

**THE CORPORATE, REAL ESTATE,
HOUSEHOLD, GOVERNMENT AND
NON-BANK FINANCIAL SECTORS
UNDER FINANCIAL STABILITY**

COMPLETE VOLUMES ON THEORY AND PRACTICE OF FINANCIAL STABILITY

- Volume 1: Understanding Financial Stability
- Volume 2: The Banking Sector under Financial Stability
- Volume 3: The Corporate, Real Estate, Household, Government and Non-bank Financial Sectors under Financial Stability
- Volume 4: Economic Areas under Financial Stability
- Volume 5: Tools and Techniques for Financial Stability Analysis

Praise for *The Theory and Practice of Financial Stability*

Indranarain Ramlall's proposal is a great attempt at giving a comprehensive view of financial stability from a theoretical, practical and policy perspective. It aims at providing future students with the tools to understand the framework in which financial stability is assessed and understood today by international organisations and central banks across the world. To my knowledge, this is the only book that covers such a wide range of topics related to financial stability. It, therefore, has the potential to become a good reference book on the topic. I believe that Indranarain Ramlall has made a great proposal to provide a 'big picture view' on financial stability. I look forward to reading the textbook!

Celine Tcheng, Central Bank of France

Financial stability has become a major concern for central banks, after the 2008 global financial crisis. More and more research is tackling topics regarding the role of the financial system in macroeconomic models and the implementation of macroprudential policy. Therefore, a comprehensive overlook of financial stability issues, such as the one offered by *The Theory and Practice of Financial Stability* can prove particularly useful for experts working in the financial system, central bankers included. The textbook covers a diverse set of topics from policy matters to risk assessment analysis.

Elena Banu, Central Bank of Romania

This book is a comprehensive work on one of the most actual topics in the aftermath of the Great Recession. It covers a wide range of topics on financial stability complementing theoretical frameworks with practical examples.

Starting with a conceptual description on financial stability, the book overviews a history of the major financial crises and Basel regulation rules. Particularly useful is an inquiry of the financial stability perspectives across different asset classes and economy sectors. Another beneficial feature of this book is a complete oversight of stress testing methodologies.

The book is a thorough compilation of topics on financial stability and definitely deserves a place on the bookshelves of central bankers, government and private institutions' officials.

Vaidotas Sumskis, Bank of Lithuania

Dr Indranarain's book is an actual textbook for interpreting interrelations between all aspects and sectors of the international economy and will surely be a highly useful tool for credit institutions, investors, practitioners as well as academics. From a Central Bank's point of view this book provides an integrated approach to macroeconomic environment and the interactions between the various factors and an actual tool for assessing and measuring leading circumstances and indicators that affect financial stability and may cause vulnerabilities.

Vasiliki Vlachostergiou, Central Bank of Greece

This is a monumental work! I didn't find anything missing. I think it will be useful for students, economic and finance professionals and policymakers.

Christophe Andre, OECD

Financial stability was always a priority for financial sector regulators and it has surpassed other objectives since the global financial crisis. Given various complexities associated with the financial stability and rapid developments over time, existing literature tends to deal with specific aspects of financial stability. It is very difficult to get a comprehensive book dealing with the wide range of concepts, different segments of financial sector, ever increasing variety of financial instruments and regulations associated with financial stability. The current book is a very good attempt to fill this gap through its comprehensive coverage of almost the entire gamut of financial stability related topics. This book should be useful for financial sector regulators, related ministries in the governments, researchers, multilateral institutions, other financial sector stakeholders and general public who are interested to know the complexities of the financial sector and financial stability.

Ajay Prakash-an expert in Financial Stability

THE THEORY AND PRACTICE OF FINANCIAL STABILITY
VOLUME 3

THE CORPORATE, REAL ESTATE, HOUSEHOLD, GOVERNMENT AND NON-BANK FINANCIAL SECTORS UNDER FINANCIAL STABILITY

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List of Acronyms

BIS	Bank for International Settlement
ECB	European Central Bank
GDP	Gross Domestic Product
IMF	International Monetary Fund
SDRs	Special Drawing Rights
IADB	Inter-American Development Bank
MDGs	Millennium Development Goals
WACC	Weighted Average Cost of Capital
DSCR	Debt Service Coverage Ratio
CCA	Contingent Claims Analysis
DB	Distress Barrier
FDI	Foreign Direct Investment
FVCs	Financial Vehicle Corporations
SPVs	Special Purpose Vehicle
FSB	Financial Stability Board
ACE	Allowance for Corporate Equity
LTV	Loan To Value
DTI	Debt To Income
DeMPA	Debt Management Performance Assessment
REITs	Real Estate Investment Trusts
HIPC	Heavily Indebted Poor Countries
NPV	Net Present Value
PD	Probability of Default
DSTI	Debt Service To Income
TFFS	Task Force of Finance Statistics

