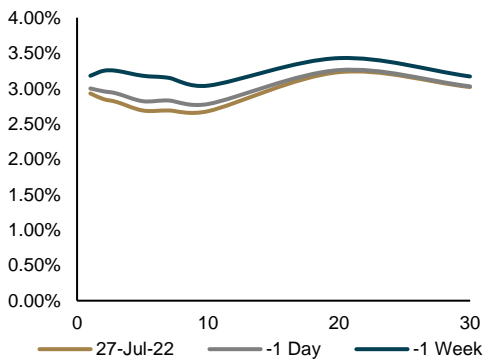


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Countries	27-Jul-22	-1 Day	-1 Week
U.S	2.67%	2.79%	2.88%
U.K	1.86%	1.96%	2.04%
Germany	0.82%	0.94%	1.22%
Japan	0.20%	0.19%	0.23%
China	2.77%	2.80%	2.76%
Malaysia	3.96%	3.97%	4.06%
Thailand	2.49%	2.49%	2.63%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	2.67
Indo 5-Year CDS	bps	112.22
USD/IDR	points	14,922
BI 7DRR	%	3.50

Source : Bloomberg as of July 28, 2022

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Global Market Update

- US GDP shrank by 0.9% in 2Q22 according to NBER. This marked the second straight quarter of US recording a negative GDP.
- Following the data release, majority of UST note yield fell. The benchmark 10-year UST note yield declined by 12 bps to 2.67% on Thursday (07/28/22).
- At the same time, the 2-year UST note yield also dropped by 13 bps and was closed at 2.87%.
- Spread between 2/10-year UST note yield remained in a negative territory indicating an inversion.
- Yields on the safer asset tended to decline recently as market participants assessed the likelihood of US economy falling into recession.
- Furthermore, Fed also decided to raise FFR by 75 bps on July-22 FOMC meeting in-line market expectation.

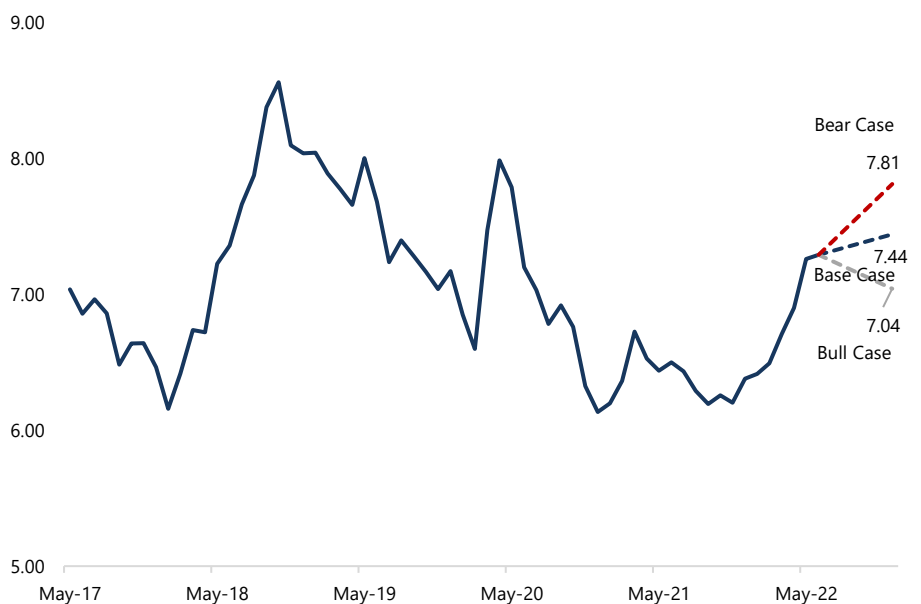
Domestic Market Update

- The benchmark 10-year Indo GB yield (FR0091) fell 11 bps to 7.24% on Thursday (07/28/22).
- Falling the benchmark Indo GB yield was also followed by strengthening IDR and declining risk premium.
- IDR strengthened against USD and was closed at IDR14,922/USD yesterday (vs IDR15,010/USD on Wednesday).
- Indonesia 5-year CDS also declined to 112.22 bps yesterday (vs 126.47 bps on Wednesday).
- Markets now await for domestic CPI and 2Q22 GDP data release next week.

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 7.20-7.30% for today.
- Attractive Indo GB series to be traded today : FR0063, FR0070, FR0077, FR0056, FR0078, FR0052, FR0073, FR0091.

