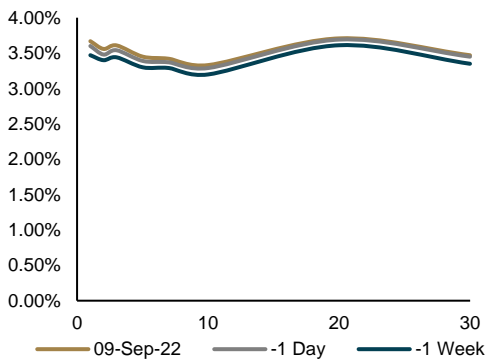


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	9-Sep-22	-1 Day	-1 Week
U.S	3.32%	3.32%	3.19%
U.K	3.09%	3.14%	2.92%
Germany	1.69%	1.71%	1.53%
Japan	0.24%	0.25%	0.24%
China	2.64%	2.63%	2.64%
Malaysia	4.05%	4.05%	4.01%
Thailand	2.59%	2.59%	2.47%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	3.32
Indo 5-Year CDS	bps	110.16
USD/IDR	points	14,830
BI 7DRR	%	3.75

Source : Bloomberg as of September 9, 2022

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Global Market Update

- The benchmark 10-year note yield little changed and closed at 3.32% on Friday (09/09/22).
- On the other hand, the 2-year benchmark yield increased +5 bps to 3.56% at the same time.
- Spread between 2/10-year UST note yield was at -24 bps, widening from previous position at -19 bps indicating a yield curve inversion.
- US stock indices were closed higher on the last trading day last week. The DJI rose +1.19%; S&P 500 was up +1.53%; whilst Nasdaq Composite jumped +2.11%.
- Wary of slowing economic growth remains concern for bond and stock investors.
- Major Western Central Banks now consider a further tightening of their monetary policy as they weigh on stability over growth.
- Fighting against a climbing inflation is now major Western Central Banks top priority. As long as inflation has not been seen to decline to the preferred level of 2%, rate hikes would still be the key policy on top of balance sheet reduction.

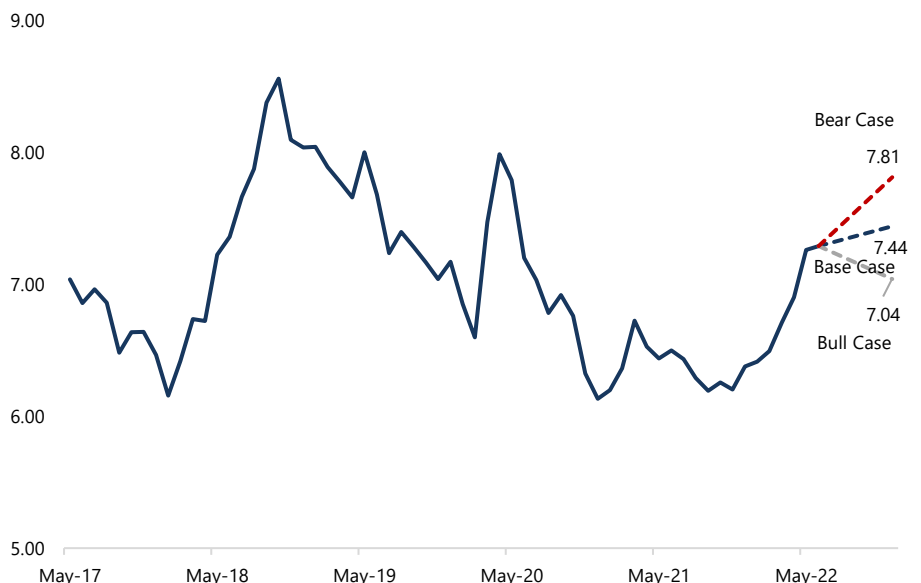
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) declined marginally by -1 bps to 7.15% on Friday (09/09/22).
- Although declining marginally, IDR appreciation and lower CDS provide favorable for government bond valuation.
- The IDR strengthened against USD and was closed at IDR14,830/USD on Friday (vs IDR14,901/USD on Thursday).
- Indonesia's 5-year CDS declined to below 120 bps and was at 110.16 bps on Friday (vs 114.46 bps on the previous day).
- On the data front, Bank Indonesia (BI) noted Indonesia's retail sales grew +6.2% YoY in Jul-22, higher than +4.1% YoY in Jun-22.
- In addition, BI also expect inflation to increase by +0.77% MoM on the back of rising fuel prices based on its weekly survey.

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 : FR0081, FR0086, FR0090, FR0064, FR0082, FR0087, FR0091, FR0096.

