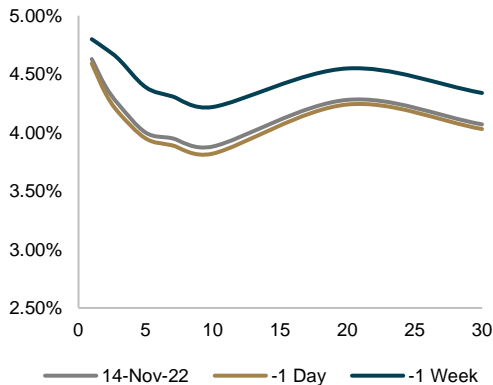


## Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

## Exhibit 2. Global Gov't Bond Yield

| Countries | 14-Nov-22 | -1 Day | -1 Week |
|-----------|-----------|--------|---------|
| U.S       | 3.88%     | 3.82%  | 4.21%   |
| U.K       | 3.30%     | 3.34%  | 3.64%   |
| Germany   | 2.10%     | 2.07%  | 2.34%   |
| Japan     | 0.24%     | 0.24%  | 0.26%   |
| China     | 2.84%     | 2.74%  | 2.71%   |
| Malaysia  | 4.40%     | 4.41%  | 4.45%   |
| Thailand  | 2.90%     | 3.04%  | 3.09%   |

Source : Bloomberg

## Exhibit 3. Market Indicators

| Indicators      | Unit   | Value  |
|-----------------|--------|--------|
| U.S. Treasury   | %      | 3.88   |
| Indo 5-Year CDS | bps    | 105.03 |
| USD/IDR         | points | 15,518 |
| BI 7DRR         | %      | 4.75   |

Source : Bloomberg as of November 14, 2022

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## Global Market Update

- The benchmark 10-year UST note yield rose 6 bps to 3.88% on Monday (11/14/22).
- The benchmark for short term rate of 2-year maturity also declined 8 bps to 4.41%.
- Yield curve inversion remained and the spread of 2/10 year benchmark stayed at -53 bps.
- US equities indices started the week with a decline. The DJI went down 0.63%; while S&P 500 contracted 0.89% and Nasdaq Composite dropped 1.12%.
- The EU reported an advancement in industrial production by 0.9% MoM and 4.9% YoY in Sep-22 (vs 2% MoM and 2.8% YoY in Aug-22), exceeding market consensus of 0.3% MoM and 2.8% YoY.
- India recorded an ease in inflation rate of 6.77% YoY in Oct-22 (vs 5-month high of 7.41% YoY in Sep-22) primarily driven by slowdown of food price hike.

