

Central Bank of Nigeria



**Credit Conditions
Survey Report**

Q₄ 2018

Statistics Department

December 2018

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Executive Summary

Supply: The availability of **secured credit to households** increased in Q4 2018 and was expected to increase in the next quarter. Improving economic outlook was the major factor for the increase in secured credit.

Lenders reported that the availability of **unsecured credit to households** increased in Q4 2018, and it is expected to increase in Q1 2019. Most lenders adduced market share objectives for this increase.

The overall availability of **credit to the corporate sector** increased in Q4 2018 and was expected to increase in the next quarter. Favourable economic conditions was the major factor contributing to the increase.

Demand: Demand for **secured lending** for house purchase decreased in Q4 2018, but more lenders expect demand for secured lending to increase in the next quarter. The proportion of loan applications approved increased even though lenders maintained the same credit scoring criteria.

Demand for **total unsecured lending from households** increased in the current quarter, and was expected to increase in the next quarter. Despite lenders' resolve to leave the **credit scoring criteria** unchanged, the proportion of approved unsecured loan applications increased in the current quarter, and was expected to increase in the next quarter.

Lenders reported increased **demand for corporate credit** from all firm sizes except for OFCs in Q4 2018. They however expect increased demand from all firm sizes in the next quarter.

Defaults: **Secured loan performance**, as measured by **default rates**, worsened in the review quarter, but lenders expect lower default rates in the next quarter.

Total unsecured loan performance to households, as measured by default rates, deteriorated in Q4 2018 but is expected to improve in the next quarter.

Corporate loan performance improved across all sizes of firm in the current quarter. Lenders generally expect lower default rates for all firm sizes in the next quarter.

Loan pricing: Lenders reported that the **overall spreads on secured lending rates** on approved new loans to households relative to MPR remained unchanged in Q4 2018, and was expected to remain unchanged in the next quarter.

The **overall spreads on unsecured lending** widened in Q4 2018 but were expected to remain unchanged in the next quarter.

Changes in **spreads between bank rates and MPR** on approved new loan applications widened for all business sizes except for loans to OFCs in Q4 2018, but was expected to widen for all firm sizes in the next quarter.

Credit Conditions Survey Report

1.0 Introduction

Part of the Central Bank of Nigeria's (CBN) mandate is to nurture an efficient monetary and financial system in order to promote macroeconomic stability in Nigeria. To achieve this, the Bank needs to, among others, understand trends and developments in credit conditions. This quarterly survey of bank lenders is an input to this work. Lenders were asked about trends and developments in credit conditions in the current and next quarters. The survey covers secured and unsecured lending to households, lending to public non-financial corporations (PNFCs), small businesses and other nonfinancial corporations (OFCs). This survey serves as an input into the Monetary Policy document, which presents the Bank's assessment of the latest trends in lending to the Nigerian economy.

This report presents the results of the Q4 2018, survey which was conducted from November 19 to 23, 2018. The results are based on lenders' own responses to the survey, and do not necessarily reflect the Bank's views on credit conditions. To calculate aggregate results, each lender is assigned a score based on their response. Lenders who report that credit conditions have changed "a lot" are assigned twice the score of those who report that conditions have change "a little". These scores are then weighted by lenders' market shares. The results are analyzed by calculating net percentage balances — the difference between the weighted balance of lenders reporting that demand was higher versus lower or terms and conditions were tighter versus loosened. The net percentage balances are scaled to lie between ± 100 .

The Q4 2018 credit condition survey for households, small businesses and corporate entities indicated an increase in availability of secured credit to households and corporates entities, and increased availability of unsecured credit to households. Spreads on overall secured lending to household, as well as on secured lending to corporates, remained unchanged in Q4 2018. Lenders reported that demand for total unsecured lending from households increased in the current quarter, and was expected to increase in the next quarter. Demand for corporate lending increased across all firm sizes except for OFCs in the review quarter.

2.0 Secured lending to households

In the current quarter relative to the previous quarter, lenders reported an increase in the availability of secured credit to households. Improving economic outlook and higher appetite for risk were major factors behind the increase. Availability of secured credit was expected to increase in the next quarter as well, with improving economic outlook and market share objectives as the likely contributory factors (Figs. 2.1 and 2.2).

Lenders maintained the same credit scoring criteria in Q4 2018, but the proportion of loan applications approved in the quarter decreased. Lenders expect to loosen the credit scoring criteria in the next quarter, yet still expect an increase in the proportion of approved households' loan applications in Q1 2019.

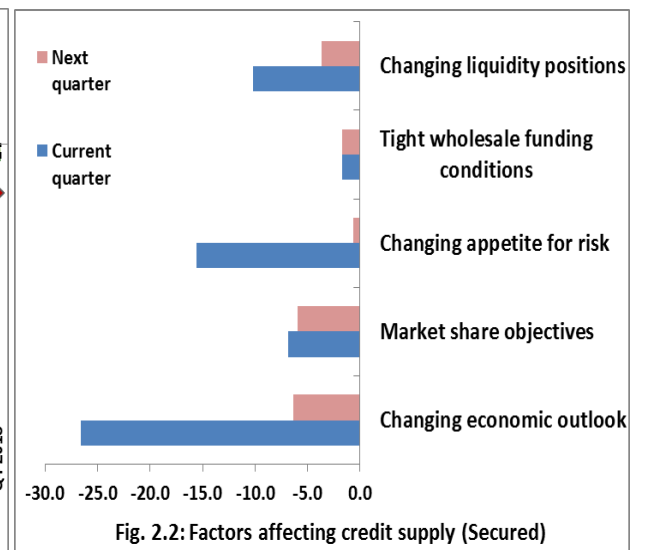
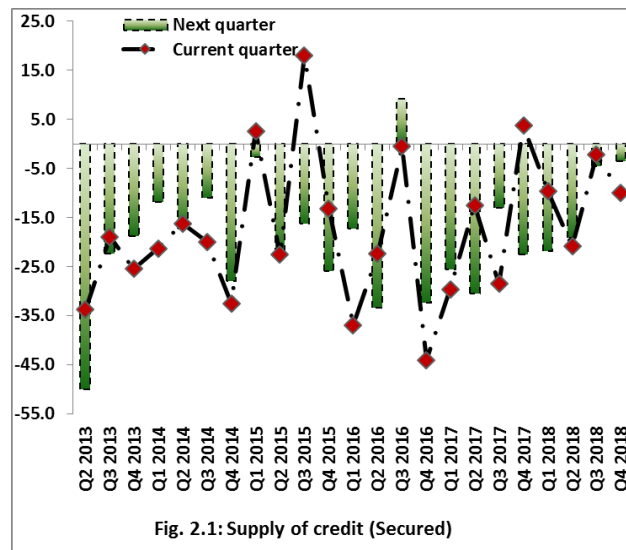
Maximum Loan to Value (LTV) ratios remained unchanged in the current quarter and were expected to remain unchanged in the next quarter. Lenders were willing to lend at low LTV ratios (75% or less) in the current and next quarters. Similarly, they expressed willingness to lend at high LTV (more than 75%) in the current quarter and next quarters. The average credit quality on new secured lending improved in Q4 2019 and was expected to also improve in Q1 2019.

