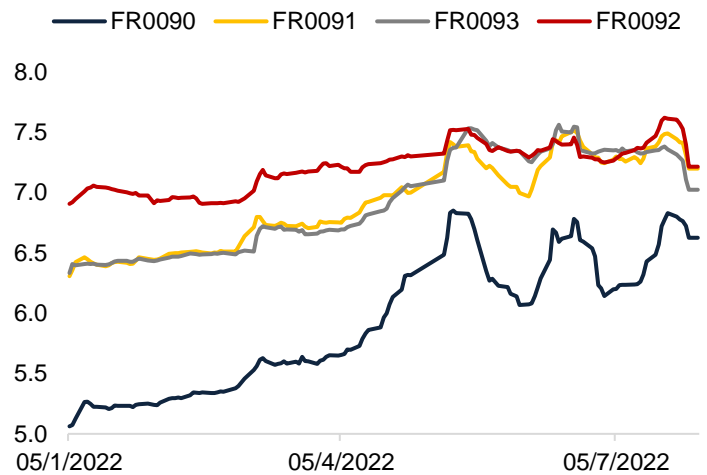
Source : Bloomberg, MNCS Calculation as of August 8, 2022

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

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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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