

Finance, Structural Change, and Growth

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Feb 13, 2025

MIT Sloan Finance Lunch

Motivation

- Large rise in **real-estate** related credit over recent decades, along with decline in size of the **manufacturing** sector

Jordà Schularick Taylor '16, Müller Verner '24

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- Or is there “too much of the wrong sort of credit”?
Turner '16 (Between Debt and the Devil), Rodrik '16

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**This paper: investigate the interplay between
sectoral allocation of credit and economic development**

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Financial frictions + **government policy** \Rightarrow **credit allocation, structural change and growth.**

1. Financial Kuznets Facts

Financial Kuznets Facts: Concepts and Data

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Compare with canonical Kuznets facts

- Reallocation of economic activities: agriculture \Rightarrow manufacturing \Rightarrow services
(Kuznets '57, Kuznets '73, Kongsamut Rebelo Xie '01, Herrendorf Rogerson Valentinyi '14)

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 - EU KLEMS, GGDC, UN, UNIDO, OECD STAN, WIOD, ECLAC

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4 broad sectors: agriculture, **manufacturing** (BC), **construction & real estate** (FL), services

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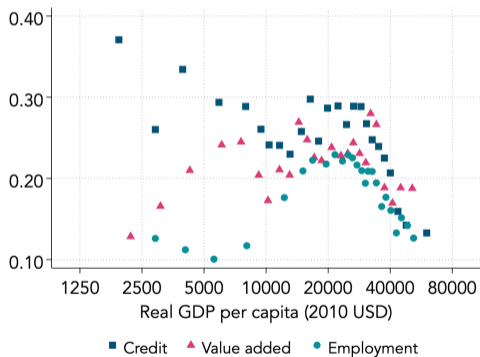
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Main sample: **77** countries, **1970-2014**

Financial Kuznets Facts: Sectoral Credit Allocation over Development

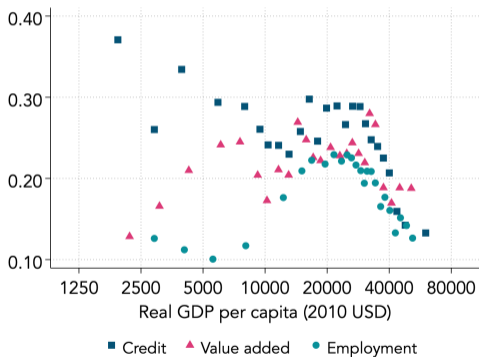
(a) Manufacturing



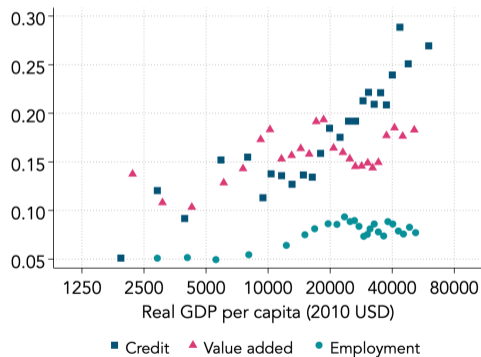
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- **Fall** in **manuf.** credit, **rise** in **real estate** credit and value added

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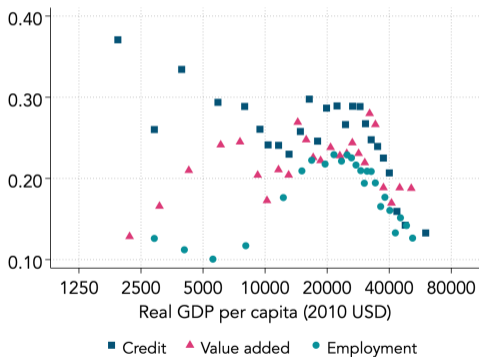
(b) Construction and Real Estate



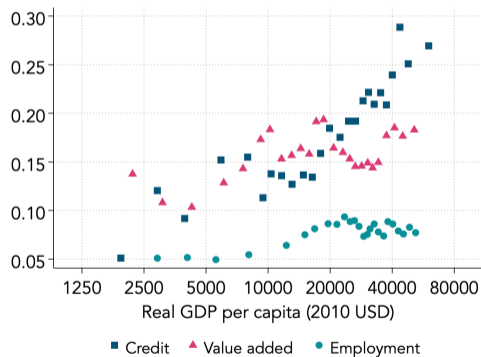
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- **Fall** in **manuf.** credit, **rise** in **real estate** credit and value added
- Structural change in credit **more pronounced** than real economy

(a) Manufacturing



(b) Construction and Real Estate

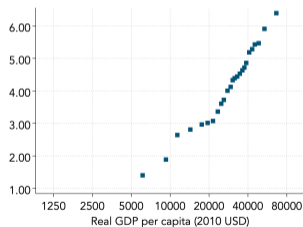


Financial Kuznets Facts: Real Estate Collateral and Development

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- Rise in **real estate prices** as economies grow
 - Exploit within-country variation; Data: BIS, OECD, Dallas Fed

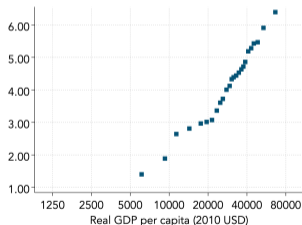
(a) House Prices



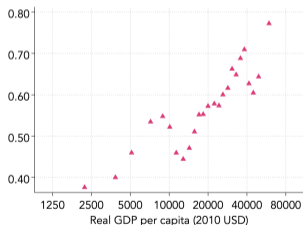
Financial Kuznets Facts: Real Estate Collateral and Development

