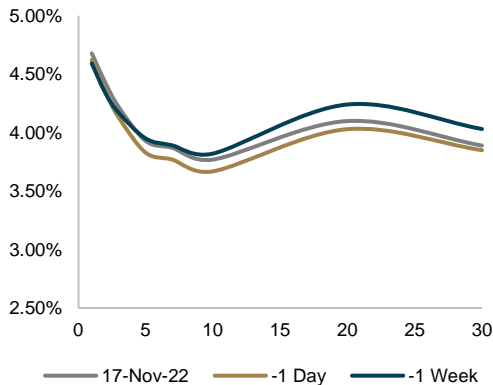


## Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

## Exhibit 2. Global Gov't Bond Yield

Countries	17-Nov-22	-1 Day	-1 Week
U.S	3.77%	3.67%	3.81%
U.K	3.23%	3.26%	3.29%
Germany	2.00%	2.10%	2.01%
Japan	0.25%	0.25%	0.25%
China	2.80%	2.83%	2.70%
Malaysia	4.30%	4.31%	4.49%
Thailand	2.90%	2.90%	3.09%

Source : Bloomberg

## Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	3.77
Indo 5-Year CDS	bps	112.89
USD/IDR	points	15,663
BI 7DRR	%	5.25

Source : Bloomberg as of November 17, 2022

## Tirta Widi Gilang Citradi

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## Global Market Update

- The benchmark 10-year UST note yield jumped 10 bps to 3.77% on Thursday (11/17/22).
- The benchmark for short term rate of 2-year maturity rose 8 bps to 4.35%.
- Yield curve inversion narrowed and the spread of 2/10 year benchmark stood at -66 bps (vs -68 bps the previous day).
- US equities indices continued its decline. The DJI went down by -0.02%; while S&P 500 declined -0.31% and Nasdaq Composite dropped -0.35%.
- Japan recorded a balance of trade deficit of JPY2.16 trillion in Oct-22 (vs JPY2.09 trillion in Sep-22) from a deficit of JPY0.09 trillion in Oct-21 and missing market consensus by large (JPY1.61 trillion of deficit).
- US reported a decline in housing starts of -4.2% MoM to USD1.42 million in Oct-22, falling by -8.8% YoY, as 21-year high mortgage rates and surging material costs struck US housing market.

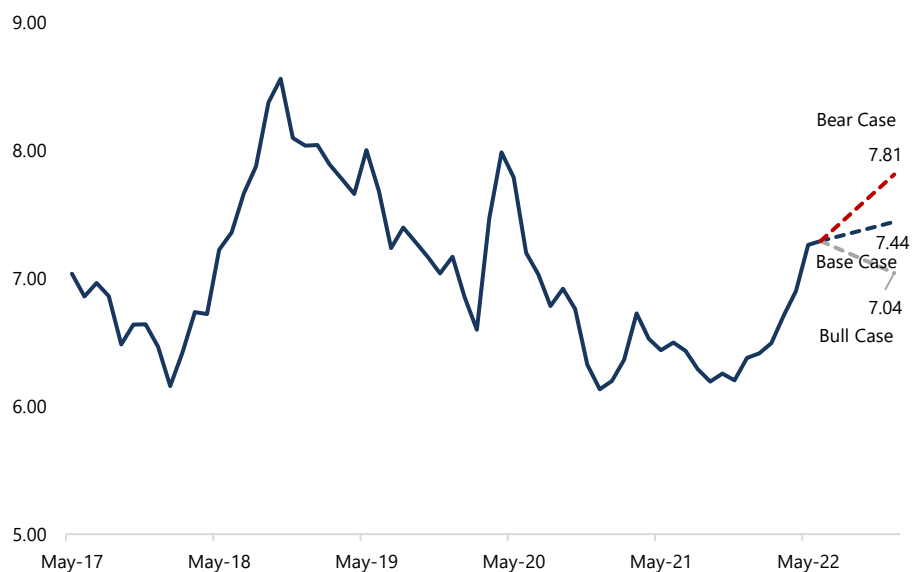
## Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) increased 2 bps to 7.02% on Thursday (11/17/22).
- Indonesia's CDS hiked 9.67 bps, at the same time domestic currency IDR depreciated against USD.
- Indonesia's 5-year CDS stood at 112.89 bps yesterday (vs 103.22 the previous day).
- The IDR weakened against USD and was closed at IDR15,663/USD on Thursday (vs IDR15,603/USD the previous day).
- BI officially announced its decision to increase the BI7DRR interest rate by 50 bps to 5.25% in its efforts to meet the 3.0 ± 1% inflation rate target by 1H23 and to strengthen IDR amidst global financial market uncertainty.
- Ministry of Finance reported a total bid value of IDR469 billion and a total awarded value of IDR299 billion in the Government Bond Debt Switch auction held on Thursday (11/17/22), with FR0059 being the most traded series (IDR209 billion awarded) for the FR0096 series.

