

**GLOSSARY**

<b>Acid-test ratio</b>	This indicator of corporate liquidity can be calculated as the ratio of total current assets excluding inventories to total liabilities. In general, the higher this indicator, the stronger the company's liquidity position. See also Cash ratio and Current ratio.
<b>Balance-sheet liquidity</b>	The ability of an institution to meet its obligations in a corresponding volume and term structure.
<b>Balance-sheet recession</b>	A situation caused by the efforts of market participants to reduce their debt, a resulting drop in demand for loans, and a limited ability to stimulate economic activity through monetary policy. The onset of a balance-sheet recession usually follows a sharp decline in asset prices, when the balance sheets of market participants can record negative equity, i.e. the value of assets is lower than that of balance-sheet liabilities. A typical example is the period following the bursting of the stock and property bubble in Japan during the 1990s.
<b>Basel III</b>	A new regulatory framework issued by the Basel Committee on Banking Supervision in 2010 which sets standards for capital adequacy of banks and now also for their liquidity. Overall, Basel III introduces stricter rules than the previous framework and came into existence mainly as a reaction to the financial crisis.
<b>Bank Lending Survey (BLS)</b>	A survey of bank lending conditions for non-financial corporations and households in the Czech Republic, the pilot round of which took place in 2012 Q1. The survey aims to obtain qualitative information on current perceptions of the situation on both the supply and demand side of the credit market.
<b>Capital adequacy ratio</b>	The ratio of regulatory capital to total risk-weighted assets. Tier 1 capital adequacy is the ratio of Tier 1 capital to total risk-weighted assets (see also Tier 1).
<b>Cash ratio</b>	This indicator of corporate liquidity can be calculated as the ratio of total funds on accounts and in cash to total short-term liabilities. In general, the higher this indicator, the stronger the company's liquidity position. See also Acid-test ratio and Current ratio.
<b>CERTIS</b>	A payment system processing all domestic interbank transfers in Czech koruna in real time. Banks, credit unions and foreign bank branches are participants in this system.
<b>Collective investment funds (CIFs)</b>	Mutual and investment funds whose sole business activity is collective investment, i.e. collecting funds from investors and investing them. CIFs are broken down by investor type into funds intended for the public (dominated by open-ended mutual funds) and funds for qualified investors, and by asset risk into money market, bond, equity, mixed and real estate funds and funds of funds. Sometimes the category of funds of funds is not listed separately, but is included in the other categories according to the type of funds in which they invest.
<b>Connectivity</b>	An indicator of the degree of interconnectedness of a network element with the other elements (e.g. in a network of interbank exposures); for each bank, connectivity is calculated as the number of relationships with other banks divided by the maximum possible number of relationships and takes values from 0 to 100%. The average connectivity of the entire network is calculated as the average across all banks.

**Credit default swap (CDS)**

A credit derivative in which the buyer of the collateral undertakes to pay the seller periodical fixed payments ("swap premium") for the duration of the contract in exchange for a conditional payment of the counterparty in the case of default of the "reference entity" to which the agreement refers. If default does not occur, the contract terminates at a specified time and the seller only gains a premium for taking on the potential credit risk.

**Credit premium** The premium on the return on a portfolio for credit risk.

**Current ratio** This indicator of corporate liquidity can be calculated as the ratio of total current assets to total liabilities. In general, the higher this indicator, the stronger the company's liquidity position. See also Acid-test ratio and Cash ratio.

**Custody** Banks offer their clients the service of safekeeping and management of securities and settlement of securities transactions on both domestic and foreign markets. The bank opens and maintains a securities owner account for the customer, on which it performs settlement of the customer's capital market trades as instructed by the customer. As the custodian, the bank performs activities directed at preserving the rights attaching to the securities in its custody.

**Debt deflation** A situation where the real value of the debt of corporations and households rises as a result of falling prices and incomes. This happens primarily in a situation where the decrease in nominal interest rates is insufficient to offset the fall in the rate of growth of incomes.

**Default** Default is defined as a breach of the debtor's payment discipline. The debtor is in default at the moment when it is probable that he will not be able to repay his obligations in a proper and timely manner, without recourse by the creditor to settlement of the claim from the security, or when at least one repayment (the amount of which deemed by the creditor to be significant) is more than 90 days past due.

**Default rate** The 12-month default rate is the ratio between the volume of liabilities of debtors which defaulted over a 12-month reference period and the volume of liabilities of all entities existing at the start of that period. The default rate can also be defined analogously in terms of the number of entities which defaulted over the reference period.

**Deleveraging** A process consisting in the reduction of leverage, i.e. the reduction of indebtedness, which decreases the profitability of economic agents, but also the degree of risk associated with them.