- Rise in **real estate prices** as economies grow
 - Exploit within-country variation; Data: BIS, OECD, Dallas Fed
- Increasing **reliance of real estate collateral** over development
 - Data: (b) Global Credit Project, and (c) BEEPS

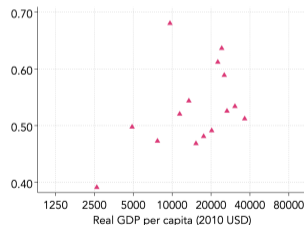
(a) House Prices



(b) Share of Residential Mortgages in Household Credit



(c) Share of Real Estate Collateral in Firm Credit



2.1 Mechanism: Model

Set-Up: Supply-side Structural Change + Collateral Constraints

- **Goal: understand real estate collateral as a channel for Financial Kuznets Facts**

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$$\left[(c_t^i)^{\frac{\eta-1}{\eta}} + s(h_t^i)^{\frac{\eta-1}{\eta}} \right]^{\frac{\eta}{\eta-1}}, \quad i \in \{S, M, E\},$$

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- Sectoral collateral constraints (Kiyotaki Moore '97):

$$\underbrace{d_{t+1}^j}_{\text{sectoral credit}} \leq \lambda^j \underbrace{q_{t+1} l_{t+1}^j}_{\text{collateral value of } l_{t+1}^j}, \quad j \in \{M, E\} \quad (2)$$

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- Sectoral collateral constraints (Kiyotaki Moore '97): **binding in the steady states**

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Steady State Equilibrium: Collateral Quantity and Price

- Sectoral collateral input l^j : marginal benefit = user cost

$$l^E = (\alpha^E z^E \tilde{\lambda}^E)^{\frac{1}{1-\alpha^E}}, \quad (3)$$

$$\tilde{\lambda}^j \equiv \frac{\beta}{1-\beta(1-\delta)-\lambda^j(\beta^S-\beta)},$$

Steady State Equilibrium: Collateral Quantity and Price

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$$l^E = (\alpha^E z^E \tilde{\lambda}^E)^{\frac{1}{1-\alpha^E}}, \quad l^M = (\alpha^M z^M \tilde{\lambda}^M / q)^{\frac{1}{1-\alpha^M}}, \quad (3)$$

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- Intuition: rising q increases the revenue and cost equally in **real estate** sector

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- Intuition: rising q increases the revenue and cost equally in **real estate** sector
- Market clearing for real estate pins down collateral price q

Math

(4)

$$\tilde{\lambda}^j \equiv \frac{\beta}{1 - \beta(1 - \delta) - \lambda^j(\beta^S - \beta)},$$

Steady State Equilibrium: Collateral Quantity and Price

- Sectoral collateral input l^j : marginal benefit = user cost

$$l^E = (\alpha^E z^E \tilde{\lambda}^E)^{\frac{1}{1-\alpha^E}}, \quad l^M = (\alpha^M z^M \tilde{\lambda}^M / q)^{\frac{1}{1-\alpha^M}}, \quad (3)$$

- Intuition: rising q increases the revenue and cost equally in **real estate** sector
- Market clearing for real estate pins down collateral price q

Math

$$\overbrace{z^E (\underbrace{\tilde{\zeta}^E}_{l^E})^{\alpha^E} - \delta \tilde{\zeta}^E}_{\text{Net Supply}} \quad (4)$$

$$\tilde{\lambda}^j \equiv \frac{\beta}{1-\beta(1-\delta)-\lambda^j(\beta^S-\beta)}, \quad \tilde{\zeta}^j \equiv (\alpha^j z^j \tilde{\lambda}^j)^{\frac{1}{1-\alpha^j}} \text{ for } j \in \{M, E\}, \text{ and } \tilde{\zeta}^H \equiv s^\eta z^M (\tilde{\zeta}^M)^{\alpha^M}$$

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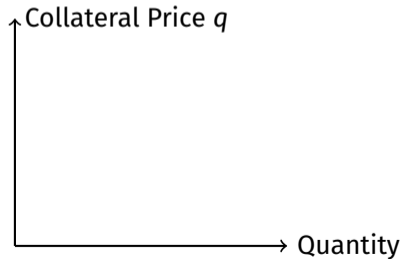
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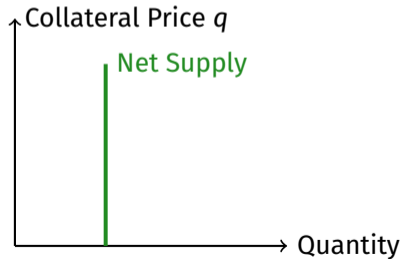
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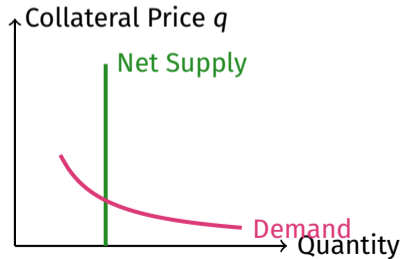
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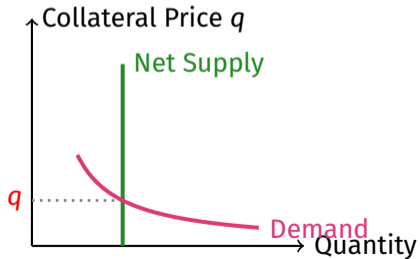