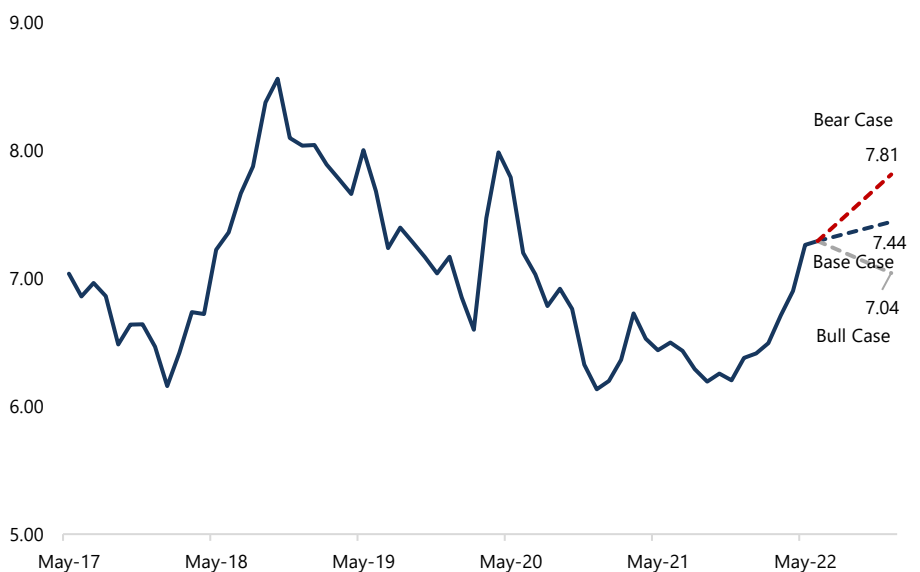
## Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) was relatively flat on Monday (11/14/22).
- Indonesia's CDS was relatively flat, at the same time domestic currency IDR depreciated against USD.
- Indonesia's 5-year CDS stood at 105.03 bps yesterday (vs 105.80 last week).
- The IDR strengthened against USD and was closed at IDR15,518/USD on Monday (vs IDR15,494/USD last week).
- BI Residential Property Price Survey recorded a growth in property prices of 1.94% YoY in Q322 (vs 1.66% YoY in Q222). Property sales was also reported to remain resilient with growth of 13.58% YoY in Q322 (vs 15.23% YoY in Q222).
- Indonesia's car sales was reported to grow to 23.34% YoY in Oct-22 (vs 18.9% YoY in Sep-22). At the same time motorcycle sales growth went up to 20.9% YoY in Oct-22 (vs 10.7% YoY in Sep-22).
- MNCS expects Indonesia's trade balance to record a surplus of USD4,342 million in Oct-22 with export values hitting USD24,517mn (-1.0% MoM/+10.98% YoY), while imports value is expected to rise to USD20,176mn (+1.9% MoM/+23.83% 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, FR0081, FR0095, FR0052, FR0073, FR0054, FR0091, FR0096.

