How (Not) to Measure Russian Regional Institutions

Alexey Baranov, Egor Malkov, Leonid Polishchuk, Michael Rochlitz, Georgiy Syunyaev

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Interregional Institutional Variety

- Russian regions exhibit profound variations of business environment, quality of governance, regulatory quality and other institutions
- To better grasp such variations and identify their causes and consequences, one needs reliable measures of institutional quality and performance

Advantages of Going Regional

- Subnational comparative analyses have a number of advantages over cross-country ones, including better opportunities to identify causal effects and avoid the omitted variables bias
- Russia is uniquely suited for such analysis given the profound variation of subnational institutional regimes across the country

Issues and Research Objectives

- 1. Take stock of the available regional institutional indexes
- 2. Are regional institutions uni- or multidimensional?
- 3. Make use of new sources of data for regional institutional measurement (BEEPS project)
- 4. Produce a typology of regional institutional regimes
- 5. Explore regional institutional trends
- Explore new opportunities for regional institutional analyses

How (not) to Measure Institutions

Main techniques of institutional measurement:

- Formal approach
- Expert opinions
- Users' assessments
- Direct measurement (standard situations)
- Observable institutional outcomes

Aggregation of Institutional Indexes

Aggregation of partial measures into institutional clusters should reduce measurement noise

Governance Matters' (Kaufman et al., 2014) clusters:

- Voice and accountability
- Political stability and non-violence
- Regulatory quality
- Government effectiveness
- Rule of law
- Corruption prevention

Reasons to Be Cautious

- What do we measure real things or imaginary 'constructs' (Thomas, 2010)
- What corruption? (Treisman, 2007)
- Suspiciously high correlation 'measure the same broad concept' (Langbein, Knack, 2010)
- Halo effect and circularity (Bardhan, 2002)
- Complementarity and second best (Aoki, 2007)
- Success of non-conventional institutions (Qian, 2003)

Lessons Learned

- Institutions are essentially multidimensional
- They affect economic outcomes through various channels and mechanisms
- To avoid measurement biases, one should use multiple sources of data and transparent techniques
- Institutional structure should not be imposed prior to measurement; rather, it should be deduced from data

Russian Regional Institutions: Roots of Diversity

- History (Dower, Markevich, 2014)
- Geography and natural resources
- Economy and access to global markets
- Legacy of 1990s ("take as much power as you can digest")
- No 'market-preserving federalism' a lack of unifying constraints and incentives (Blanchard, Shleifer, 2001; Polishchuk, 2001)

Regional Institutions and Vertical Power

- Institutional diversity has survived (and in fact deepened) under "vertical power"
- Harmonization de jure but not de facto; uneven enforcement of federal laws (Yakovlev, Zhuravskaya, 2013)
- Limited capacity for central oversight
- Incentives and discretion of regional administrations
- Measuring the unmeasurable

Sources of Data

- Rating agencies (Expert RA)
- Business associations (OPORA)
- Government agencies (MinRegion, ЕМИСС)
- Think tanks (Carnegie, INDEM, НИСИПП)
- International organizations (EBRD-BEEPS)

| Name | Type of institution | Number of regions | Year | Data source |
|--|---|-------------------|--|--|
| Investment rating by RA Expert rating agency | Investment climate and risks | 83-89 | 2000- 2012 | RA Expert website http://www.raexpert.ru/ ratings/regions/ |
| Opora Rossii | Entrepreneurial climate, corruption, red tape, crime control | 40-80 | 2005, 2006, 2008, 2011, 2012 | Opora Rossii website http://new.opora.ru/projects/index |
| Public opinion about regional executives | Functioning and transparency of regional executive authority | 83 | 2007- 2011 | UniSIS |
| Performance of regional executives | Working efficiency of regional administrations | 83 | 2007- 2010 | The Ministry of Regional Development of the Russian Federation |
| Size of the shadow economy | General assessment of institutional quality | 89 | 2001, 2004, 2006- 2013 | Rosstat |
| Corruption rankings by the Carnegie Moscow Center | Level of corruption | 88 | 2004, 2010 | Petrov, Titkov, 2013; http://atlas.socpol.ru/indexes/ index_democr.shtml |
| Democracy rating by the Carnegie Moscow Center | Political competition, openness and transparency in the political life of the regions | 88 | 2001, 2003- 2010 | Petrov, Titkov, 2013 |
| Monitoring of anti-corruption legislation | Anti-corruption legislation | 83 | 2008- 2010 | NISSE http://www.nisse.ru/work/projects/ monitorings/anti-corruption/ |
| Regional crime statistics from the police on property related crimes | Business protection from criminal attacks, violent pressure on business | 89 | 2000- 2010 | UniSIS |
| Victims in commerce- motivated violence | Business security | 74 | 1991- 2010 | Belokurova, 2012 |
| Corporate raiding cases cited in the Russian press; complaints concerning raider attacks | Property rights protection | 89 | 1999- 2010 | Rochlitz, 2014; Business Against Corruption website http://www.nocorruption.biz/?cat=6 |
| Indices from the BEEPS | Red tape, the rule of law, business security, access to infrastructure, the level of corruption | 37 | 2012 | BEEPS project www.ebrd-beeps.com |