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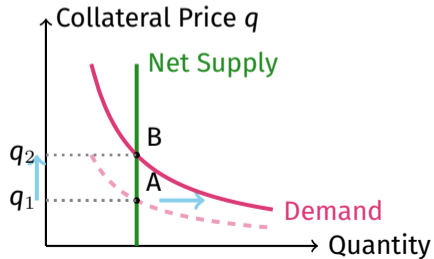


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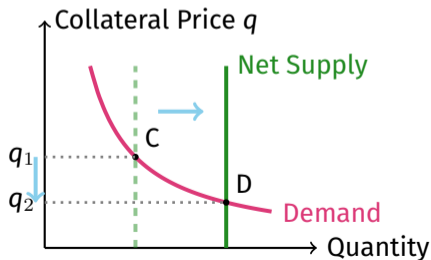
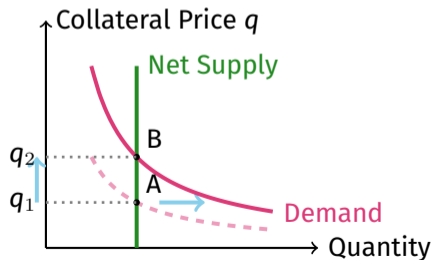


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A Simple Decomposition Rule

$$\text{Credit Ratio} \equiv \frac{d^E}{d^M} = \frac{Z^E}{Z^M} \frac{\Gamma_d^E}{\Gamma_d^M} Q, \quad \text{Output Ratio} \equiv \frac{qy^E}{y^M} = \frac{Z^E}{Z^M} \frac{\Gamma_y^E}{\Gamma_y^M} Q$$

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Both **economic** forces and **financial** forces in isolation are sufficient for structural change in credit and real economy.

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A minimal framework for collateral channel of structural change in credit

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Theoretical results

Model Takeaway

A minimal framework for collateral channel of structural change in credit

Model predictions via comparative statics \Rightarrow **empirical test**

- **Collateral price channel:**

- Stronger **house price pass-through** to real estate credit relative to manuf. credit

- **Collateral quantity channel:**

- Rising **intangibles** in manuf. slows down **credit growth** in that sector

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- Changes in λ^j or z^j in isolation are sufficient for structural change in credit

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Theoretical results \Rightarrow **quantification**

- Changes in λ^j or z^j in isolation are sufficient for structural change in credit
- **Quant Result:** approx. **4/5** from change in λ^j and **1/5** from change in z^j

Calibration

Parameter

Model Fit

Quant Decomp.

Caselli

2.2 Mechanism: Empirical Evidence

Sectoral Differences in Mortgage Share and Real-Estate Input Share

Sectoral Differences in Mortgage Share and Real-Estate Input Share

- **Mortgage share**

- Share of loans secured on real estate relative to all outstanding loans
- Average of 5 economies: Denmark, Latvia, Switzerland, Taiwan, US.

Sectoral Differences in Mortgage Share and Real-Estate Input Share

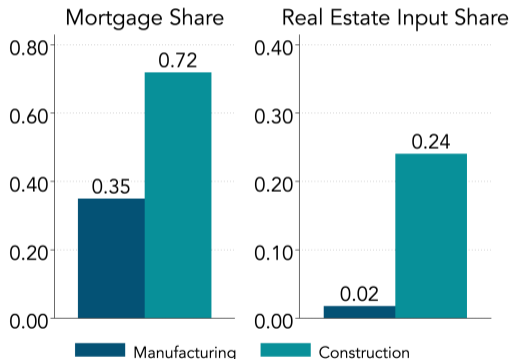
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- **Real estate input share**
 - Data: world input-output table (Timmer et al '15)
- Result: empirical analogue of λ^j and α^j
 - Real estate has much higher **mortgage** and **real estate input** share
 - More real estate collateralized credit, higher sectoral credit growth

Table

Figure: Sectoral Collateral Usage



Collateral Price Q: Stronger Collateral Price Passthru to Real Estate Credit

- Local proj. (Jordà '05) with lags length $L = 5$ (Montiel Olea Plagborg-Møller '21)

$$\Delta_h y_{c,t+h}^j = \alpha_c^h + \sum_{l=0}^L \beta_{h,l}^j \Delta_1 \log(\text{HPI}_{c,t}) + \sum_{l=0}^L \gamma_{h,l}^j \Delta_1 y_{c,t-l}^j + \sum_{l=1}^L \theta_{h,l}^j X_{c,t-l}^j + \epsilon_{c,t+h}^j \quad (6)$$

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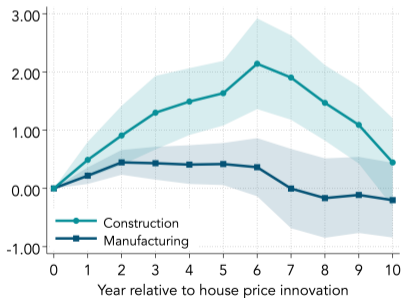
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- Step 2: use $\hat{\vartheta}_c \Delta_1 \log(\text{HPI}_{r(c),t})$ as IV for $\Delta_1 \log(\text{HPI}_{c,t})$, include 2 lags in 1st stage (Ramey '16, Ramey Zubairy '18)

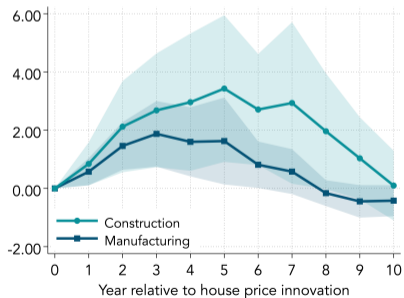
Collateral Price Q: Stronger Collateral Price Passthu to Real Estate Credit

stronger house price pass-thru to **real estate** credit relative to **manuf.**

(a) Local Proj.