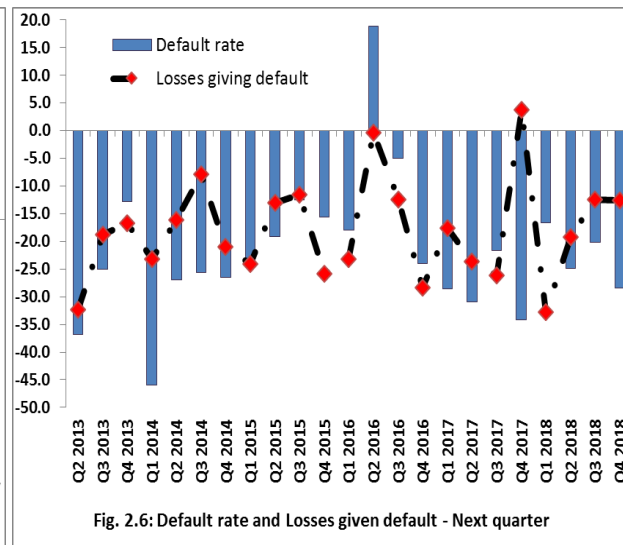
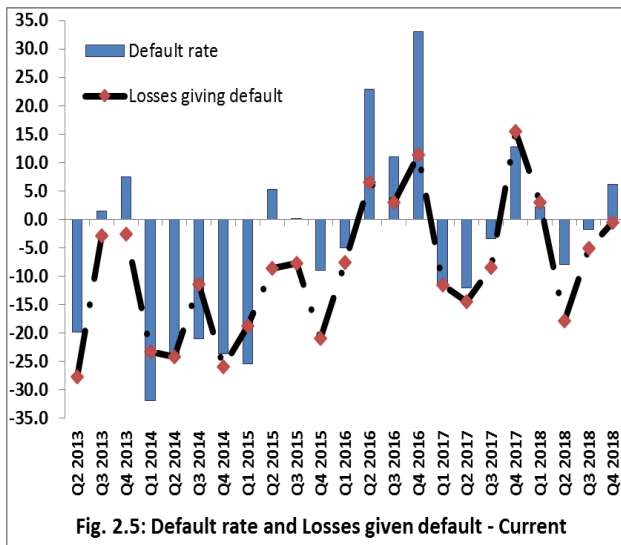
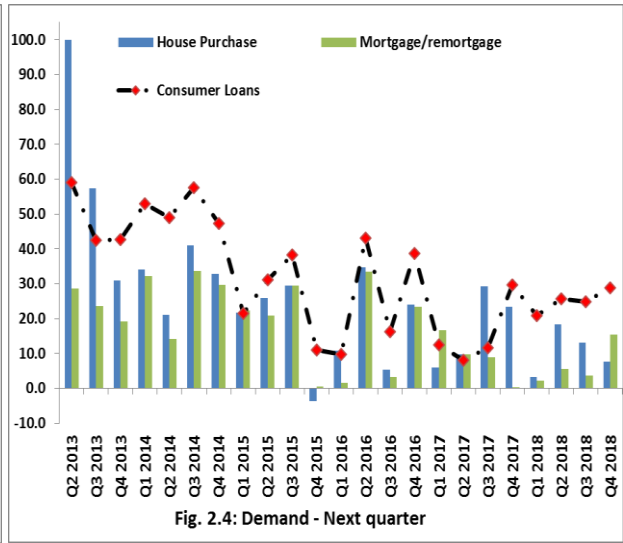
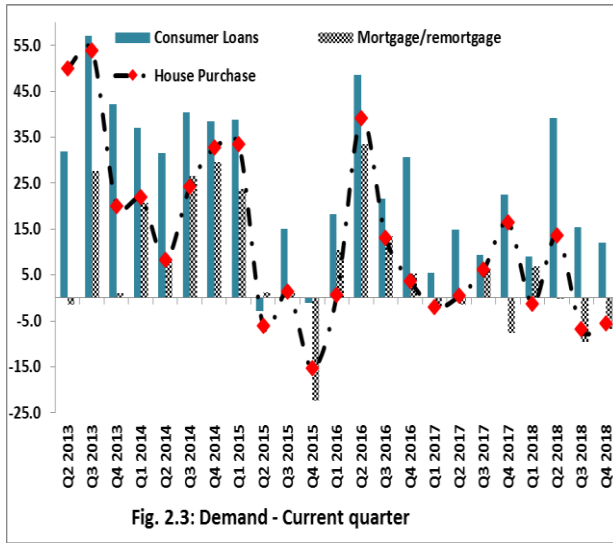
Lenders reported that the overall spreads on secured lending rates to households relative to MPR remained unchanged in Q4 2018 and was expected to remain unchanged in the next quarter. Spreads for all lending types remained unchanged in both the current and next quarters (Fig. 2.7).

Households demand for lending for house purchase decreased in Q4 2018 but was expected to increase in the next quarter. For the current quarter, households demand for prime lending and buy to let lending decreased, while demand for other lending increased. Demand for prime lending and demand for other lending were expected to increase, while demand for buy to let was expected to increase, in the next quarter (Figs. 2.3 and 2.4).

