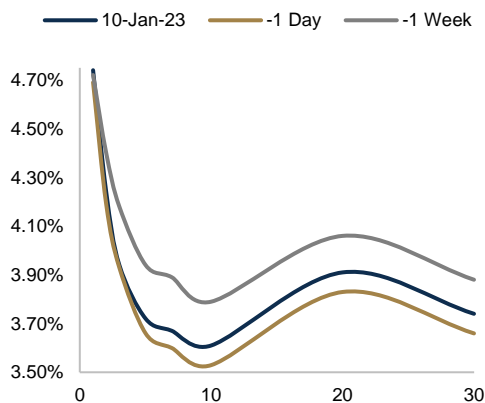


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	10-Jan-23	-1 Day	-1 Week
U.S	3.62%	3.53%	3.74%
U.K	3.55%	3.52%	3.65%
Germany	2.23%	2.23%	2.38%
Japan	0.50%	0.50%	0.41%
China	2.87%	2.84%	2.83%
Malaysia	3.95%	3.97%	4.01%
Thailand	2.46%	2.45%	2.64%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	3.62
Indo 5-Year CDS	bps	93.63
USD/IDR	points	15,576
BI 7DRR	%	5.50

Source : Bloomberg as of January 10, 2023

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Global Market Update

- Yields on benchmark UST note climbed ahead of inflation data release that due on Thursday (01/12/23).
- The benchmark 10-year UST note yield increased 8 bps to 3.62%, whereas the short term rate (2-year UST note) rose 4 bps to 4.25%.
- Based on consensus forecast, US inflation is expected to rise by 6.5% YoY in Dec-22, or lower than in Nov-22 figure of 7.1% YoY.
- US economy has experienced a disinflation since 2H22, while manufacturing activity contracted.
- The expectation of lower inflation has pushed up US equity valuation as market expect the end of aggressive rate hikes is likely to come any time soon.
- Nasdaq Composite outperformed DJI and S&P 500 with 1.01% appreciation yesterday. Furthermore, Nasdaq Composite has risen 3.42% YTD.

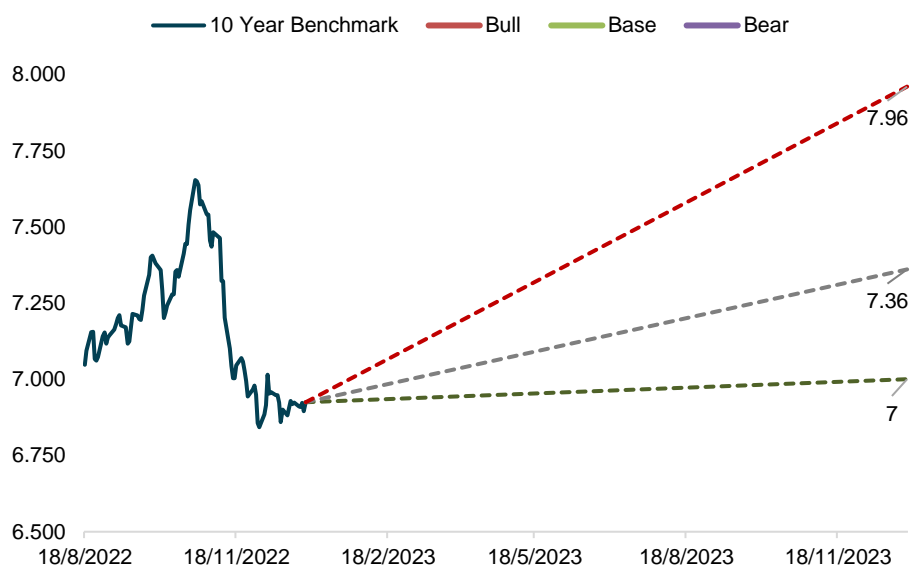
Domestic Market Update

- Yield on the benchmark 10-year Indo GB (FR0096) continued to fall. Yield dropped 6 bps to 6.83% on Tuesday (01/10/22).
- The IDR weakened slightly against USD and was closed at IDR15,76/USD yesterday (vs IDR 15,568/USD on Monday).
- On the other hand, the 5-year Indo CDS slightly increased to 93.63 bps, yet consistently below 100 bps.
- The government has issued SBSN of IDR13.85tn in an auction on Tuesday (10/01/23). The emission value was slightly lower than the indicative target of IDR 14 trillion, with a total incoming bid of IDR17.45tn.
- Albeit the auctions at the beginning of the year tended to be quiet, we foresee that portfolio rebalancing to fixed income assets, especially SBN, can be a positive catalyst for subsequent SBN auctions, in line with foreign inflows into SBN and a downward trend in yields in response to the disinflationary phenomenon.