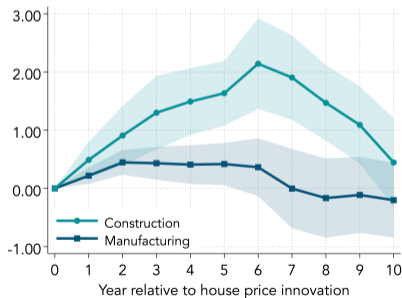
(b) Local Proj. IV



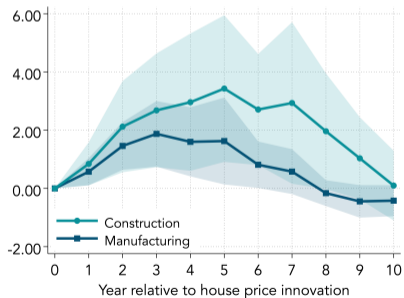
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- Result **A**: increasing house prices over development (shown before)
- Result **B**: stronger house price pass-thru to **real estate** credit relative to **manuf.**

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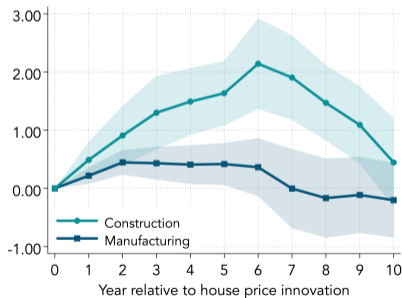
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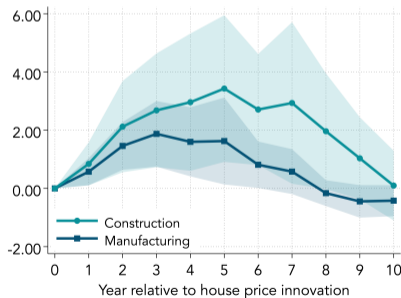
Collateral Price Q: Stronger Collateral Price Passthu to Real Estate Credit

- Result **A**: increasing house prices over development (shown before)
- Result **B**: stronger house price pass-thru to **real estate** credit relative to **manuf.**
- Result **A + B**: \Rightarrow **real estate** credit grows faster than **manuf.** credit over development

(a) Local Proj.



(b) Local Proj. IV

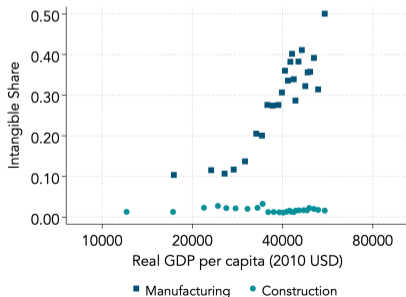


Collateral Quantity Γ : Rising Intangibles in Manuf. as One Potential Driver

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(a) Intangibles and Development

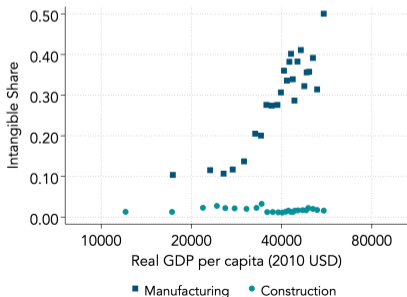


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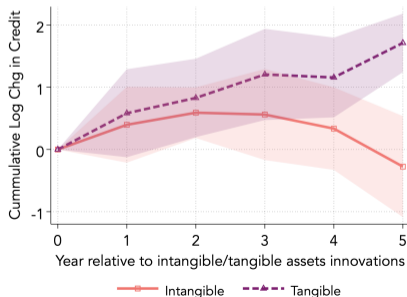
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(a) Intangibles and Development



(b) Asset Tangibility and Credit Growth



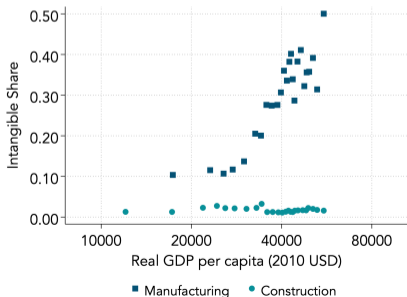
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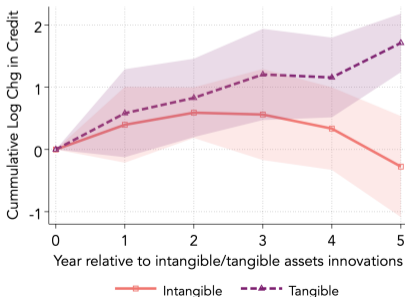
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- Result **A + B**: **slower** credit growth in **manuf.** than real estate over development

(a) Intangibles and Development



(b) Asset Tangibility and Credit Growth



3. Government Directed Credit Policy

Directed Credit Policies: Background and Case Study

- Mechanism: large changes in **collateral constraints** play important role in structural change in credit
- Governments may address these financial frictions via **directed credit policies** Studwell '13, Aikman Bush Taylor '16; Itskhoki Moll '19, Buera Shin '13, Liu '19, Choi Levchenko '21, Choi Shim '22, Lane '24, Matray Müller Xu Kabir '24
- .. to channel credit to **priority sectors** (often **manufacturing**)