## 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

# Fixed Income Report

MNC Sekuritas Research Division | November 18, 2022

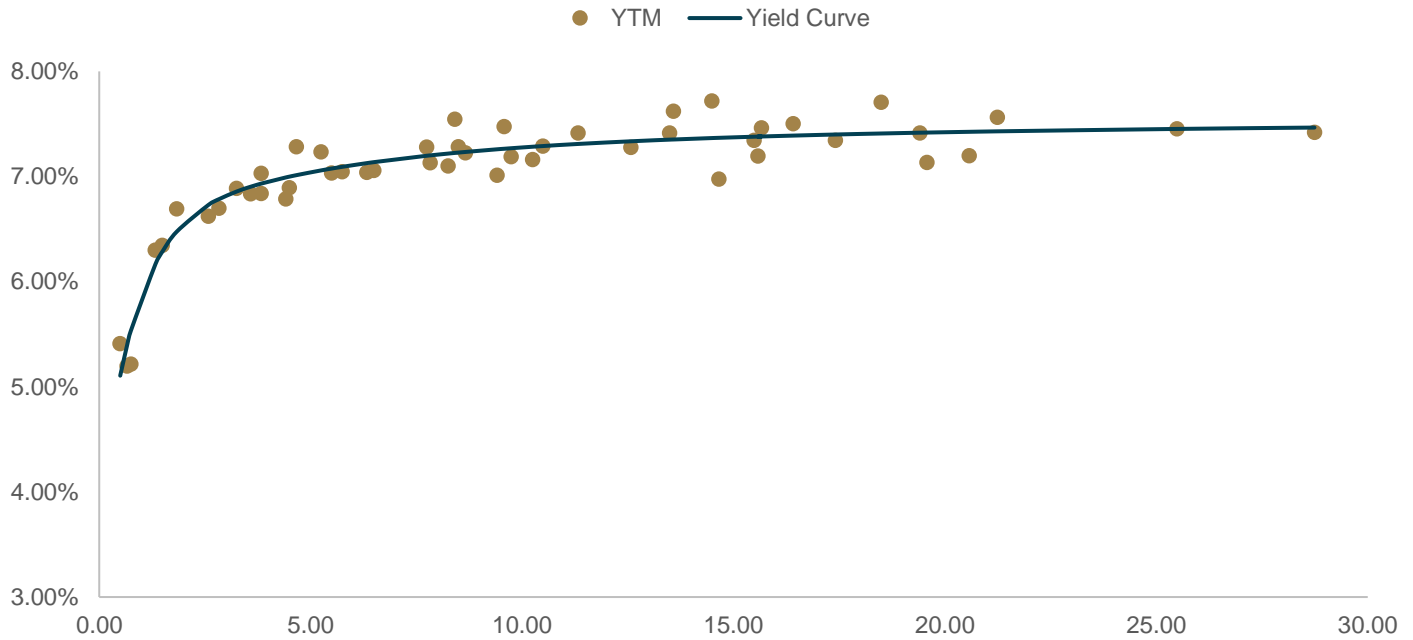


## Exhibit 5. Indo GB Series Valuation

Series	Coupon	Maturity	TTM	Last Price	YTM	Yield Curve	Fair Price	Notes
FR63	5.625	15-May-23	0.49	100.10	5.41%	5.11%	100.25	Discounted
FR46	9.500	15-Jul-23	0.66	102.70	5.20%	5.40%	102.61	Premium
FR39	11.750	15-Aug-23	0.74	104.63	5.22%	5.53%	104.45	Premium
FR70	8.375	15-Mar-24	1.32	102.56	6.30%	6.17%	102.75	Discounted
FR77	8.125	15-May-24	1.49	102.48	6.35%	6.29%	102.58	Fair
FR44	10.000	15-Sep-24	1.83	105.55	6.69%	6.48%	105.96	Discounted
FR81	6.500	15-Jun-25	2.58	99.70	6.63%	6.73%	99.45	Premium
FR40	11.000	15-Sep-25	2.83	110.85	6.70%	6.79%	110.65	Premium
FR84	7.250	15-Feb-26	3.25	101.02	6.89%	6.86%	101.10	Fair
FR86	5.500	15-Jun-26	3.58	96.00	6.84%	6.90%	95.61	Fair
FR37	12.000	15-Sep-26	3.83	116.35	7.03%	6.93%	116.75	Discounted
FR56	8.375	15-Sep-26	3.83	105.06	6.84%	6.93%	104.75	Premium
FR90	5.125	15-Apr-27	4.41	93.75	6.79%	6.99%	93.01	Premium
FR59	7.000	15-May-27	4.49	100.40	6.90%	7.00%	100.00	Premium
FR42	10.250	15-Jul-27	4.66	111.50	7.28%	7.01%	112.65	Discounted
FR47	10.000	15-Feb-28	5.25	111.84	7.24%	7.06%	112.68	Discounted
FR64	6.125	15-May-28	5.49	95.92	7.04%	7.08%	95.72	Fair
FR95	6.375	15-Aug-28	5.74	96.86	7.05%	7.09%	96.64	Fair
FR71	9.000	15-Mar-29	6.32	109.82	7.04%	7.13%	109.38	Fair
FR78	8.250	15-May-29	6.49	106.10	7.06%	7.14%	105.70	Fair
FR52	10.500	15-Aug-30	7.74	118.75	7.28%	7.20%	119.31	Fair
FR82	7.000	15-Sep-30	7.83	99.21	7.13%	7.20%	98.79	Fair