Households demand for consumer loans rose in the current quarter and is expected to rise in the next quarter. Demand for mortgage/remortgaging from households fell in Q4 2018 but is expected to rise in Q1 2019.

Secured loan performance, as measured by default rates, worsened in Q4 2018 but is expected to improve in Q1 2019. However, bank lenders reported lower losses given default by households in both the current next quarters (Figs. 2.5 and 2.6).





3.0 Unsecured lending to households

The availability of unsecured credit provided to households rose in the current quarter and is expected to rise in the next quarter. Lenders reported market share objectives and higher appetite for risk as the major factors that contributed to the increase in Q4 2018 (Figs. 3.1 and 3.2).

Despite lenders' resolve to leave the credit scoring criteria for total unsecured loan applications unchanged in the review quarter, the proportion of approved total loan applications for households increased. Lenders expect to tighten the credit scoring criteria in the next quarter, but anticipate an increase in the total loans applications to be approved in Q1 2019.

The proportion of approved credit card loans increased in Q4 2018 due to lenders' stance on the credit scoring criteria for granting credit card loans. Similarly, the proportion of approved overdraft/personal loans applications increased (Fig. 3.8).

Lenders reported that spreads on credit card lending widened in Q4 2018 but were expected to remain unchanged in the next quarter. Spreads on unsecured approved overdrafts/personal loans applications widened in the current quarter and was expected to widen in the next quarter. Spreads on overall unsecured lending widened in the current quarter, and was expected to widen in the next quarter (Fig. 3.7)

The limit on unsecured credit cards on approved new loan applications remained unchanged in Q4 2018 and was expected to be same in the next quarter. The minimum proportion of credit card balances to be paid on approved new loan applications increased in the review quarter, and was expected to further increase in the next quarter.

Maximum maturities on approved unsecured new loan applications shortened in the current quarter, and lenders anticipated that they will shorten in the next quarter.

Demand for unsecured credit card lending from households increased in Q4 2018 and was

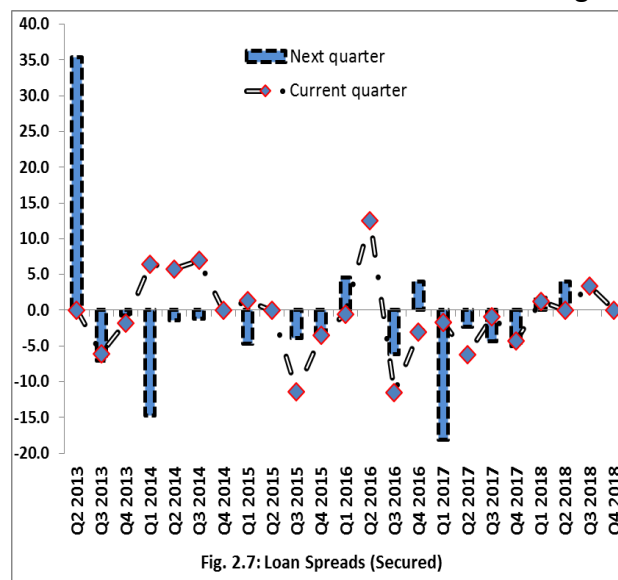


Fig. 2.7: Loan Spreads (Secured)

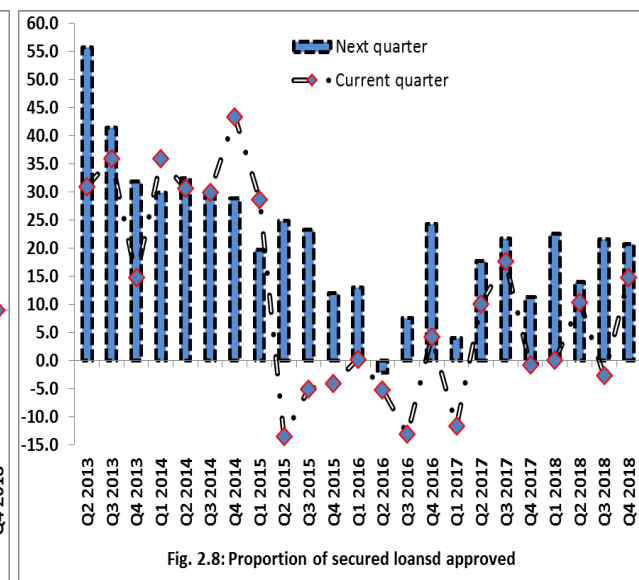


Fig. 2.8: Proportion of secured loans approved

expected to increase in Q1 2019. Similarly, demand for unsecured overdraft/personal loans from households increased in Q4 2018 and was expected to increase in Q1 2019 (Figs. 3.3 and 3.4).

Lenders experienced higher default rates on credit card and on overdrafts/personal lending to households in the current quarter. They however, expect improvement in default rates in the next quarter for all loan types. Losses given default on total unsecured loans to households improved in Q4 2018 and were expected to improve in the next quarter (Figs. 3.5 and 3.6).