**Downward liquidity spiral**

An inverse relationship between market risk and funding liquidity risk. A downward liquidity spiral may be triggered by a single financial institution which has insufficient liquidity and is unable to borrow on the money market. In this case, it might attempt to sell some of its assets. If tensions exist on the market for the given asset, the financial institution may cause the price of the asset to fall rapidly through aggressive attempts to sell (a "loss spiral"). The fall in the asset price affects the balance sheets of all holders of the asset and, owing to a rise in haircuts and margin calls, results in more and more attempts to sell and more and more price declines (a loss of market liquidity, a "margin spiral").

**Eligible collateral** An asset accepted to ensure fulfilment of an obligation to the central bank.

**Equalisation provision**

The equalisation provision is set aside for individual areas of non-life insurance and is intended to equalise increased insurance claim costs arising due to fluctuations in loss ratios as a result of facts independent of the will of the insurance company.

**Euro area effective GDP growth**

GDP growth in the 14 euro area countries weighted by Czech exports to those countries.

**Financial repression**

Policies and instruments that allow the government to fund its debt cheaply at the expense of domestic creditors by borrowing from them via banks, insurance companies and pension funds at artificially low interest rates or by imposing an inflation tax on them.

**Forbearance**

A practice where banks, instead of recognising a deterioration in asset quality and reporting a loss, "restructure" the loan, for example by extending the repayments over a longer time horizon, allowing the debtor temporarily to pay interest only, or otherwise changing the lending conditions so that the debtor does not have to acknowledge open default.

**Gross government borrowing requirement**

The net government borrowing requirement plus redemptions and repurchases of government bonds maturing in the given year, repayments of EIB loans, repurchases and exchanges of government bonds maturing in future years, and revaluation of funding reserves.

**Herfindahl index (HI)**

The sum of the squares of the market shares of all entities operating on a given market. It expresses the level of concentration in the market. It takes values between 0 and 10,000. The lower the HI, the less concentrated the market.

**Household insolvency**

A situation where a household is unable to cover its current expenditures by its current income and the sale of its asset holdings. Insolvency is defined in legal terms in Act No. 182/2006 Coll., on Insolvency and Methods of Resolution Thereof.

**Institutional investor**

Either (a) a bank executing trades in investment instruments on its own account on the capital market, an investment company, an investment fund, a pension fund or an insurance company, or (b) a foreign entity authorised to carry on business in the same fields in the Czech Republic as the entities listed under (a).

**Interest rate spread**

Also interest rate differential; the spread between the interest rate on a contract (deposit, security) and a reference interest rate.

**Interest rate transmission channel**

One of the channels of the monetary policy transmission mechanism. It acts such that, for example, an increase/decrease in monetary policy interest rates leads first to an increase/decrease in interest rates on the interbank market. Consequently, there is an increase/decrease in the interest rates announced by banks for the provision of loans and the acceptance of deposits. The result is a downturn/upturn in investment activity as a part of aggregate demand and ultimately a decrease/increase in inflation pressures.

**Jump-to-default risk**

The risk of sudden default that arises before the market can reflect that risk in prices.

**Liquidity**

Money in the broader sense (cash, short-term assets quickly exchangeable for cash, etc.).

**Loan-to-value (LTV) ratio**

The ratio of a loan to the value of pledged property.

**Loss given default (LGD)**

The ratio of the loss on an exposure in the event of counterparty default to the amount owed at the time of default (see also Default).

**Macroprudential policy**

A key component of financial stability policy. It focuses on the stability of the financial system as a whole. Its main objective is to help prevent systemic risk.

**Marginal lending facility**

A facility enabling banks to borrow overnight liquidity from the CNB in repo operations. A bank is entitled to access the lending facility if it asks for the transaction to be made no later than 25 minutes prior to the end of the CERTIS accounting day. The minimum volume is CZK 10 million and amounts exceeding this threshold are provided without further restrictions. Funds provided under this facility are charged interest at the Lombard rate.

**Market liquidity**

The ability of market participants to carry out financial transactions in assets of a given volume without causing a pronounced change in their prices.

**Monte Carlo simulation**

A numerical technique based on repeated random sampling. It employs a large number of simulations of a particular random variable to determine its approximate distribution and thus also the most likely value it can take.

**Mortgage refinancing**

The process whereby a mortgage debtor accepts a new loan from a different lender than the one from which he received the original loan and uses it to repay the original loan. He thus becomes a debtor of the other lender, but usually under more favourable conditions. This is usually possible only at the end of the original loan's fixation period.

**Mortgage refixation**

The process whereby at the end of the fixation period of a mortgage loan the debtor selects the length of the new fixation period and negotiates new conditions for this period with the creditor. In this case, the identity of the creditor does not change.

**Natural population increase**

The difference between the number of live births and the number of deaths in the same period of time in a given area. See also Total population increase.

**Net financial assets**

The difference between the sum of financial assets and the sum of liabilities.