FR87	6.500	15-Feb-31	8.25	96.27	7.10%	7.22%	95.57	Premium
FR85	7.750	15-Apr-31	8.41	101.24	7.55%	7.23%	103.25	Discounted
FR73	8.750	15-May-31	8.49	109.14	7.29%	7.23%	109.53	Fair
FR54	9.500	15-Jul-31	8.66	114.41	7.23%	7.24%	114.37	Fair
FR91	6.375	15-Apr-32	9.41	95.64	7.01%	7.26%	94.03	Premium
FR58	8.250	15-Jun-32	9.58	105.22	7.48%	7.27%	106.69	Discounted
FR74	7.500	15-Aug-32	9.74	102.12	7.19%	7.27%	101.56	Fair
FR96	7.000	15-Feb-33	10.25	98.81	7.16%	7.29%	97.95	Premium
FR65	6.625	15-May-33	10.49	95.17	7.29%	7.29%	95.17	Fair
FR68	8.375	15-Mar-34	11.32	107.24	7.42%	7.31%	108.07	Discounted
FR80	7.500	15-Jun-35	12.58	101.80	7.28%	7.34%	101.31	Fair
FR72	8.250	15-May-36	13.49	107.03	7.42%	7.35%	107.59	Fair
FR88	6.250	15-Jun-36	13.58	88.50	7.62%	7.35%	90.61	Discounted
FR45	9.750	15-May-37	14.49	117.50	7.72%	7.37%	121.00	Discounted
FR93	6.375	15-Jul-37	14.66	94.53	6.98%	7.37%	91.16	Premium
FR75	7.500	15-May-38	15.49	101.41	7.35%	7.38%	101.09	Fair
FR50	10.500	15-Jul-38	15.66	127.73	7.46%	7.38%	128.63	Fair
FR98	7.125	15-Jun-38	15.58	99.227	7.20%	7.38%	97.64	Premium
FR79	8.375	15-Apr-39	16.41	108.11	7.51%	7.39%	109.25	Discounted
FR83	7.500	15-Apr-40	17.41	101.49	7.35%	7.40%	100.94	Fair
FR57	9.500	15-May-41	18.49	117.50	7.71%	7.41%	120.84	Discounted
FR62	6.375	15-Apr-42	19.41	89.38	7.42%	7.42%	89.34	Fair
FR92	7.125	15-Jun-42	19.58	99.88	7.14%	7.42%	96.97	Premium
FR97	7.125	15-Jun-43	20.58	99.30	7.20%	7.43%	96.83	Premium
FR67	8.750	15-Feb-44	21.25	112.39	7.57%	7.43%	113.95	Discounted
FR76	7.375	15-May-48	25.49	99.08	7.46%	7.45%	99.09	Fair
FR89	6.875	15-Aug-51	28.74	93.51	7.42%	7.47%	93.01	Fair

