

YIELDS, TAKE-UP, VACANCY, RENTS AND NEW SUPPLY DURING OFFICE-MARKET CYCLES

Áron Horváth, Gábor Révész and Zoltán Sári

The study bases its exploration of office-market cycles on five indicators: the time series of yield, take-up, vacancy, rents, and new, augmented supply. It uses a world-wide database that is more detailed than any used previously, covering almost one hundred cities. Yields and rents prove to have the least volatile time series, while new supply, vacancy and take-up showed far greater variability. The authors' investigation of the lead-lag relationships among office market indicators revealed that vacancy and take-up ensue from the changes in yields within about 3–4 months. Rents and new constructions respond more slowly, after about one year. Alongside the commonly used methods, the analysis also employs turning-point identification.

DRIVERS OF BANK LENDING IN HUNGARY – THE ROLES OF BANK-SPECIFIC AND MACRO FACTORS

Ádám Banai

The lending activity of the banking system remained subdued six years after the onset of the crisis. The author constructs a novel panel dataset with data on 11 Hungarian banks from 1999 to 2013 to examine the main bank-specific factors behind this trend. It is found that over a longer horizon, lending activity is supported by sound funding positions (i. e. loan to deposit ratio). Other types of liquidity risk, such as reliance on the FX swap market, also have negative effects on loan growth. Foreign ownership in itself does not impact lending significantly, but the lending of subsidiaries can be affected by the characteristics of their parent group. Banks belonging to a relatively profitable, better capitalized parent group in a safer funding position tend to lend more in Hungary. These relations were affected by the crisis. Solvency measures after 2009 became more crucial in lending activity and the significance of liquidity measures decreased somewhat.

TYPES OF SAVING – AN ADAPTIVE-EVOLUTIONARY APPROACH

Gergely Varga and János Vincze

Agent-based modelling techniques have been employed for some time in macroeconomics. This paper tests some popular saving rules in an adaptive-evolutionary context of looking at their relative survival values. The three types are prudent, short-sighted, and responsive to the permanent-income hypothesis. It is found that where selection pressure is very high, only the prudent type persists. The second most resilient seems to be the short-sighted type, but all three coexist even at medium levels of selection pressure. When the efficiency of capital approaches the level usually assumed in macroeconomics, the prudent type drives the economy towards excessive accumulation of capital, i. e. a long-term savings rate that exceeds the golden rule. If credit constraints are relaxed, this tendency strengthens as credit grows and capital-owners seem to allow themselves to be “exploited” by workers. From the angle of average consumption, the best outcome is obtained from a random distribution of types, although this is accompanied by higher volatility.

THE ROLE OF THE ADRIA ROYAL HUNGARIAN SHIPPING CO. IN THE SHIPPING AND GOODS TURNOVER OF FIUME (1874–1914)

Márton Pelles

Fiume (today's Rijeka) was part of Hungary under the Austro-Hungarian Monarchy. It became Europe's tenth largest port after a development process of half a century. The study covers Adria and other companies supported by the government and viewed as the driving force behind Hungary's maritime commerce. It embodies research into the codified support contracts between the companies and the government and summarizes the companies' ship and goods turnover. It reveals their share in the total port turnover of Fiume and addresses whether it was worth the government supporting them.