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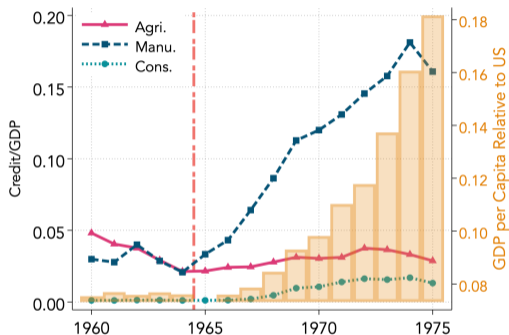


Figure: Credit Allocation in South Korea

Credit Allocation During Directed Credit Liberalization

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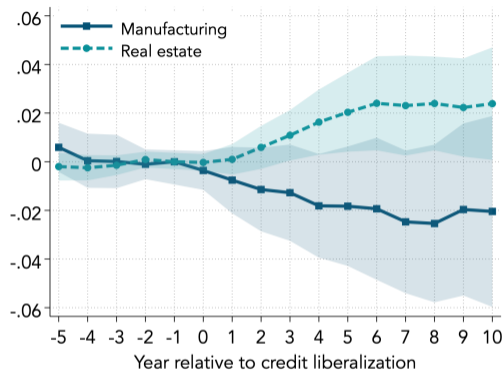


Figure: Effect on Sectoral Credit-to-GDP

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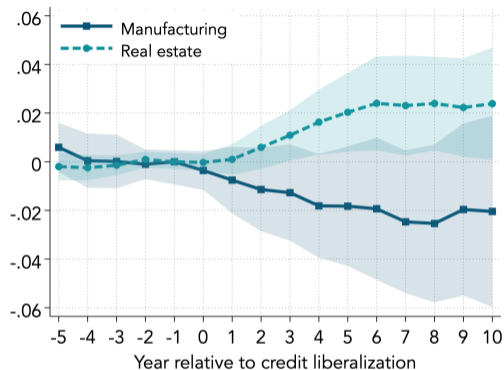


Figure: Effect on Sectoral Credit-to-GDP

Policymakers believe credit allocation matters for development, at least at certain stages

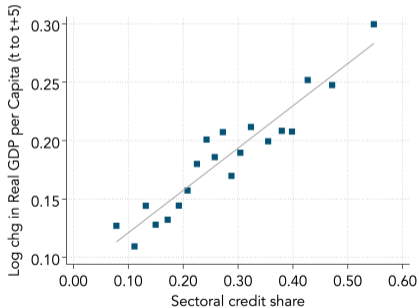
4. Growth Implication of Credit Allocation

Credit Allocation Matters for Long-Run Growth: Cross-Country Evidence

- Higher manuf. credit predicts growth: **growth-enhancing externality of manuf.**

Rodrik '14, Benigno Fornaro Wolf '24, Hirano Stiglitz '24

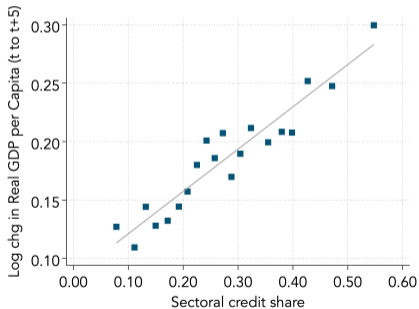
(a) Manufacturing



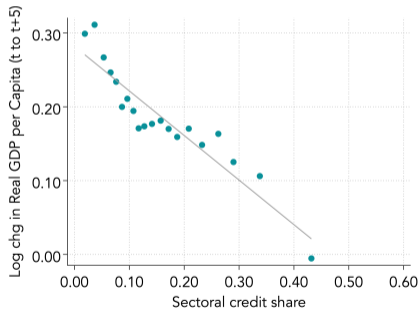
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- The opposite is true for real estate: **crowd-out in credit, misallocation, crisis risk**
Reis '13, Rogoff Yang '20, Brunnermeier Reis '23, Müller Verner '24

(a) Manufacturing



(b) Construction and Real estate



Conclusion

Conclusion

Financial frictions + government policy \Rightarrow **credit allocation, structural change and growth.**

- **Financial Kuznets Facts:**

- Reallocation of credit from **manufacturing** to **real estate** over development
- .. is more pronounced than that in the real economy

- **Collateral channel** of structural change in credit:

- Key roles for **loosening collateral constraints**

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- Future work:

- Optimal sector-specific credit policies over the course of development
- Causal link for growth implication of credit allocation and credit policies

Literature

Thank you!