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 6.79-6.89% for today.
- Attractive Indo GB series to be traded today : FR0063, FR0070, FR0077, FR0044, FR0085 and FR0096.

Exhibit 4. 10 Year Indo GB Fair Yield



Source : Bloomberg, MNCS Calculation

Fixed Income Report

MNC Sekuritas Research Division | January 11, 2023

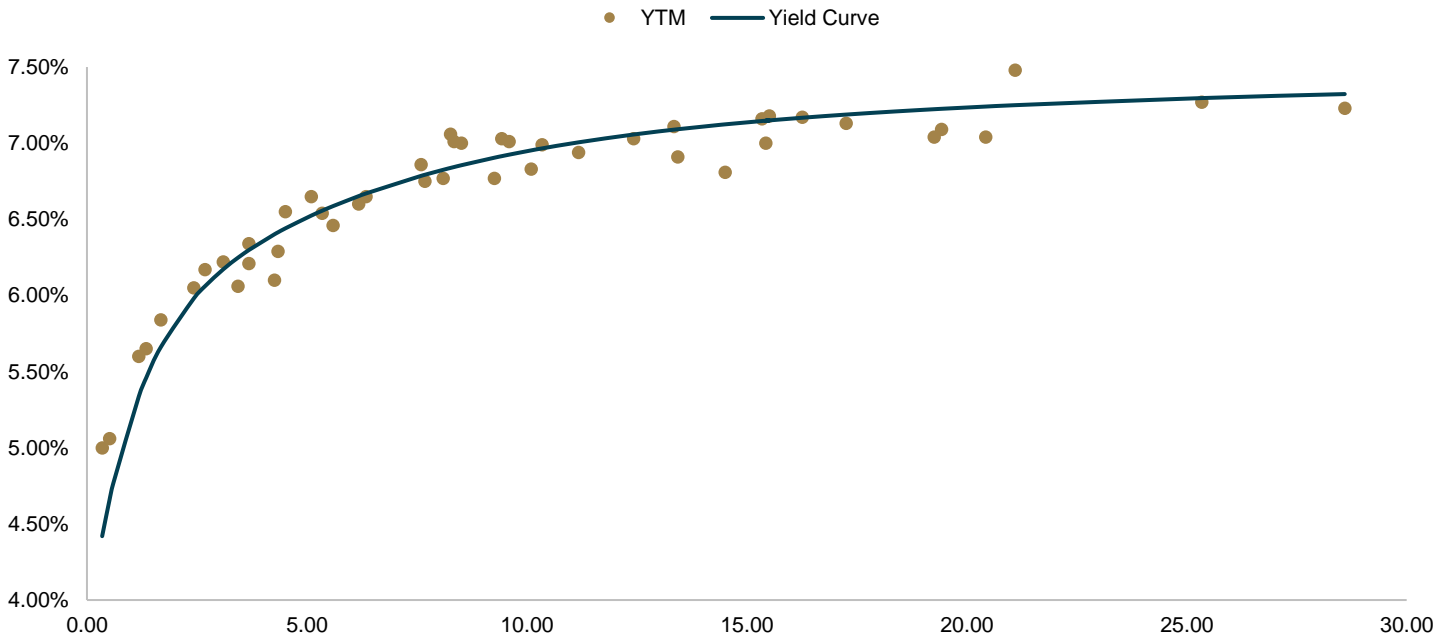


Exhibit 5. Indo GB Series Valuation

Series	Coupon	Maturity	TTM	Last Price	YTM	Yield Curve	Fair Price	Notes
FR63	5.625	15-May-23	0.34	100.19	5.00%	4.42%	100.40	Discounted
FR46	9.500	15-Jul-23	0.51	102.1	5.06%	4.66%	102.43	Discounted
FR39	11.750	15-Aug-23	0.59	104.7	3.28%	4.77%	104.06	Premium
FR70	8.375	15-Mar-24	1.18	103.1	5.60%	5.34%	103.41	Discounted
FR77	8.125	15-May-24	1.34	103.14	5.65%	5.46%	103.40	Discounted
FR44	10.000	15-Sep-24	1.68	106.52	5.84%	5.66%	106.83	Discounted
FR81	6.500	15-Jun-25	2.43	101	6.05%	5.98%	101.15	Fair
FR40	11.000	15-Sep-25	2.68	111.72	6.17%	6.06%	112.02	Fair
FR84	7.250	15-Feb-26	3.10	102.85	6.22%	6.17%	102.98	Fair
FR86	5.500	15-Jun-26	3.43	98.35	6.06%	6.25%	97.72	Premium
FR37	12.000	15-Sep-26	3.68	118	6.34%	6.30%	118.43	Fair
FR56	8.375	15-Sep-26	3.68	107.01	6.21%	6.30%	106.70	Fair
FR90	5.125	15-Apr-27	4.26	96.37	6.10%	6.40%	95.29	Premium
FR59	7.000	15-May-27	4.34	102.64	6.29%	6.42%	102.17	Fair
FR42	10.250	15-Jul-27	4.51	114.25	6.55%	6.44%	114.71	Fair
FR47	10.000	15-Feb-28	5.10	114	6.65%	6.53%	114.85	Fair
FR64	6.125	15-May-28	5.34	98.13	6.54%	6.56%	98.07	Fair
FR95	6.375	15-Aug-28	5.59	99.62	6.46%	6.59%	99.01	Fair
FR71	9.000	15-Mar-29	6.18	111.98	6.60%	6.65%	111.71	Fair
FR78	8.250	15-May-29	6.34	108.15	6.65%	6.67%	108.05	Fair