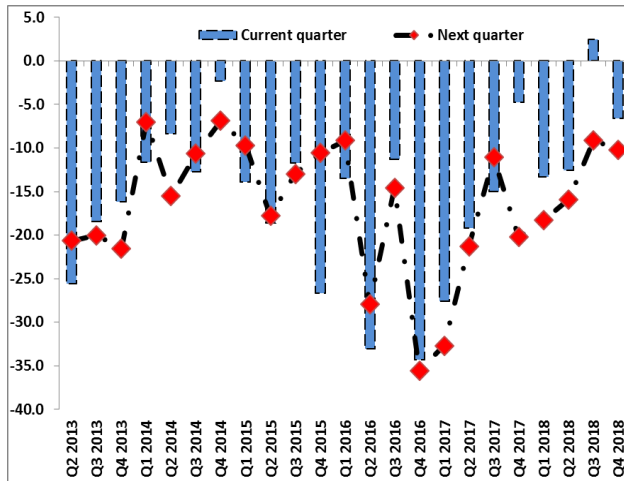


Fig. 3.1: Supply of credit - Unsecured

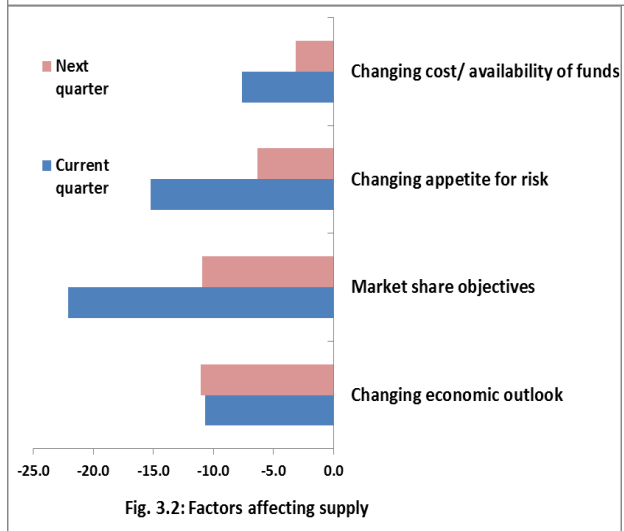
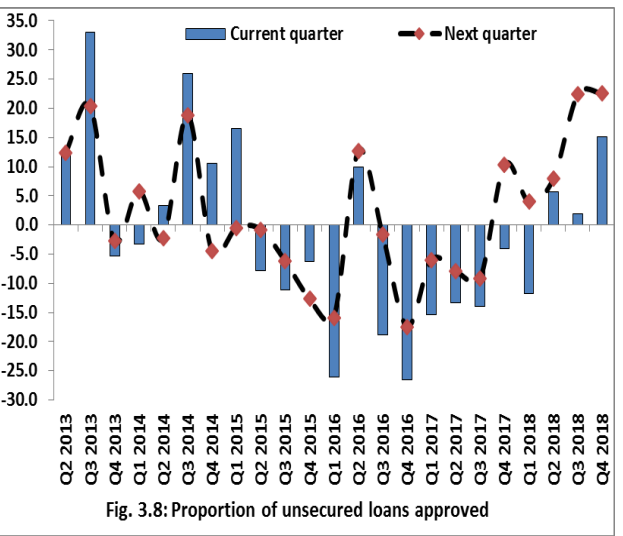
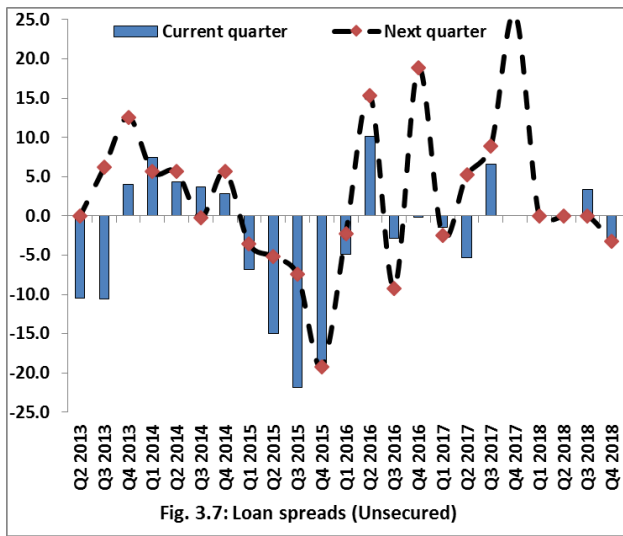
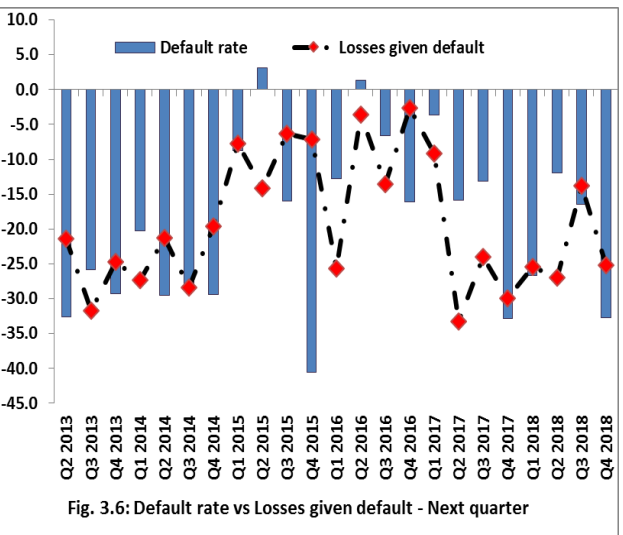
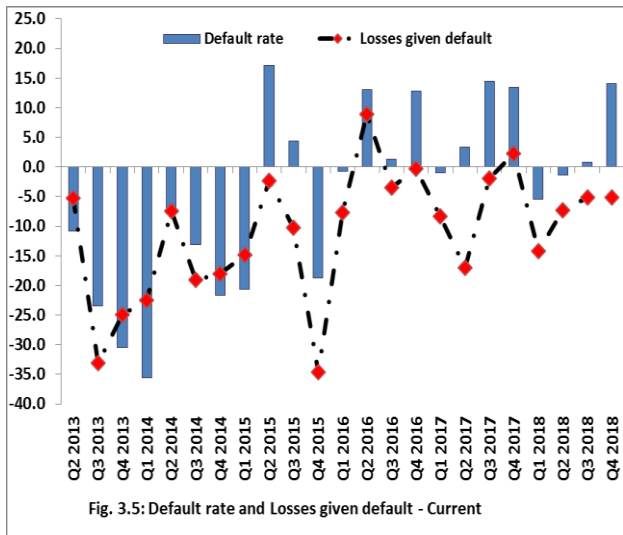
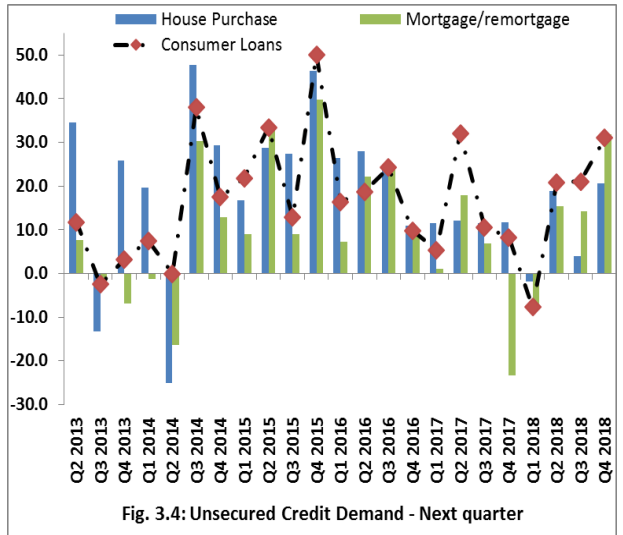
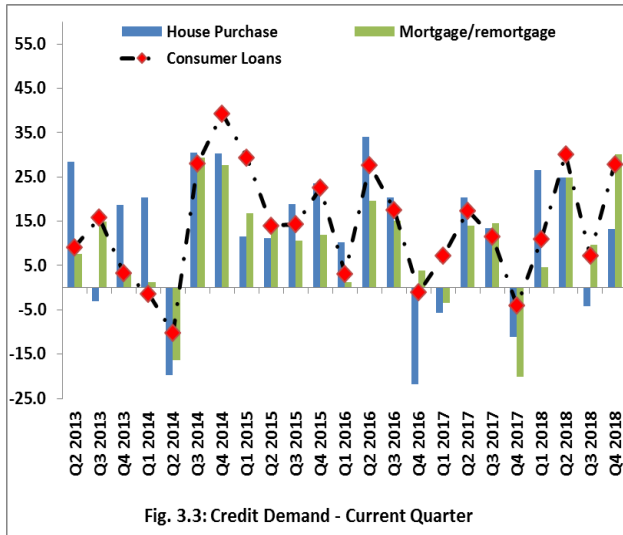