Appendix

Literature Review

1. New Financial Kuznets facts + collateral channel of structural change

Sectoral structural change: theory and evidence Lewis '54, Rybczynski '55, Kuznets '57, Baumol '67, Kuznets '70, Matsuyama '92, Kongsamut Rebelo Xie '01, Ngai Pissarides '07, Acemoglu Guerrieri '08, Herrendorf Rogerson Valentinyi '14, Boppart '14, Comin Lashkari Mestieri '21, Porzio Rossi Santangelo '22, Buera Kaboski Mestieri O'Connor '24

New cross-country empirical stylized facts Gollin Lagakos Waugh '14, Porzio '17, Bick Fuchs-Schündeln Lagakos '18, Lagakos Moll Porzio Qian Schoellman '19, Jensen '22, Donovan Lu Schoellman '23

2. Role of credit allocation on economic development and growth

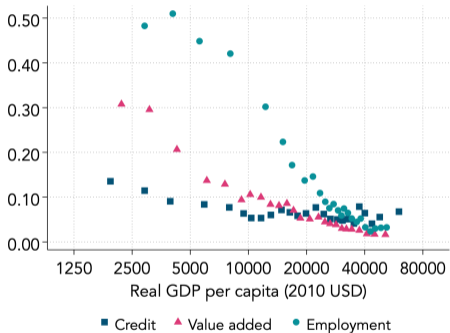
Credit or financial frictions on macro Kiyotaki Moore '97, Iacoviello '05, Gan '07, Kiyotaki Michaelides Nikolov '11, Chaney Sraer Thesmar '12, Gourinchas Obstfeld '12, Liu Wang Zha '13, Jorda Schularick Taylor '16 '17, Mian Sufi Verner '20, Brunnermeier Palia Sastry Sims '21, Elenev Landvoigt Van Nieuwerburgh '21, Greenwald Guren '24, Müller Verner '24

Finance and development Schumpeter '11, Shaw '73, Townsend '83, Gertler '88, Lucas 88', Greenwood Jovanovic '90, King Levine '93, Levine '97, Rajan Zingales '98, Benigno Fornaro Wolf '20, Banerjee Duflo '05 '10, Townsend Ueda '06, Greenwood Sanchez Wang '10, Kaboski Townsend '11, Buera Kaboski Shin '11, Buera Shin '13, Midrigan Xu '14, Moll '14, Itzhoki Moll '19, Bustos Caprettini Ponticelli '20, Howes '22, Bau Matray '23, Ji Teng Townsend '23, Cavalcanti Kaboski Martin Santos '23, Hirano Stiglitz '24, D'Amico Alekseev '25

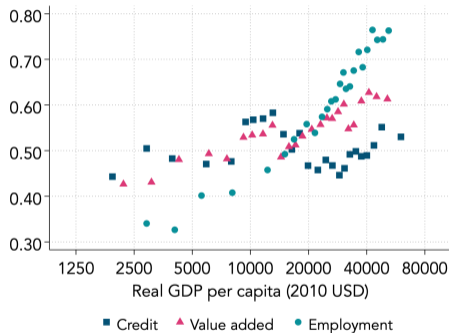
Credit Policies Bertand Schoar Thesmar '07, Studwell '13, Buera Shin '13, Aikman Bush Taylor '16; Itzhoki Moll '19, Liu '19, Choi Levchenko '21, Choi Shim '22, Baron Green '23, Matray Müller Xu Kabir '24

Financial Kuznets Facts: Agriculture and Services

(a) Agriculture



(b) Service



Back

Rest of the Model

- Flow of fund constraint for saver:

$$c_t^S + q_t h_t^S + \frac{b_{t+1}}{1 + r_t} = b_t \quad (8)$$

- Market clearing conditions, $i \in \{S, M, E\}, j \in \{M, E\}$

$$y_t^M = \sum_i c_t^i, \quad y_t^E = \sum_i h_t^i + \sum_j [l_{t+1}^j - (1 - \delta)l_t^j], \quad b_t = \sum_j d_t^j$$

- Aggregation rules for consumption $c = \sum_i c^i$ and housing $h = \sum_i h^i$

$$\frac{c^i}{h^i} = \left[\frac{q}{s} \right]^\eta \Rightarrow \frac{c}{h} = \left[\frac{q}{s} \right]^\eta \quad (9)$$

- Higher collateral price q , lower the relative demand for housing h/c

Set Up

Solution

Market Clearing Condition for Real Estate Goods

- Market clearing conditions at the steady states

$$z^M (l^M)^{\alpha^M} = c, \quad z^E (l^E)^{\alpha^E} - \delta l^E = h + \delta l^M \quad (10)$$

- Consumption FOC

$$\frac{c^i}{h^i} = \left[\frac{q}{s} \right]^\eta \Rightarrow \frac{c}{h} = \left[\frac{q}{s} \right]^\eta \quad (11)$$

- Combine these two we have

$$h = (s/q)^\eta c = (s/q)^\eta z^M (l^M)^{\alpha^M} = \underbrace{(s/q)^\eta z^M (\tilde{\zeta}^M)^{\alpha^M}}_{\tilde{\zeta}^H} q^{-\frac{\alpha^M}{1-\alpha^M}},$$

Set Up

Solution

Calibration

- Extend quantitative model with (1) capital as input and collateral (2) housing investment instead of service flow
- Calibrated parameters

$$\Omega = \left\{ \underbrace{z^j, \alpha_l^j, \alpha_k^j, \alpha_n^j}_{\text{production}}, \underbrace{\lambda^j}_{\text{collateral constraint}} \right\}_{j \in \{M, E\}} \cup \left\{ \underbrace{\beta, \beta^S, \eta, s}_{\text{preference}}, \underbrace{\delta, \delta_h}_{\text{depreciation}} \right\}.$$

- Assigned parameter:
 - Real estate input share $\alpha_l^j / (\alpha_l^j + \alpha_k^j)$: **0.017** for **manuf.**, **0.240** for **real estate**
 - λ^j : read from sectoral credit to value added, given α_l^j
- Calibrated parameter: two-step procedure; data moments for 20 income groups
 - For a given pair (η, s) , calibrate $\{z_n^j\}_{n=1}^N$ to match match sectoral labor productivity
 - Search for a pair (η, s) to target nominal output share and house price variation

Model Takeaway

Calibration

Parameter

Model Fit

Quant Decomp.