Preface

Sound financial stability assessments necessitate intensive analysis of different sectors, namely, the banking sector, the household sector, the corporate sector, the real estate sector, the government sector and the non-bank financial sector. Based on the fact that most economies are imbued with a bank-based financial system, a meticulous approach is adhered to when analysing the banking sector. Micro-prudential and macro-prudential regulations are widely discussed as they constitute core ingredients to ensure a sound and smooth functioning financial system. Households represent important players in any economy. For example, household debt represents a coveted economic indicator because it is often linked to the building up of financial instability pressures. The real estate sector is often related to the prevalence of financial crises through asset price bubbles. The corporate sector constitutes another important sector for financial stability risk analysis. For example, the balance sheets of the corporate sector are widely examined to uncover feasible risks to financial stability. The government sector is also given due consideration with particular emphasis being laid on public debt management. The non-bank financial sector has gained prominence worldwide as it ensures that deleveraging by banks does not gnaw at the level of economic activities. In a nutshell, a systematic approach to risk assessment is being undertaken for each sector. In general, this book undertakes a complete analysis of all sectors which fall under the purview of financial stability risk assessments.

The book has been written as a reference material to cater for the needs of both new and experienced professionals such as central bankers, researchers, economists and policy-makers who are involved in the field of financial stability. As a matter of fact, many central banks now have a financial stability unit or a department but so far there is no textbook which weaves through the various aspects of financial stability. Central bankers can use the book to beef up the analytical part of their financial stability reports by incorporating new tools of assessments. The book appeals to courses/programmes on financial stability as provided by Yale School of Management (Macroprudential Policy or Financial Stability Regulation/Master of Management studies in Systemic Risk), Goethe Business School (Financial Stability and Regulation/Executive Education course) and Florence School of Banking and Finance (Banking and Financial Stability course). To date, there are no textbooks or referenced materials which undertake an intensive and coherent approach to financial stability. For example, there is no such framework as to how financial stability, as a process, should be performed. This book attempts to provide all key issues in a highly comprehensive and critical manner. In that respect, the book is expected to be widely used worldwide, both by professionals and researchers.

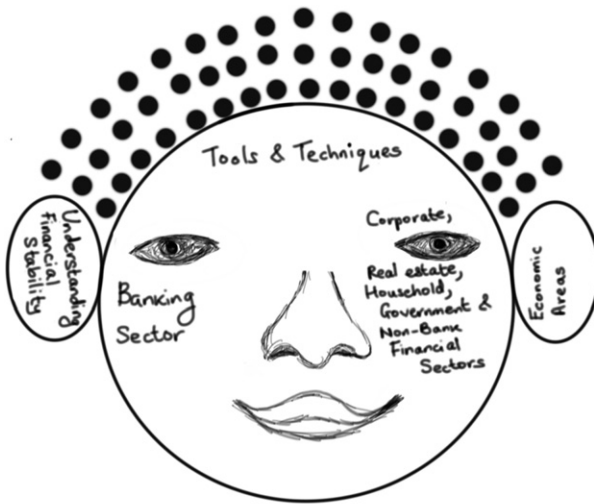
The author expects the book to be particularly useful to economists, policy-makers, researchers and students in effectively gaining insight on financial

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stability. As at date, there is no textbook on financial stability which weaves through all aspects of financial stability from theory to practice. This series of five books on financial stability attempts to fill in such a vacuum. Comments and suggestions can be made to i.ramlall@uom.ac.mu/iiramii3@gmail.com.

The author seizes this opportunity to thank an anonymous referee from the London School of Economics for his suggestions and reviews made by professionals from central banks and reputable organisations.

Dr Indranarain Ramlall
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Financial Stability as a field of its own.
Dr. I. Ramiall 20/09/18