## Exhibit 4. 10 Year Indo GB Fair Yield



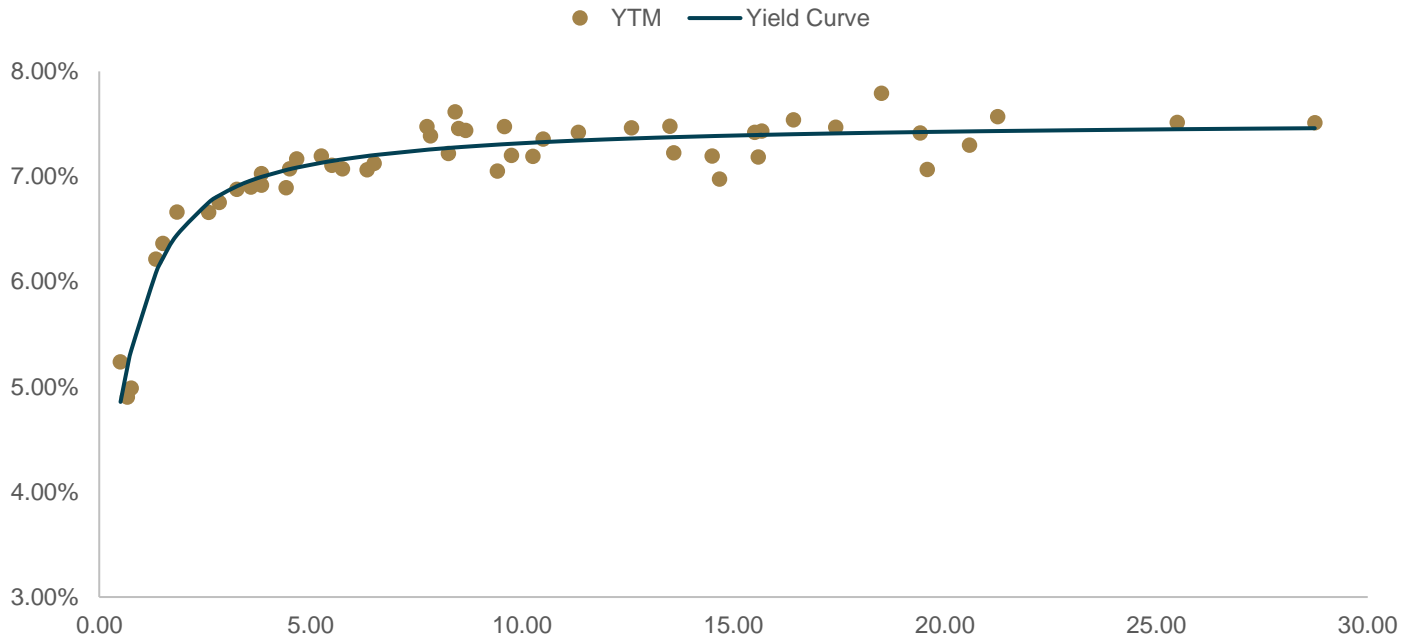
Source : Bloomberg, MNCS Calculation

## Exhibit 5. Indo GB Series Valuation

| Series | Coupon | Maturity  | TTM   | Last Price | YTM   | Yield Curve | Fair Price | Notes      |
|--------|--------|-----------|-------|------------|-------|-------------|------------|------------|
| FR63   | 5.625  | 15-May-23 | 0.50  | 100.19     | 5.24% | 4.86%       | 100.38     | Discounted |
| FR46   | 9.500  | 15-Jul-23 | 0.67  | 102.95     | 4.90% | 5.20%       | 102.78     | Premium    |
| FR39   | 11.750 | 15-Aug-23 | 0.75  | 104.88     | 4.99% | 5.35%       | 104.64     | Premium    |
| FR70   | 8.375  | 15-Mar-24 | 1.33  | 102.70     | 6.22% | 6.08%       | 102.88     | Discounted |
| FR77   | 8.125  | 15-May-24 | 1.50  | 102.48     | 6.36% | 6.22%       | 102.69     | Discounted |
| FR44   | 10.000 | 15-Sep-24 | 1.84  | 105.64     | 6.66% | 6.45%       | 106.04     | Discounted |
| FR81   | 6.500  | 15-Jun-25 | 2.58  | 99.62      | 6.66% | 6.75%       | 99.40      | Premium    |
| FR40   | 11.000 | 15-Sep-25 | 2.84  | 110.74     | 6.76% | 6.82%       | 110.59     | Fair       |
| FR84   | 7.250  | 15-Feb-26 | 3.26  | 101.05     | 6.88% | 6.91%       | 100.96     | Fair       |
| FR86   | 5.500  | 15-Jun-26 | 3.58  | 95.80      | 6.90% | 6.96%       | 95.42      | Fair       |
| FR37   | 12.000 | 15-Sep-26 | 3.84  | 116.41     | 7.03% | 7.00%       | 116.55     | Fair       |
| FR56   | 8.375  | 15-Sep-26 | 3.84  | 104.80     | 6.92% | 7.00%       | 104.55     | Fair       |
| FR90   | 5.125  | 15-Apr-27 | 4.42  | 93.36      | 6.89% | 7.06%       | 92.75      | Premium    |
| FR59   | 7.000  | 15-May-27 | 4.50  | 99.72      | 7.07% | 7.07%       | 99.73      | Fair       |
| FR42   | 10.250 | 15-Jul-27 | 4.67  | 112.00     | 7.17% | 7.09%       | 112.37     | Fair       |
| FR47   | 10.000 | 15-Feb-28 | 5.25  | 112.05     | 7.20% | 7.13%       | 112.36     | Fair       |
| FR64   | 6.125  | 15-May-28 | 5.50  | 95.59      | 7.11% | 7.15%       | 95.41      | Fair       |
| FR95   | 6.375  | 15-Aug-28 | 5.75  | 96.73      | 7.07% | 7.16%       | 96.32      | Premium    |
| FR71   | 9.000  | 15-Mar-29 | 6.33  | 109.72     | 7.07% | 7.20%       | 109.03     | Premium    |
| FR78   | 8.250  | 15-May-29 | 6.50  | 105.76     | 7.13% | 7.20%       | 105.35     | Fair       |
| FR52   | 10.500 | 15-Aug-30 | 7.75  | 117.52     | 7.48% | 7.26%       | 118.96     | Discounted |
| FR82   | 7.000  | 15-Sep-30 | 7.84  | 97.70      | 7.39% | 7.26%       | 98.46      | Discounted |
| FR87   | 6.500  | 15-Feb-31 | 8.26  | 95.56      | 7.22% | 7.27%       | 95.26      | Fair       |