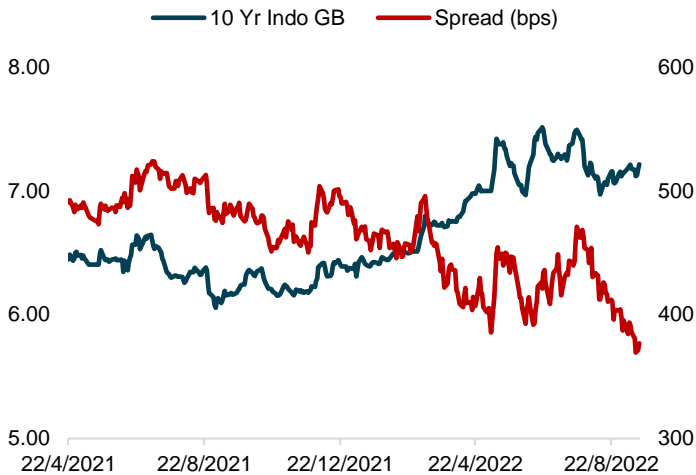
Source : Bloomberg, MNCS Calculation as of November 17, 2022

## Exhibit 6. Indo GB Yield Curve



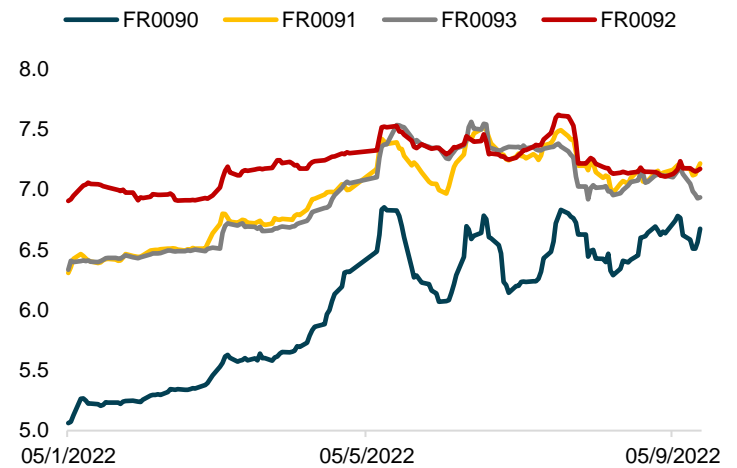
Source : Bloomberg, MNCS Calculation as of November 17, 2022

## 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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