Exhibit 4. 10 Year Indo GB Fair Yield



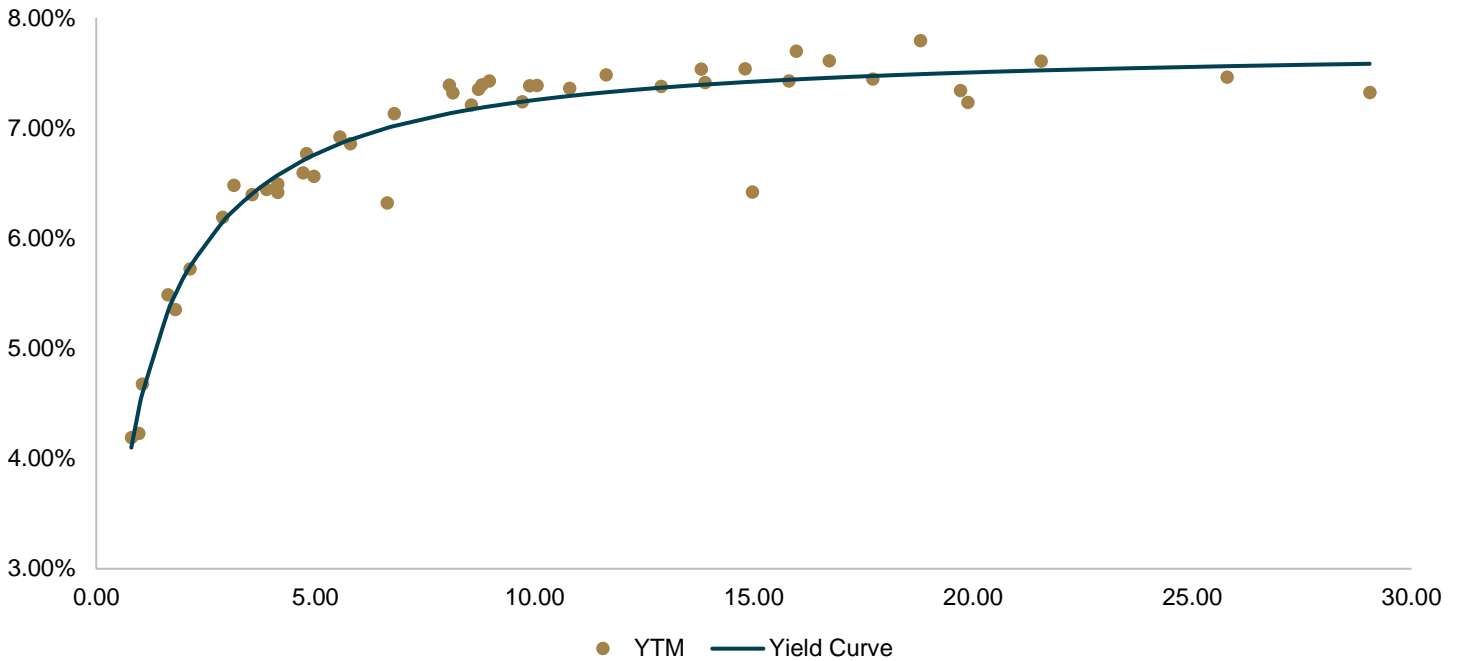
Source : Bloomberg, MNCS Calculation

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	0.80	101.09	4.19%	4.10%	101.18	Fair
FR46	9.500	15-Jul-23	0.96	104.88	4.23%	4.44%	104.72	Premium
FR39	11.750	15-Aug-23	1.05	107.09	4.68%	4.59%	107.25	Fair
FR70	8.375	15-Mar-24	1.63	104.42	5.49%	5.33%	104.68	Fair
FR77	8.125	15-May-24	1.80	104.65	5.35%	5.49%	104.45	Fair
FR44	10.000	15-Sep-24	2.14	108.43	5.72%	5.74%	108.42	Fair
FR81	6.500	15-Jun-25	2.88	100.80	6.19%	6.15%	100.91	Fair
FR40	11.000	15-Sep-25	3.13	112.58	6.48%	6.25%	113.30	Discounted
FR84	7.250	15-Feb-26	3.55	102.66	6.40%	6.40%	102.65	Fair
FR86	5.500	15-Jun-26	3.88	96.93	6.44%	6.50%	96.60	Fair
FR37	12.000	15-Sep-26	4.13	119.63	6.49%	6.57%	119.36	Fair
FR56	8.375	15-Sep-26	4.13	106.99	6.42%	6.57%	106.43	Fair
FR90	5.125	15-Apr-27	4.72	94.14	6.59%	6.71%	93.69	Fair
FR59	7.000	15-May-27	4.80	100.92	6.77%	6.72%	101.11	Fair
FR42	10.250	15-Jul-27	4.96	115.38	6.56%	6.75%	114.53	Premium
FR47	10.000	15-Feb-28	5.55	113.98	6.92%	6.86%	114.30	Fair
FR64	6.125	15-May-28	5.80	96.53	6.86%	6.89%	96.36	Fair
FR71	9.000	15-Mar-29	6.63	110.57	6.32%	7.00%	110.46	Premium
FR78	8.250	15-May-29	6.80	105.92	7.13%	7.02%	106.55	Fair
FR52	10.500	15-Aug-30	8.05	118.60	7.39%	7.13%	120.35	Discounted
FR82	7.000	15-Sep-30	8.13	98.05	7.32%	7.14%	99.14	Discounted
FR87	6.500	15-Feb-31	8.55	95.53	7.21%	7.17%	95.78	Fair
FR85	7.750	15-Apr-31	8.72	102.50	7.35%	7.18%	103.63	Fair
FR73	8.750	15-May-31	8.80	108.63	7.39%	7.18%	110.06	Discounted