| FR85   | 7.750  | 15-Apr-31 | 8.42  | 100.81     | 7.62% | 7.28%       | 102.93     | Discounted |
| FR73   | 8.750  | 15-May-31 | 8.50  | 108.02     | 7.46% | 7.28%       | 109.20     | Discounted |
| FR54   | 9.500  | 15-Jul-31 | 8.67  | 112.97     | 7.44% | 7.28%       | 114.04     | Discounted |
| FR91   | 6.375  | 15-Apr-32 | 9.42  | 95.39      | 7.05% | 7.30%       | 93.74      | Premium    |
| FR58   | 8.250  | 15-Jun-32 | 9.58  | 105.21     | 7.48% | 7.31%       | 106.40     | Discounted |
| FR74   | 7.500  | 15-Aug-32 | 9.75  | 102.04     | 7.20% | 7.31%       | 101.28     | Premium    |
| FR96   | 7.000  | 15-Feb-33 | 10.26 | 98.60      | 7.19% | 7.32%       | 97.68      | Premium    |
| FR65   | 6.625  | 15-May-33 | 10.50 | 94.71      | 7.36% | 7.33%       | 94.91      | Fair       |
| FR68   | 8.375  | 15-Mar-34 | 11.33 | 107.20     | 7.42% | 7.34%       | 107.83     | Fair       |
| FR80   | 7.500  | 15-Jun-35 | 12.58 | 100.27     | 7.47% | 7.36%       | 101.11     | Discounted |
| FR72   | 8.250  | 15-May-36 | 13.50 | 106.47     | 7.48% | 7.37%       | 107.41     | Discounted |
| FR88   | 6.250  | 15-Jun-36 | 13.58 | 91.64      | 7.23% | 7.38%       | 90.44      | Premium    |
| FR45   | 9.750  | 15-May-37 | 14.50 | 122.75     | 7.20% | 7.39%       | 120.83     | Premium    |
| FR93   | 6.375  | 15-Jul-37 | 14.67 | 94.50      | 6.98% | 7.39%       | 91.01      | Premium    |
| FR75   | 7.500  | 15-May-38 | 15.50 | 100.71     | 7.42% | 7.40%       | 100.96     | Fair       |
| FR50   | 10.500 | 15-Jul-38 | 15.67 | 128.08     | 7.43% | 7.40%       | 128.49     | Fair       |
| FR98   | 7.125  | 15-Jun-38 | 15.58 | 99.309     | 7.19% | 7.40%       | 97.51      | Premium    |
| FR79   | 8.375  | 15-Apr-39 | 16.42 | 107.77     | 7.54% | 7.40%       | 109.14     | Discounted |
| FR83   | 7.500  | 15-Apr-40 | 17.42 | 100.28     | 7.47% | 7.41%       | 100.86     | Fair       |
| FR57   | 9.500  | 15-May-41 | 18.50 | 116.56     | 7.79% | 7.42%       | 120.77     | Discounted |
| FR62   | 6.375  | 15-Apr-42 | 19.42 | 89.38      | 7.42% | 7.42%       | 89.30      | Fair       |
| FR92   | 7.125  | 15-Jun-42 | 19.58 | 100.58     | 7.07% | 7.42%       | 96.92      | Premium    |
| FR97   | 7.125  | 15-Jun-43 | 20.58 | 98.36      | 7.30% | 7.43%       | 96.80      | Premium    |
| FR67   | 8.750  | 15-Feb-44 | 21.25 | 112.35     | 7.57% | 7.43%       | 113.94     | Discounted |
| FR76   | 7.375  | 15-May-48 | 25.50 | 98.41      | 7.52% | 7.45%       | 99.14      | Fair       |
| FR89   | 6.875  | 15-Aug-51 | 28.75 | 92.51      | 7.51% | 7.46%       | 93.10      | Fair       |