Fig. 3.2: Factors affecting supply



4.0 Lending to corporates and small businesses

Credit conditions in the corporate sector vary by size of the business. The survey asked lenders to report developments in the corporate sector by large and medium-size PNFCs, OFCs and small businesses¹.

The overall availability of credit to the corporate sector increased in Q4 2018 and was expected to increase in Q1 2019. This was driven by favourable economic conditions, changing sector-specific risks, improved liquidity conditions, market share objectives and changing appetite for risk. Lenders reported that the prevailing commercial property prices negatively influenced credit availability of the commercial real estate sector in the current quarter. However, lenders expect the prevailing commercial property prices to positively influence secured lending to PNFCs in the current quarter.

Availability of credit increased for all business sizes in Q4 2018. Lenders expect the same trend in the next quarter (Fig. 4.1).

Spreads between bank rates and MPR on approved new loan applications widened for all business sizes except for loans to OFCs in Q4 2018, but were expected to widen for all business sizes in Q1 2019 (Figs. 4.7 and 4.8).

The proportion of loan applications approved for all business sizes increased in the current quarter, and are expected to further increase in Q1 2019.

Lenders required stronger loan covenants from all firm sized businesses in the current quarter. However, they reported that they would require stronger loan covenants for all firm sized businesses except for small business, which they plan to leave unchanged, in the next quarter. For the current quarter, fees/commissions on approved new loan applications fell for medium PNFCs and OFCs, and rose for small and large businesses; while for Q1 2019 lenders expect fees/commissions on approved new loan applications to fall for medium PNFCs, remain unchanged for small and large PNFCs, and rise for OFCs.

Small and medium PMFCs benefitted from an increase in maximum credit lines on approved new loan applications in Q4 2018, while Large PNFCs and OFCs did not. Similarly, Small PNFCs and OFCs are expected to benefit from an increase in maximum credit lines on approved new loan applications in Q1 2019, while medium and large PNFCs are not.

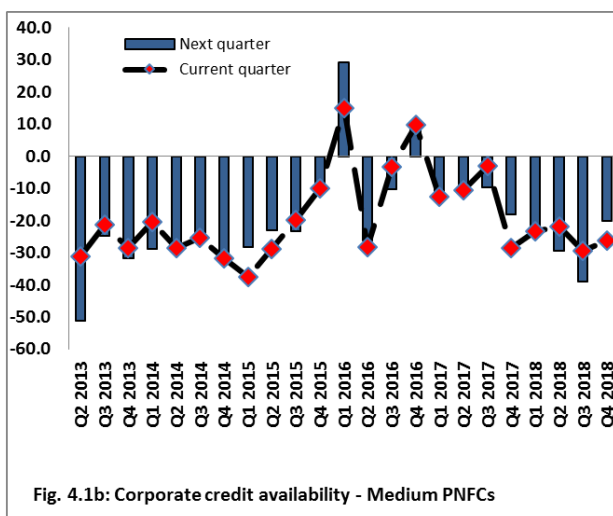
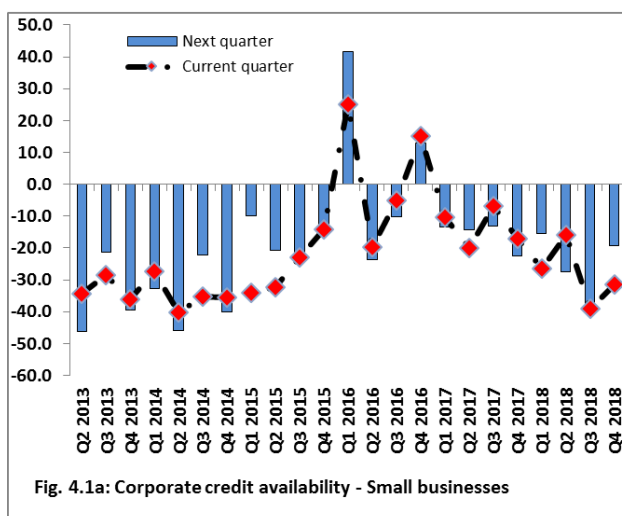
More collateral requirements were demanded from all firm sizes on approved new loan application in Q4 2018. Similarly, lenders will demand for more collateral from all firm sizes in the next quarter.