**Net international investment position**

The surplus of financial assets over financial liabilities of residents vis-à-vis non-residents.

**Non-performing loans**

Substandard, doubtful and loss loans. Also called loans in default or default loans.

**Overnight segment**

The money market on which overnight funds are traded.

<b>PRIBOR</b>	The reference interest rate on the interbank deposit market for deposit sales. Reference banks quoting the PRIBOR must be important participants in the interbank market.
<b>Price-to-income</b>	The ratio of the price of an apartment ( $68 \text{ m}^2$ ) to the sum of the annual wage in a given region over the last four quarters.
<b>Price-to-rent</b>	The ratio of the price of an apartment to the annual rent. The price-to-rent ratio is the inverse of the rental return.
<b>Property asking prices</b>	Property sale asking prices in estate agencies. Asking prices should be higher than transaction prices. Property asking prices in the Czech Republic are published, for example, by the CZSO and the Institute for Regional Information (which also publishes data on market rent supply prices). See also Property transaction prices.
<b>Property developers/developments</b>	Companies/projects whose aim is to build a complex of residential and commercial property. Property developers' work includes choosing an appropriate site, setting up a project, obtaining the necessary permits, building the necessary infrastructure, constructing the buildings and selling the property. Developers also often organise purchase financing for clients and frequently lease or manage the property once it is built (especially in the case of commercial property). Given the combination of construction activity and speculative property purchases, developers' results are strongly dependent on movements in property prices.
<b>Property transaction prices</b>	Prices of actual transactions on the property market, which should be the closest to actual market prices. The CZSO has been publishing two types of data on property transaction prices since 2011. Prices based on Ministry of Finance statistics from property transfer tax returns and published by the CZSO are the older source. These data contain time series from 1998 and are available in a relatively detailed breakdown (by region, degree of wear and tear and type of property). On the other hand, they do not include transactions which are not subject to property transfer tax (i.e. primarily transactions in new property) and the index is published with a lag of at least half a year. The second, new source of data on property transaction prices is data from CZSO surveys in estate agencies. They cover new property, but are not available in such a long time series and such a detailed breakdown. See also Property asking prices.
<b>Quantitative easing</b>	A method for implementing monetary policy in a situation where the central bank is no longer able to lower its monetary policy rate because it has already reduced it almost to zero. Quantitative easing involves the central bank buying assets from commercial banks and thereby creating a sizeable stock of free reserves with those banks. The purpose of this type of policy is to strengthen the balance-sheet and market liquidity of the banking system and minimise the risk of growth in interest rates due to insufficient liquidity. Japan has applied quantitative easing in the past decade, and the US Fed, for example, is to some extent pursuing a similar policy at present.
<b>Recovery rate</b>	The percentage of the amount of a non-performing loan recovered by a creditor, e.g. by foreclosure.
<b>Rental return</b>	The ratio of the annual supply rent to the asking price of the apartment. It is the inverse of the price-to-rent ratio.
<b>Risk premium</b>	The risk premium an investor demands on investments in riskier financial instruments.

<b>RTGS</b>	Real-time gross settlement, i.e. each transaction is processed and settled on-line in real time. The CERTIS payment system operates on this principle.
<b>Secondary market</b>	The market on which existing securities are traded.
<b>SKD</b>	Short-Term Bond System. The system is used for issuing and registering all book-entry securities with maturities of up to one year and for settling trades in these securities. At present, T-bills and CNB bills are registered in SKD. The system enables sales of securities, repos and sell and buy operations, as well as pledges and exchanges of securities.
<b>Solvency</b>	Solvency in the insurance sector is the ability of an insurer to meet its insurance obligations, i.e. to settle eligible insurance claims arising from insured losses. Solvency II – a new regulatory framework prepared by the European Commission – is a set of rules for European insurance companies and reinsurers laying down quantitative requirements, qualitative requirements, prudential rules, compliance with market discipline and disclosure duties.
<b>Sovereign risk</b>	The risk that a government that issues a bond will not be able to meet its obligations.
<b>Systemic risk</b>	The risk of the entire financial system or market collapsing.
<b>Technical provisions</b>	Under the Act on Insurance, an insurer must set aside technical provisions to meet insurance obligations which are either likely to be incurred or certain to be incurred but uncertain as to amount or as to the date on which they will arise.
<b>Tier 1</b>	The highest quality and, for banks in the Czech Republic, also the most significant part of regulatory capital. The dominant components of Tier 1 are equity capital, retained earnings and mandatory reserve funds.
<b>Value-at-risk</b>	The size of loss, with predefined probability, which a bank may suffer when holding a current portfolio for a certain period if market factors (e.g. interest rates, exchange rates) develop unfavourably.
<b>Yield spread</b>	Also yield differential; the spread between the yield on a bond and the yield on a reference ("benchmark") bond.