Exhibit 4. 10 Year Indo GB Fair Yield



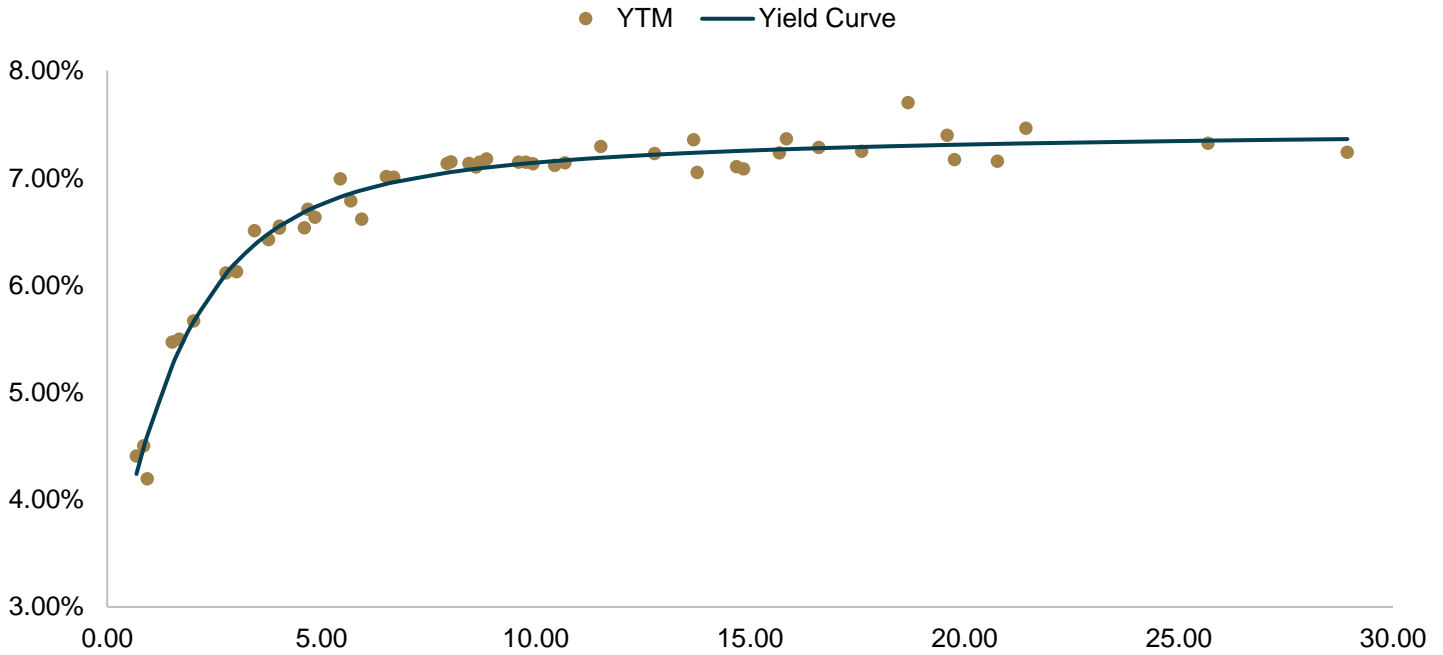
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Coupon	Maturity	TTM	Last Price	YTM	Yield Curve	Fair Price	Notes
FR63	5.625	15-May-23	0.68	100.79	4.41%	4.24%	100.92	Discounted
FR46	9.500	15-Jul-23	0.85	104.05	4.50%	4.48%	104.12	Fair
FR39	11.750	15-Aug-23	0.93	106.75	4.19%	4.60%	106.45	Premium
FR70	8.375	15-Mar-24	1.51	104.14	5.47%	5.25%	104.50	Discounted
FR77	8.125	15-May-24	1.68	104.13	5.49%	5.40%	104.32	Fair
FR44	10.000	15-Sep-24	2.02	108.11	5.67%	5.66%	108.15	Fair
FR81	6.500	15-Jun-25	2.77	100.96	6.11%	6.11%	100.98	Fair
FR40	11.000	15-Sep-25	3.02	113.19	6.13%	6.22%	112.96	Fair
FR84	7.250	15-Feb-26	3.44	102.23	6.51%	6.38%	102.64	Fair
FR86	5.500	15-Jun-26	3.77	97.07	6.43%	6.48%	96.75	Fair
FR37	12.000	15-Sep-26	4.02	119.00	6.53%	6.55%	118.96	Fair
FR56	8.375	15-Sep-26	4.02	106.34	6.55%	6.55%	106.34	Fair
FR90	5.125	15-Apr-27	4.60	94.48	6.54%	6.68%	93.91	Premium
FR59	7.000	15-May-27	4.68	101.14	6.71%	6.70%	101.17	Fair
FR42	10.250	15-Jul-27	4.85	114.74	6.63%	6.73%	114.33	Fair
FR47	10.000	15-Feb-28	5.43	113.38	6.99%	6.82%	114.21	Discounted
FR64	6.125	15-May-28	5.68	96.92	6.79%	6.86%	96.59	Fair
FR95	6.375	15-Aug-28	5.93	98.83	6.62%	6.89%	97.53	Premium
FR71	9.000	15-Mar-29	6.51	110.24	7.01%	6.95%	110.61	Fair
FR78	8.250	15-May-29	6.68	106.52	7.01%	6.96%	106.77	Fair
FR52	10.500	15-Aug-30	7.93	120.09	7.13%	7.05%	120.67	Fair
FR82	7.000	15-Sep-30	8.02	99.10	7.15%	7.06%	99.65	Fair
FR87	6.500	15-Feb-31	8.44	96.03	7.13%	7.08%	96.36	Fair
FR85	7.750	15-Apr-31	8.60	104.10	7.10%	7.09%	104.20	Fair
FR73	8.750	15-May-31	8.68	110.22	7.15%	7.09%	110.60	Fair
FR54	9.500	15-Jul-31	8.85	114.98	7.18%	7.10%	115.56	Fair
FR91	6.375	15-Apr-32	9.60	94.70	7.15%	7.13%	94.80	Fair
FR58	8.250	15-Jun-32	9.77	107.63	7.15%	7.14%	107.71	Fair
FR74	7.500	15-Aug-32	9.93	102.56	7.13%	7.14%	102.50	Fair
FR96	7.000	15-Feb-33	10.44	99.15	7.12%	7.16%	98.83	Fair
FR65	6.625	15-May-33	10.68	96.18	7.14%	7.17%	95.98	Fair
FR68	8.375	15-Mar-34	11.51	108.33	7.29%	7.19%	109.17	Fair
FR80	7.500	15-Jun-35	12.77	102.24	7.23%	7.22%	102.30	Fair
FR72	8.250	15-May-36	13.68	107.61	7.36%	7.24%	108.69	Fair
FR88	6.250	15-Jun-36	13.77	93.00	7.05%	7.24%	91.46	Premium
FR45	9.750	15-May-37	14.68	123.85	7.10%	7.25%	122.30	Premium
FR93	6.375	15-Jul-37	14.85	93.53	7.09%	7.26%	92.06	Premium
FR75	7.500	15-May-38	15.68	102.47	7.23%	7.27%	102.13	Fair
FR50	10.500	15-Jul-38	15.85	129.00	7.37%	7.27%	130.08	Fair
FR79	8.375	15-Apr-39	16.60	110.40	7.28%	7.28%	110.44	Fair
FR83	7.500	15-Apr-40	17.60	102.47	7.25%	7.29%	102.04	Fair
FR57	9.500	15-May-41	18.68	117.63	7.70%	7.30%	122.20	Discounted
FR62	6.375	15-Apr-42	19.60	89.50	7.40%	7.31%	90.33	Fair
FR92	7.125	15-Jun-42	19.77	99.49	7.17%	7.31%	98.05	Premium
FR97	7.125	15-Jun-43	20.77	99.64	7.16%	7.32%	97.92	Premium
FR67	8.750	15-Feb-44	21.43	113.65	7.46%	7.32%	115.28	Discounted
FR76	7.375	15-May-48	25.68	100.58	7.32%	7.35%	100.27	Fair
FR89	6.875	15-Aug-51	28.93	95.61	7.24%	7.37%	94.16	Fair