Pair-wise Correlations: Summary Statistics

Pairwise correlations of regional institutional measures significantly differ from zero in 40% of the cases

Of those 40%, only 2/3 have the expected positive sign

| | Effectiveness of Executive Branch (MRD) | Performance of Executive Branch (MRD) | Assessment of Executive Branch Activity (MRD) | Total Effectiveness (MRD) | Investment Risk (ExpertRA) | Investment Rating (ExpertRA) | Investment Potential (ExpertRA) | Corruption (Carnegie Center) | Died in business crimes (Belokurova) | Businessman died in business crimes (Belokurova) | Number of economic criminal cases per firm (EMISS) | Number of appeals to Business against Corruption per economic criminal cases (BAC) | Share of employed in informal sector of economy (Rosstat) | Anti-Corruption Legislature (NISIPP) | Satisfaction with executive branch performance (EMISS) | Freedom from bureaucratic pressure (OPORA) | Freedom from bureaucratic pressure (OPORA) | Satisfaction with transparency of executive branch (EMISS) | Raider attacks in media (Rochlitz) |
|--|---|---------------------------------------|---|---------------------------|----------------------------|------------------------------|---------------------------------|------------------------------|--------------------------------------|--|--|---|---|--------------------------------------|--|--|--|--|------------------------------------|
| Effectiveness of executive branch (MRD) | | | | | | | | | | | | | | | | | | | |
| Performance of executive branch (MRD) | +*** | | | | | | | | | | | | | | | | | | |
| Assessment of executive branch activity (MRD) | +* | +* | | | | | | | | | | | | | | | | | |
| Total effectiveness (MRD) | +*** | +*** | +*** | | | | | | | | | | | | | | | | |
| Investment risk (ExpertRA) | | | _** | | | | | | | | | | | | | | | | |
| Investment rating (ExpertRA) | +*** | | | +*** | _*** | | | | | | | | | | | | | | |
| Investment potential (ExpertRA) | +** | | | +*** | | +*** | | | | | | | | | | | | | |
| Corruption (Carnegie Center) | | +* | +** | | | | | | | | | | | | | | | | |
| Died in business crimes (Belokurova) | _*** | | | _*** | | _*** | _*** | +** | | | | | | | | | | | |
| Businessman died in business crimes (Belokurova) | _** | | | _*** | +** | _*** | _*** | +** | +*** | | | | | | | | | | |
| Number of economic criminal cases per firm (EMISS) | +*** | | | | | | +* | | _** | _* | | | | | | | | | |

| | Effectiveness of Executive Branch (MRD) | Performance of Executive Branch (MRD) | Assessment of Executive Branch Activity (MRD) | Total Effectiveness (MRD) | Investment Risk (ExpertRA) | Investment Rating (ExpertRA) | Investment Potential (ExpertRA) | Corruption (Carnegie Center) | Died in business crimes (Belokurova) | Businessman died in business crimes (Belokurova) | Number of economic criminal cases per firm (EMISS) | Number of appeals to Business against Corruption per economic criminal cases (BAC) | Share of employed in informal sector of economy (Rosstat) | Anti-Corruption Legislature (NISIPP) | Satisfaction with executive branch performance (EMISS) | Freedom from bureaucratic pressure (OPORA) | Freedom from bureaucratic pressure (OPORA) | Satisfaction with transparency of executive branch (EMISS) | Raider attacks in media (Rochlitz) |
|--|---|---------------------------------------|---|---------------------------|----------------------------|------------------------------|---------------------------------|------------------------------|--------------------------------------|--|--|--|---|--------------------------------------|--|--|--|---|------------------------------------|
| Number of appeals to Business against Corruption per economic criminal cases (BAC) | | | +* | | | _* | _* | +* | +*** | +*** | | | | | | | | | |
| Share of employed in informal sector of economy (Rosstat) | | | | | | | -* | _* | +*** | +* | _* | +* | | | | | | | |
| Anti-Corruption Legislature (NISIPP) | | | +* | | | | | | | | | | | | | | | | |
| Satisfaction with executive branch performance (EMISS) | +** | | +*** | +*** | -* | | | +*** | | | | +** | | +* | | | | | |
| Freedom from bureaucratic pressure (OPORA) | +* | | | +*** | | | | | | | | | | | | | | | |
| Freedom from criminal pressure (OPORA) | | | +* | +*** | +** | | | | | | | | | | | +*** | | | |
| Satisfaction with transparency of executive branch (EMISS) | | | +*** | +** | _*** | | | +** | +** | +** | | +** | +** | | +*** | | | | |
| Democratic rating (Carnegie Center) | | | _* | | | | +* | +*** | | | +** | | | - * | _** | | | | |
| Raider attacks in media (Rochlitz) | | +** | | | | _*** | _*** | | +*** | +*** | - ** | +*** | +*** | | | | | +* | -* |