¹ Small businesses are defined as those with an annual turnover of under ₦5 million. Medium-size corporates are defined as those with an annual turnover of between ₦5 million and ₦100 million. Large corporates are defined as those with an annual turnover of more than ₦100 million

Demand for corporate lending increased from all business sizes except for OFCs in the current quarter, but was expected to increase for all business sizes in the next quarter. Demand for lending from large PNFCs in Q4 2018 was higher in comparison with other loan types. The most significant factors that influenced demand for lending in the review quarter were the increase in inventory finance and capital investment, and they were expected to remain the main drivers in the next quarter (Figs. 4.3 and 4.4).

Corporate loan performance as measured by the default rates improved for all sized business in the review quarter. Lenders also expect lower default rates on lending to all sized businesses in the next quarter (Figs. 4.5 and 4.6).

The average credit quality on newly arranged PNFCs borrowing facilities improved for both quarters. The target hold levels² associated with corporate lending improved in the current quarter and was expected to improve further in Q1 2019. Loan tenors on new corporate loans improved in Q4 2018 and were expected to improve further in the next quarter. Draw down on committed lines by PNFCs improved in the current quarter, and is expected to improve in the next quarter.



² Share of risks that lenders wish to hold of deals that they underwrite in the short term

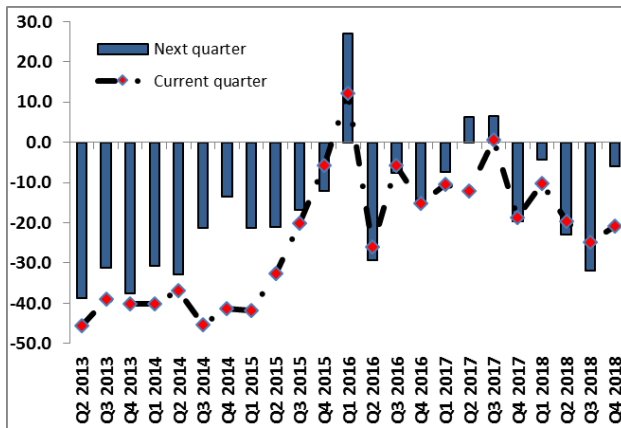


Fig. 4.1c: Corporate credit availability - Large PNFCs

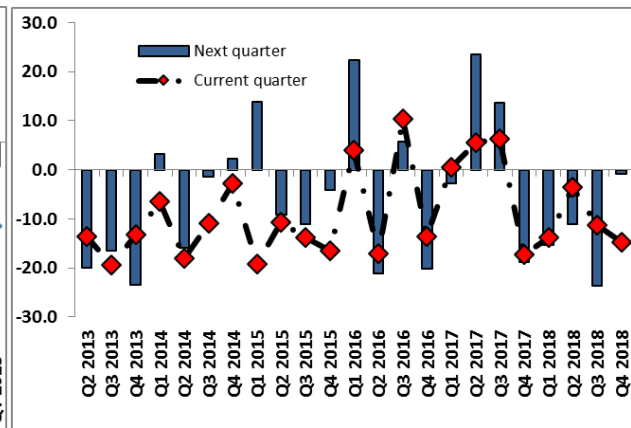


Fig. 4.1d: Corporate credit availability - OFCs

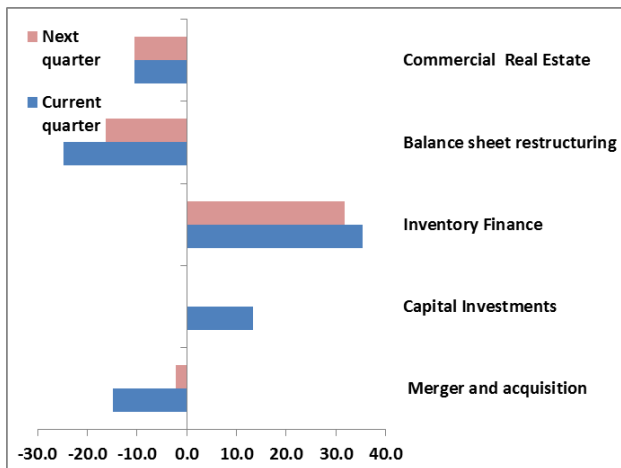


Fig. 4.2: Factors affecting corporate credit supply

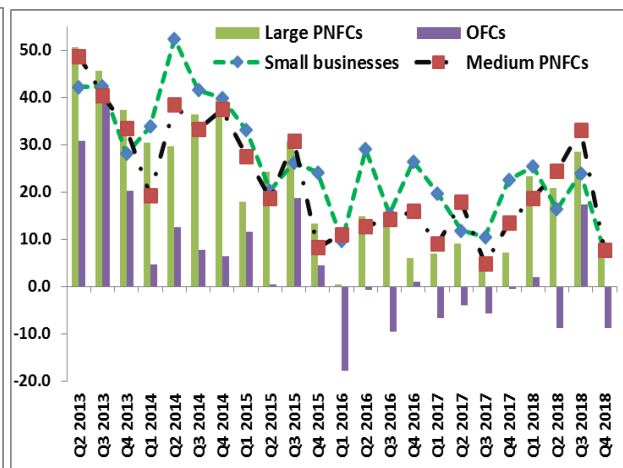


Fig. 4.3: Corporate Credit demand - Current quarter

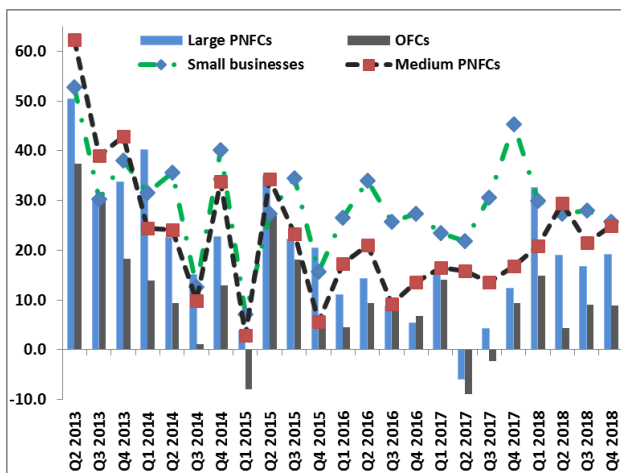


Fig. 4.4: Corporate Credit demand - Next quarter

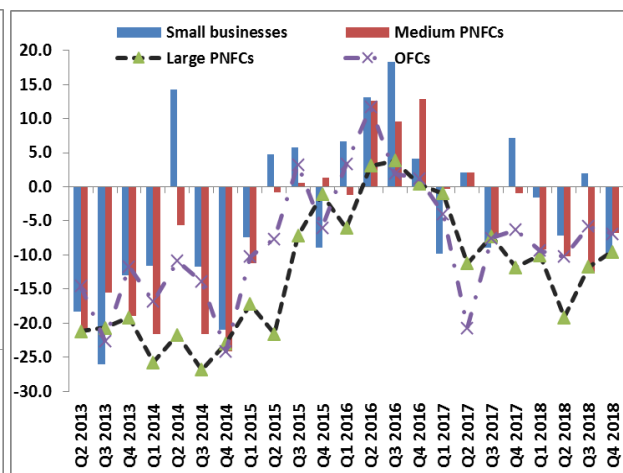


Fig. 4.5: Corporate Credit default - Current quarter