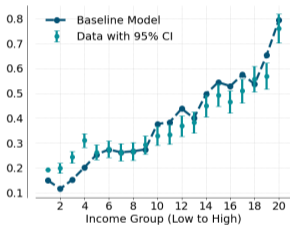
Caselli

Growth

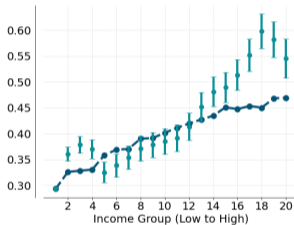
Conclusion

Model vs Data

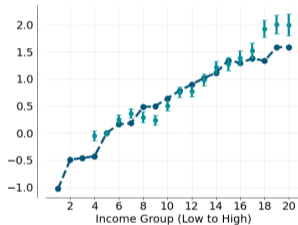
(a) Real Estate Credit Share



(b) Real Estate Output Share



(c) Real Estate Price



- Model matches rise in real estate credit share, real estate output share, and real estate price q over economic development

Model Takeaway

Calibration

Parameter

Model Fit

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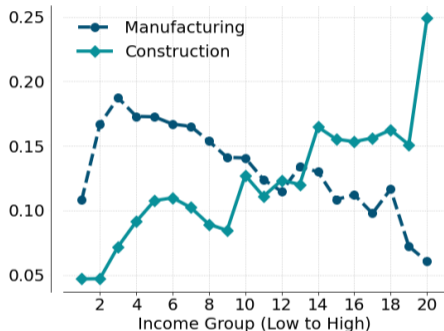
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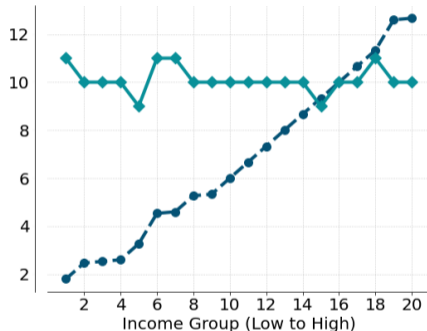
Conclusion

Calibrated Sectoral Collateral Constraints and TFP

(a) Sectoral Collateral Constraint $\{\lambda_n^j\}_{n=1}^N$



(b) Sectoral TFP $\{z_n^j\}_{n=1}^N$

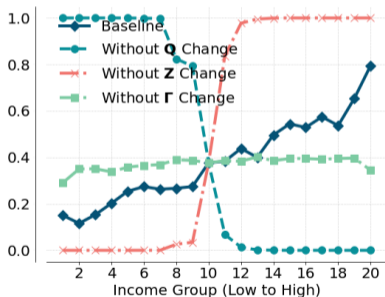


- **Financial forces:** Large relaxation in real estate collateral constraints
- **Economic forces:** Large rise in manuf. TFP, while real estate TFP is stagnant

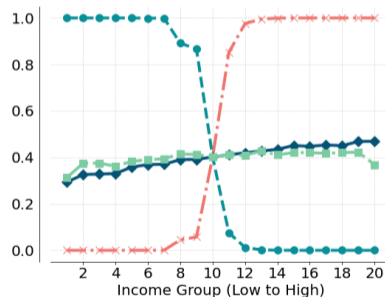
Quantifying the Decomposition Rule

$$\text{Credit Ratio} \equiv \frac{d^E}{d^M} = \frac{Z^E}{Z^M} \frac{\Gamma_d^E}{\Gamma_d^M} Q, \quad \text{Output Ratio} \equiv \frac{qy^E}{y^M} = \frac{Z^E}{Z^M} \frac{\Gamma_y^E}{\Gamma_y^M} Q \quad (12)$$

(a) Real Estate Credit Share



(b) Real Estate Output Share



- Γ_d explains 88% of credit ratio variation across income groups.

Development Accounting Exercise

	Panel A: $d^E/(d^E + d^M)$			Panel B: $qy^E/(qy^E + y^M)$		
	1 to 20	1 to 3	3 to 20	1 to 20	1 to 3	3 to 20
(1) Baseline	64.44	0.30	64.14	17.56	3.48	14.08
(2) Vary productivity	17.05 (26.5)	3.32 (n.a.)	13.73 (21.4)	17.53 (99.8)	3.46 (99.5)	14.07 (99.9)
(3) Vary all constraints	52.42 (81.3)	-2.30 (n.a.)	54.72 (85.3)	0.02 (0.1)	0.01 (0.2)	0.02 (0.1)
(4) Vary manu. constraint	14.79 (22.9)	-13.37 (n.a.)	28.16 (43.9)	-0.00 (-0.0)	0.00 (0.1)	-0.01 (-0.1)
(5) Vary cons. constraint	37.36 (58.0)	7.30 (n.a.)	30.07 (46.9)	0.03 (0.2)	0.00 (0.1)	0.02 (0.2)

- Variation in λ^j explains 80% of d^E/d^M variation; the rest comes from z^j change
- Variation in z^j explains almost all of qy^E/y^M via q
- Reason 1: 1% increase of z^M (λ^M) leads to a $\frac{1}{1-\alpha^M}$ ($\frac{\alpha^M}{1-\alpha^M}$) increase in y^M
- Reason 2: Difference in z^M across countries is much larger than that in λ^j
- **Financial forces** affect real economy via **productivity**.