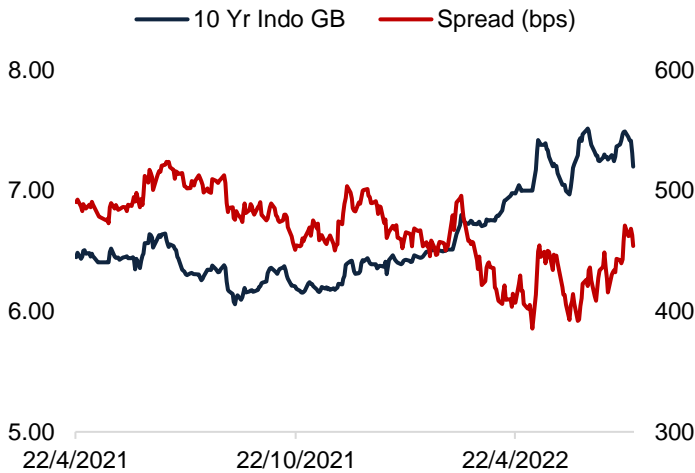
Source : Bloomberg, MNCS Calculation as of September 9, 2022

Exhibit 6. Indo GB Yield Curve



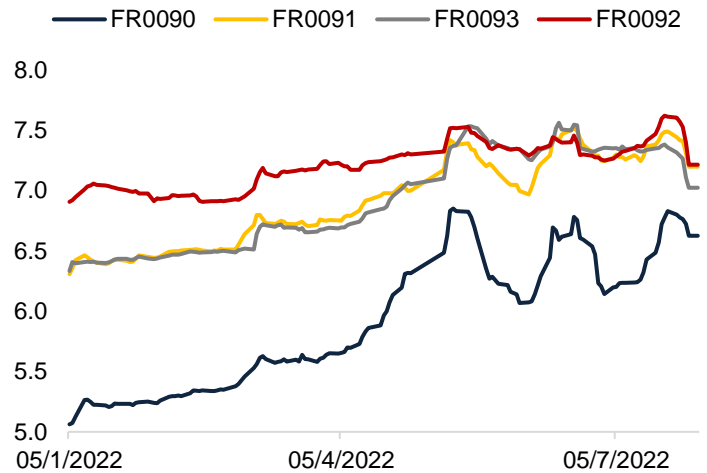
Source : Bloomberg, MNCS Calculation as of September 9, 2022

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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