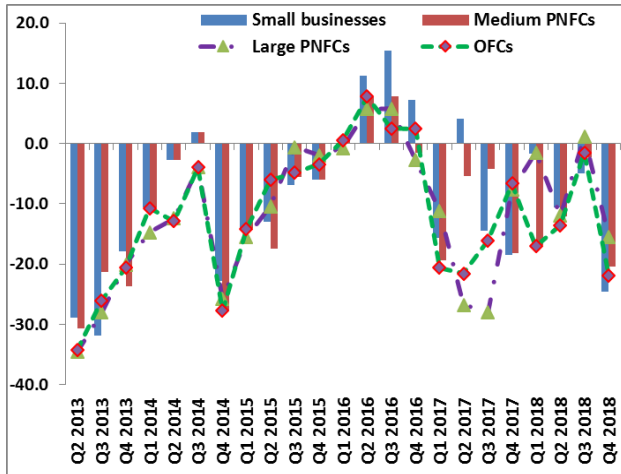


Fig. 4.6: Corporate Credit default - Next quarter

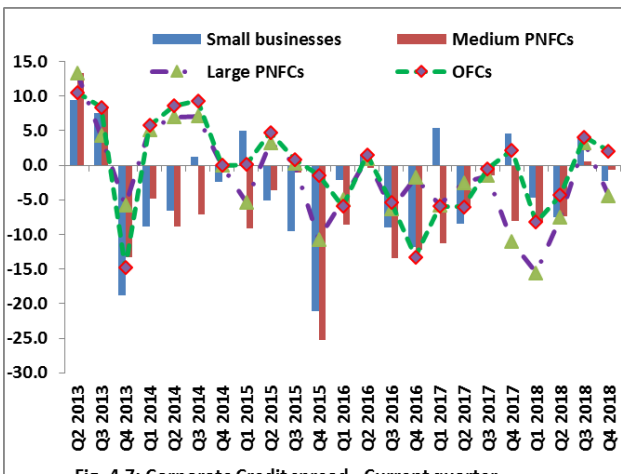


Fig. 4.7: Corporate Credit spread - Current quarter

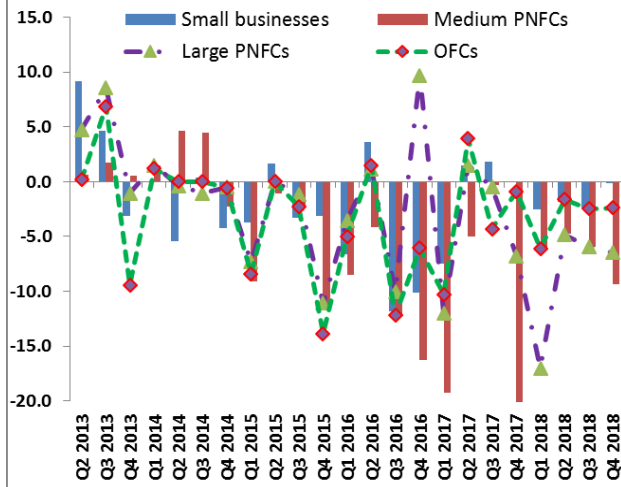


Fig. 4.8: Corporate Credit spread - Next quarter

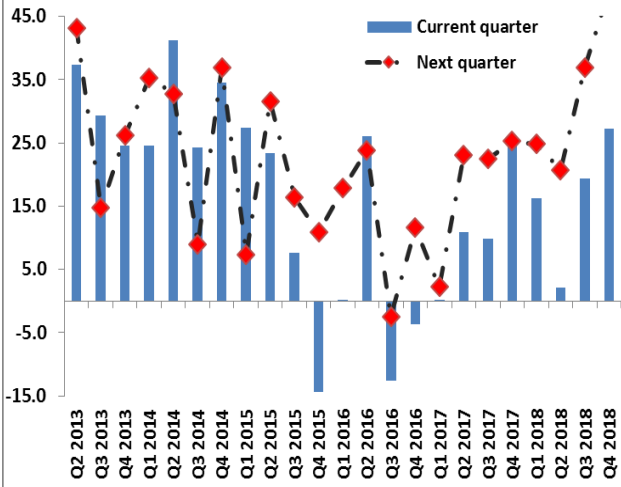


Fig. 4.9: Proportion of loans approved for small businesses

Table 3 (cont'd): Analysis on Corporate Lending

QUESTIONS		2014				2015				2016				2017				2018			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
7(a). How has the default rate on loans to small businesses changed?	<i>Current quarter</i>	-11.5	14.3	-11.8	-21.0	-7.4	4.7	5.7	-8.9	6.6	13.1	18.3	4.1	-9.8	2.1	-9.0	7.2	-1.6	-7.2	2.0	-9.9
	<i>Next quarter</i>	-10.6	-2.7	1.8	-22.8	-14.0	-13.0	-6.9	-6.1	-1.2	11.2	15.5	7.2	-15.6	4.1	-14.5	-18.5	-1.6	-10.5	-5.0	-24.5
7(b). How has the default rate on loans to medium PNFCs changed?	<i>Current quarter</i>	-21.6	-5.7	-21.6	-24.1	-11.3	-0.8	0.6	1.3	-1.2	12.6	9.6	12.9	-0.3	2.1	-7.4	-1.0	-9.2	-10.2	-12.7	-6.7
	<i>Next quarter</i>	-10.6	-2.7	1.8	-27.7	-14.0	-17.4	-5.5	-6.1	0.8	7.7	7.8	-1.5	-19.4	-5.4	-4.2	-18.1	-16.9	-12.1	-2.3	-20.3
7(c). How has the default rate on loans to large PNFCs changed?	<i>Current quarter</i>	-25.8	-21.7	-26.8	-23.0	-17.2	-21.6	-7.2	-1.1	-6.1	3.1	3.8	0.4	-1.0	-11.2	-7.3	-11.9	-10.0	-19.2	-11.8	-9.5
	<i>Next quarter</i>	-14.7	-12.4	-3.9	-25.8	-15.5	-10.4	-0.6	-2.0	-0.8	5.7	5.8	-2.7	-11.1	-26.8	-27.9	-7.7	-1.5	-11.9	1.2	-15.6
7(d). How has the default rate on loans to OFCs changed?	<i>Current quarter</i>	-16.9	-10.9	-13.9	-24.1	-10.3	-7.7	3.2	-6.0	3.3	11.7	1.9	1.2	-4.0	-20.7	-7.5	-6.3	-9.4	-10.2	-5.8	-6.9
	<i>Next quarter</i>	-10.7	-12.9	-3.9	-27.7	-14.2	-6.1	-4.8	-3.4	0.5	7.8	2.5	2.5	-20.6	-21.5	-16.1	-6.6	-17.0	-13.6	-1.5	-21.9
8(a). How have losses given default on loans to small businesses changed?	<i>Current quarter</i>	-16.1	-3.4	-5.3	-16.1	-9.4	-0.6	-1.1	-19.6	-2.3	17.0	15.4	5.2	-2.8	10.3	-2.2	14.8	-2.1	-2.8	-1.4	-7.4
	<i>Next quarter</i>	-17.0	-14.2	-21.0	-14.2	-14.1	-8.6	-13.3	-10.2	-22.1	-0.1	-7.8	-5.1	-12.6	-22.7	-11.8	-22.0	-15.9	-20.9	-22.5	-23.9