FR52	10.500	15-Aug-30	7.59	121	6.86%	6.79%	121.75	Fair
FR82	7.000	15-Sep-30	7.68	101.48	6.75%	6.79%	101.21	Fair
FR87	6.500	15-Feb-31	8.10	98.36	6.77%	6.83%	97.99	Fair
FR85	7.750	15-Apr-31	8.26	104.00	7.06%	6.84%	105.67	Discounted
FR73	8.750	15-May-31	8.34	110.81	7.01%	6.84%	111.95	Discounted
FR54	9.500	15-Jul-31	8.51	115.8	7.00%	6.86%	116.84	Fair
FR91	6.375	15-Apr-32	9.26	97.28	6.77%	6.91%	96.40	Fair
FR58	8.250	15-Jun-32	9.43	108.33	7.03%	6.92%	109.12	Fair
FR74	7.500	15-Aug-32	9.59	103.4	7.01%	6.93%	103.97	Fair
FR96	7.000	15-Feb-33	10.10	101.25	6.83%	6.95%	100.32	Fair
FR65	6.625	15-May-33	10.34	97.34	6.99%	6.97%	97.50	Fair
FR68	8.375	15-Mar-34	11.18	110.75	6.94%	7.01%	110.47	Fair
FR80	7.500	15-Jun-35	12.43	103.83	7.03%	7.06%	103.61	Fair
FR72	8.250	15-May-36	13.34	109.68	7.11%	7.09%	109.89	Fair
FR88	6.250	15-Jun-36	13.43	94.00	6.91%	7.09%	92.77	Premium
FR45	9.750	15-May-37	14.34	118.25	7.61%	7.12%	123.38	Discounted
FR93	6.375	15-Jul-37	14.51	95.75	6.81%	7.12%	93.29	Premium
FR75	7.500	15-May-38	15.34	103.14	7.16%	7.15%	103.25	Fair
FR50	10.500	15-Jul-38	15.51	130.50	7.18%	7.15%	131.09	Fair
FR98	7.125	15-Jun-38	15.43	101.19	7.00%	7.15%	99.77	Premium
FR79	8.375	15-Apr-39	16.26	111.42	7.17%	7.17%	111.46	Fair
FR83	7.500	15-Apr-40	17.26	104.66	7.13%	7.19%	103.03	Fair
FR57	9.500	15-May-41	18.34	117.1	7.70%	7.21%	123.10	Discounted
FR62	6.375	15-Apr-42	19.26	93.00	7.04%	7.22%	91.23	Premium
FR92	7.125	15-Jun-42	19.43	100.37	7.09%	7.23%	98.94	Fair
FR97	7.125	15-Jun-43	20.43	100.92	7.04%	7.24%	98.76	Premium
FR67	8.750	15-Feb-44	21.10	113.33	7.48%	7.25%	116.07	Discounted
FR76	7.375	15-May-48	25.34	101.14	7.27%	7.30%	100.88	Fair
FR89	6.875	15-Aug-51	28.59	95.70	7.23%	7.32%	94.65	Fair