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Calibration

Parameter

Caselli

Model Takeaway

Model Fit

Growth

Conclusion

Financial Forces Affect Real Economy via Productivity

	Panel A: TFPQ ^M			Panel B: $\log[(y^M + y^E)/(n^M + n^E)]$		
	1 to 20	1 to 3	3 to 20	1 to 20	1 to 3	3 to 20
(1) Baseline	1.99	0.71	1.27	1.31	0.36	0.95
(2) Vary productivity	2.21 (111.2)	0.65 (90.8)	1.56 (122.7)	1.40 (106.7)	0.31 (86.2)	1.09 (114.5)
(3) Vary all constraints	-0.06 (-3.0)	0.14 (19.8)	-0.20 (-15.8)	-0.02 (-1.6)	0.09 (23.8)	-0.11 (-11.2)
(4) Vary manu. constraint	-0.06 (-3.0)	0.14 (19.8)	-0.20 (-15.8)	-0.04 (-2.8)	0.08 (23.2)	-0.12 (-12.7)
(5) Vary cons. constraint	0.00 (0.0)	0.00 (0.0)	0.00 (0.0)	0.02 (1.2)	0.00 (0.5)	0.01 (1.5)

- Type-2 tech: $y_{2,t}^M = z_t^M \frac{d_{2,t+1}^M}{1+r_t}$ with borrow limit $d_{2,t}^M \leq \iota d_t^M$, where $d_t^M = d_{1,t}^M + d_{2,t}^M$
- Exogenous $\iota \in (0, 1)$: (1) more credit access (2) positive externality (learning-by-doing and spillovers across space and production network)
- Loosening fin. constraints matters for output, at the early stage of development

Model Takeaway

Conclusion

Credit Allocation and Long-Run Growth

Panel A: Manufacturing & Mining							
	$h = 5$					$h = 10$	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Credit Share $_{c,t}^{\text{Manu}}$	0.17** (0.083)	0.33*** (0.069)		0.30*** (0.073)	0.24*** (0.060)	0.34*** (0.098)	0.32*** (0.078)
Value Added to GDP $_{c,t}^{\text{Manu}}$			0.32*** (0.086)	0.23*** (0.083)	0.21*** (0.073)	0.31** (0.14)	0.30** (0.14)
Total Credit to GDP $_{c,t}$					-0.11*** (0.037)		-0.070 (0.066)
Observations	1,341	1,340	1,340	1,340	1,340	1,014	1,014
# Countries	68	68	68	68	68	61	61
Country FE		✓	✓	✓	✓	✓	✓
Year FE		✓	✓	✓	✓	✓	✓
Other Controls		✓	✓	✓	✓	✓	✓
R ²	0.03	0.16	0.13	0.17	0.21	0.30	0.31
Panel B: Construction & Real Estate							
	$h = 5$					$h = 10$	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Credit Share $_{c,t}^{\text{Cons}}$	-0.41*** (0.065)	-0.37*** (0.078)		-0.34*** (0.080)	-0.26*** (0.086)	-0.49*** (0.15)	-0.48*** (0.16)
Value Added to GDP $_{c,t}^{\text{Cons}}$			-0.36** (0.14)	-0.24* (0.13)	-0.15 (0.11)	-0.15 (0.099)	-0.13 (0.081)
Total Credit to GDP $_{c,t}$					-0.079** (0.038)		-0.016 (0.055)
Observations	1,341	1,340	1,340	1,340	1,340	1,014	1,014
# Countries	68	68	68	68	68	61	61
Country FE		✓	✓	✓	✓	✓	✓
Year FE		✓	✓	✓	✓	✓	✓
Other Controls		✓	✓	✓	✓	✓	✓
R ²	0.11	0.18	0.13	0.19	0.20	0.32	0.32

Mortgage Share and Sectoral Credit Growth

$$\Delta_h \log(\text{Credit}_{c,j,t}) = \beta^h \text{Mortgage Share}_{c,j} + \delta_{c,t} + \gamma_{j,t} + \epsilon_{c,j,t}, \text{ for } h = 5, 10, \quad (13)$$

	$\Delta_h \log(\text{Credit}_{c,j,t})$					
	$h = 5$			$h = 10$		
	(1)	(2)	(3)	(4)	(5)	(6)
Mortgage Share	1.33*** (0.26)	0.11*** (0.023)		2.78*** (0.40)	0.28*** (0.034)	
$\Delta_h \text{Mortgage to GDP}_c \times \mathbf{1}\{j = \text{Cons.}\}$			3.87*** (0.19)			4.09*** (0.18)
$\Delta_h \text{Mortgage to GDP}_c \times \mathbf{1}\{j = \text{Manu.}\}$			1.03*** (0.15)			1.04*** (0.17)
Observations	280	15,520	1,668	185	12,752	1,338
# Countries	4	112	34	4	110	29
# Industries	5	5	2	5	5	2
Country FE			✓			✓
Year FE			✓			✓
Country×Year FE	✓	✓		✓	✓	
Industry×Year FE	✓			✓		
Industry Level	Broad	Broad	Broad	Broad	Broad	Broad
Mean of Dependent Var.	0.26	0.70	0.26	0.50	1.44	0.52
R ²	0.89	0.75	0.51	0.90	0.85	0.61