8(b). How have losses given default on loans to medium PNFCs changed?	<i>Current quarter</i>	-22.3	-15.0	-16.2	-15.3	-11.4	1.5	0.8	-9.6	-1.7	15.6	9.6	-3.8	-2.5	6.1	-2.2	5.4	-4.6	-2.9	-8.4	-12.1
	<i>Next quarter</i>	-23.3	-11.7	-18.0	-15.2	-13.4	-6.4	-13.2	-10.1	-22.3	-2.3	-7.0	-14.2	-12.9	-20.3	-20.7	-22.3	-20.1	-25.0	-28.3	-19.4
8(c). How have losses given default on loans to large PNFCs changed?	<i>Current quarter</i>	-28.9	-19.1	-21.6	-14.4	-17.3	-11.5	-11.5	3.2	-9.4	8.0	1.4	-10.1	-10.2	-0.9	-8.2	-7.7	-12.9	-6.0	-16.5	-12.4
	<i>Next quarter</i>	-25.7	-16.3	-18.7	-15.8	-7.5	-6.0	-10.9	-3.6	-14.3	4.2	-0.9	-10.8	-7.7	-16.3	-14.8	-25.5	-4.8	-10.7	-15.3	-12.0
8(d). How have losses given default on loans to OFCs changed?	<i>Current quarter</i>	-19.0	-24.3	-13.4	-9.3	-1.2	-0.6	-1.0	-1.2	2.8	13.9	8.3	-3.1	-3.9	1.3	-2.3	-1.0	-12.1	1.4	-7.3	-9.3
	<i>Next quarter</i>	-18.5	-14.7	-7.9	-11.5	-1.2	-6.1	-1.6	-5.1	-11.0	6.5	0.8	-10.6	-7.5	-16.8	-15.2	-5.4	-19.4	-6.1	-15.5	-12.1
9(a). Has there been a change in average credit quality on newly arranged PNFCs borrowing facilities?	<i>Current quarter</i>	8.3	10.3	14.5	9.8	10.0	0.1	15.0	0.2	11.3	21.7	11.3	17.9	3.4	2.7	9.7	12.8	9.6	19.2	16.9	21.2
	<i>Next quarter</i>	15.1	13.7	2.1	12.1	7.2	6.0	9.8	15.2	16.8	13.8	8.1	5.5	4.4	-3.9	7.7	4.5	11.3	15.7	23.8	21.7
9(b). Has there been any change in target hold levels associated with corporate lending?	<i>Current quarter</i>	12.6	16.2	10.5	3.5	13.9	6.2	14.7	-2.0	14.4	19.7	8.3	15.4	8.4	6.4	7.9	10.7	15.5	13.0	22.0	15.8
	<i>Next quarter</i>	15.1	11.2	-4.6	7.4	15.0	9.7	12.1	7.8	13.7	17.5	3.1	5.7	2.3	1.9	5.9	6.5	10.8	13.0	14.8	17.7
9(c). How have loan tenors on new corporate loans changed?	<i>Current quarter</i>	11.1	11.5	6.7	0.7	5.0	5.5	10.7	15.5	-15.8	13.7	3.8	-1.1	8.7	-13.0	-2.4	-3.7	1.6	16.0	4.1	3.2
	<i>Next quarter</i>	13.3	3.7	-7.6	-0.2	9.8	2.5	10.7	4.7	-0.1	15.8	6.1	-10.6	0.2	-29.7	2.4	2.4	8.3	13.7	11.0	10.3
9(d). Has there been a change in draw down on committed lines by PNFCs?	<i>Current quarter</i>	2.4	7.3	5.0	10.3	6.5	-1.0	6.3	-12.5	-3.2	11.5	-10.7	1.6	-0.4	8.9	-3.8	4.2	-2.8	3.7	4.1	5.5
	<i>Next quarter</i>	11.2	2.3	-3.4	11.2	15.8	4.4	2.3	-0.1	0.1	9.8	-4.0	1.5	-3.4	-4.9	-3.8	0.0	1.5	6.1	15.3	7.4