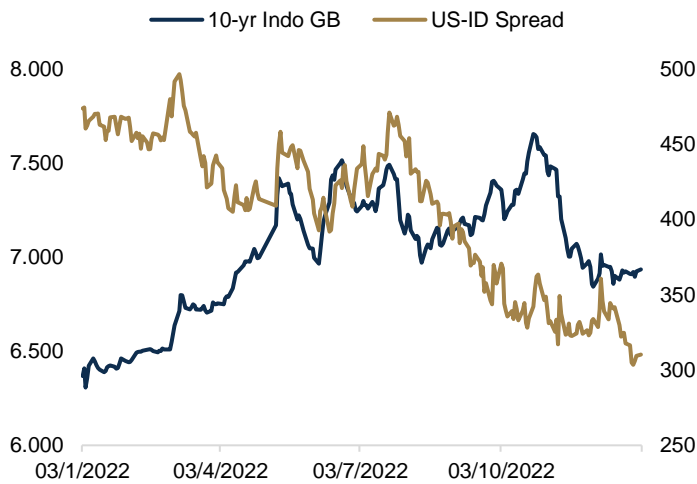
Source : Bloomberg, MNCS Calculation as of January 10, 2023

Exhibit 6. Indo GB Yield Curve



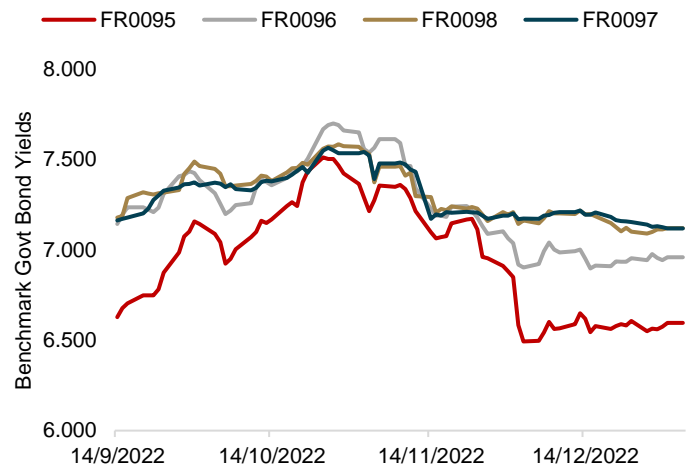
Source : Bloomberg, MNCS Calculation as of January 10, 2023

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	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22
Bank	34.01	35.47	35.82	35.03	32.81	33.85	29.55	33.54	32.08	31.42	32.09	35.02
Central Bank (Nett)	17.13	15.20	14.12	15.15	17.77	16.56	20.89	17.18	18.66	19.38	18.56	15.49
Mutual Fund	3.38	3.20	3.14	3.19	3.18	3.13	3.16	3.14	3.14	3.06	2.98	2.88
Insurance & Pension Fund	14.00	14.52	14.77	15.22	15.33	15.68	15.94	16.32	16.29	16.54	16.81	16.87
Foreign	19.05	18.97	18.82	17.57	17.03	16.56	16.09	15.36	15.24	14.31	13.90	14.05
Individuals	4.73	4.83	5.32	5.61	5.63	5.80	5.81	5.89	5.86	6.37	6.64	6.66
Others	7.70	7.82	8.01	8.22	8.26	8.42	8.56	8.55	8.73	8.92	9.03	9.03

Source : DJPPR as of November 21, 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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