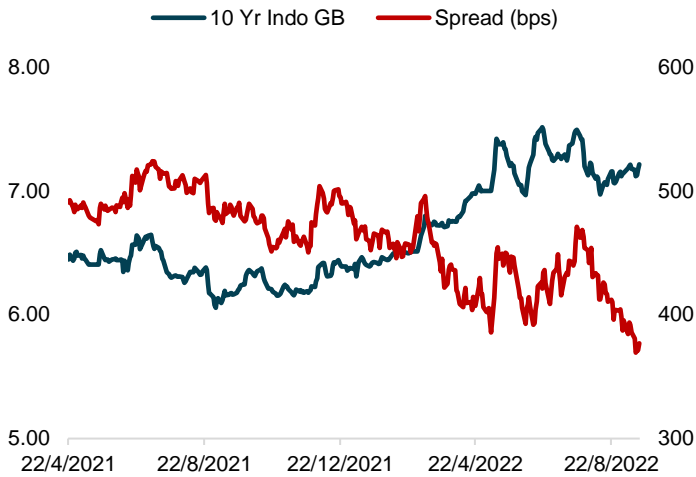
Source : Bloomberg, MNCS Calculation as of November 14, 2022

## Exhibit 6. Indo GB Yield Curve



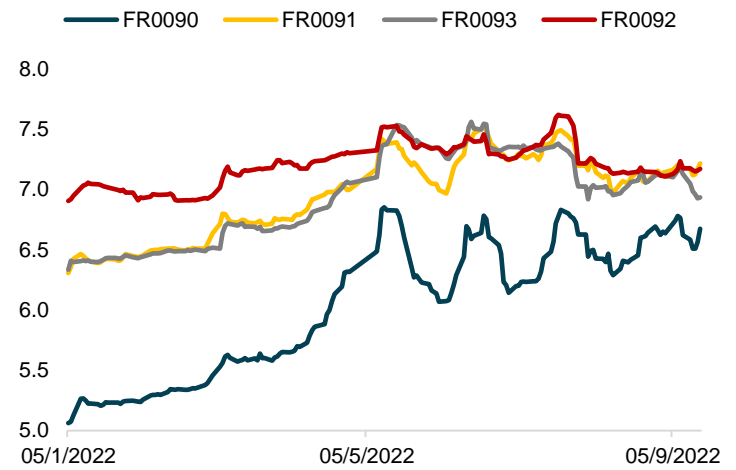
Source : Bloomberg, MNCS Calculation as of November 14, 2022

## 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              | Nov-21 | Dec-21 | Jan-22 | Feb-22 | Mar-22 | Apr-22 | May-22 | Jun-22 | Jul-22 | Aug-22 | Sep-22 | Oct-22 |
|--------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Bank                     | 35.63  | 34.01  | 35.47  | 35.82  | 35.03  | 32.81  | 33.85  | 29.55  | 33.54  | 32.08  | 31.42  | 31.93  |
| Central Bank (Nett)      | 13.10  | 17.13  | 15.20  | 14.12  | 15.15  | 17.77  | 16.56  | 20.89  | 17.18  | 18.66  | 19.38  | 18.79  |
| Mutual Fund              | 3.42   | 3.38   | 3.20   | 3.14   | 3.19   | 3.18   | 3.13   | 3.16   | 3.14   | 3.14   | 3.06   | 3.04   |
| Insurance & Pension Fund | 14.44  | 14.00  | 14.52  | 14.77  | 15.22  | 15.33  | 15.68  | 15.94  | 16.32  | 16.29  | 16.54  | 16.63  |
| Foreign                  | 20.55  | 19.05  | 18.97  | 18.82  | 17.57  | 17.03  | 16.56  | 16.09  | 15.36  | 15.24  | 14.31  | 14.19  |
| Individuals              | 5.08   | 4.73   | 4.83   | 5.32   | 5.61   | 5.63   | 5.80   | 5.81   | 5.89   | 5.86   | 6.37   | 6.39   |
| Others                   | 7.78   | 7.70   | 7.82   | 8.01   | 8.22   | 8.26   | 8.42   | 8.56   | 8.55   | 8.73   | 8.92   | 9.01   |

Source : DJPPR as of October, 10 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

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