FR54	9.500	15-Jul-31	8.96	113.37	7.43%	7.20%	115.03	Discounted
FR91	6.375	15-Apr-32	9.72	94.05	7.24%	7.24%	94.03	Fair
FR58	8.250	15-Jun-32	9.88	105.98	7.38%	7.25%	106.98	Fair
FR74	7.500	15-Aug-32	10.05	100.80	7.39%	7.26%	101.71	Fair
FR65	6.625	15-May-33	10.80	94.57	7.36%	7.29%	95.07	Fair
FR68	8.375	15-Mar-34	11.63	106.84	7.48%	7.32%	108.12	Fair
FR80	7.500	15-Jun-35	12.88	101.00	7.38%	7.37%	101.09	Fair
FR72	8.250	15-May-36	13.80	106.06	7.53%	7.39%	107.33	Fair
FR88	6.250	15-Jun-36	13.88	90.01	7.41%	7.39%	90.17	Fair
FR45	9.750	15-May-37	14.80	119.50	7.54%	7.42%	120.74	Fair
FR93	6.375	15-Jul-37	14.97	99.56	6.42%	7.42%	90.65	Premium
FR75	7.500	15-May-38	15.80	100.66	7.43%	7.44%	100.56	Fair
FR50	10.500	15-Jul-38	15.97	125.50	7.70%	7.44%	128.30	Discounted
FR79	8.375	15-Apr-39	16.72	107.13	7.61%	7.45%	108.69	Fair
FR83	7.500	15-Apr-40	17.72	100.52	7.44%	7.47%	100.26	Fair
FR57	9.500	15-May-41	18.80	116.68	7.79%	7.49%	120.10	Discounted
FR62	6.375	15-Apr-42	19.72	90.00	7.34%	7.50%	88.49	Fair
FR92	7.125	15-Jun-42	19.88	98.86	7.23%	7.50%	96.12	Premium
FR67	8.750	15-Feb-44	21.55	112.00	7.61%	7.52%	112.99	Fair
FR76	7.375	15-May-48	25.80	99.00	7.46%	7.56%	97.89	Fair
FR89	6.875	15-Aug-51	29.05	94.63	7.32%	7.58%	91.74	Premium

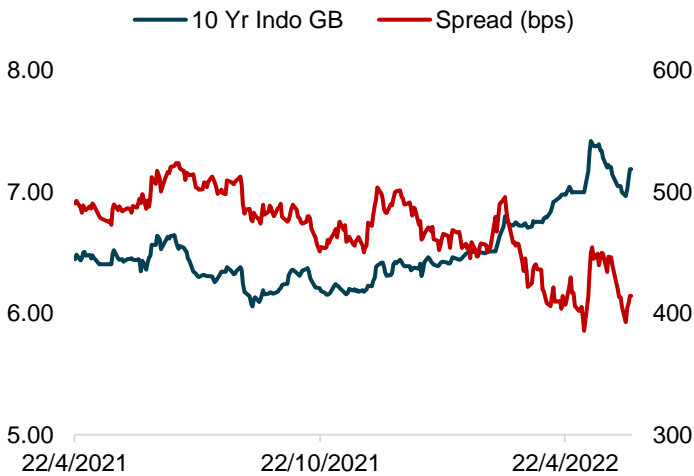
Source : Bloomberg, MNCS Calculation as of July 28, 2022

Exhibit 6. Indo GB Yield Curve



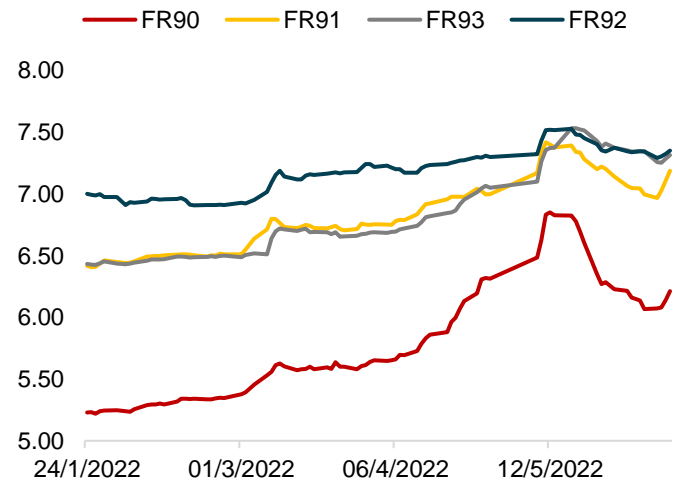
Source : Bloomberg, MNCS Calculation as of July 28, 2022

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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