Correlations Expected and Unexpected

- Government-produced institutional measures agree with each other and with RA Expert rankings
- Effectiveness of regional administrations is *positively* correlated with economic crime; correlation between economic crime and government transparency is negative
- Corruption is *negatively* correlated with the size of informal sector
- There is no correlation between corruption and corruption prevention legislation

So What?

- Institutional indexes for Russian regions exhibit much less unanimity than national institutional measures
- Opacity of derivation methods and procedures makes it hard to interpret such disagreements and ascribe it either to actual multi-dimensionality of regional institutions, or to the inconsistency of measurement techniques

BEEPS Dataset

EBRD administers the Business Environment and Enterprise Performance Survey (BEEPS)

5th wave in Russia (2012): 4220 firms from 37 regions Thematic scope:

- Government regulation
- Access to markets, infrastructure, and production inputs
- Competition
- Dispute resolution
- Corruption
- Rule of law
- Business (in)security

Aggregation and Factor Analysis

Institutions-rules: patterns of corruption and red tape, and the rule of law

Institutions-services: access to infrastructure; business security; access to finance

Both types are essential ingredients of business environment and as such could be considered as institutions

Institutions-rules

Institutional pattern 1 – *administrative chaos* frequent bribery by various government agencies (tax, customs, courts etc.); burdensome tax administration and red tape

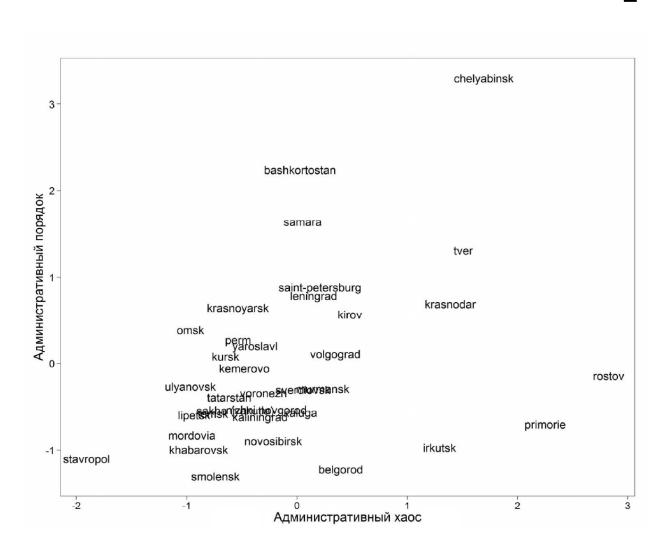
Institutional pattern 2 – *administrative order* large one-off bribes and kickbacks (one stop shop)

Rule of law fairness, timeliness, and efficiency of the court system

Factor Loadings

| | Institutional type 1 | Institutional type 2 | Rule of law | Access to infrastructure | Security |
|--|----------------------|----------------------|-------------|--------------------------|----------|
| Frequency of bribing officials | 0,776 | | | | |
| Frequency of bribery at customs | 0,81 | | | | |
| Frequency of bribery related to courts | 0,818 | | | | |
| Frequency of bribery related to tax administration | 0,811 | | | | |
| Taxation as a barrier to business | 0,404 | | | | |
| Licensing and permits as a barrier to business | 0,251 | | | | |
| Average size "cuts" for state contracts | | 0,536 | | | |
| Average size of bribes to government officials | | 0,536 | | | |
| Fairness of court system | | | 0,673 | | |
| Efficiency of court system | | | 0,697 | | |
| Enforcement of court decisions | | | 0,633 | | |
| Difficulties with access to electricity | | | | 0,664 | |
| Difficulties with access to telecommunications | | | | 0,664 | |
| Absence of security costs | | | | | 0,432 |
| Absence of losses from crimes | | | | | 0,54 |
| Crimes and disorder as a barrier to business | | | | | 0,542 |

Russian Institutional Map



Lesser of Two Evils

- Centralized corruption is less burdensome for the private sector than decentralized one (Shleifer, Vishny, 1993), as it prevents a 'tragedy of the commons' where multiple bureaucrats treat the economy as an open –access turf
- It appears that it also facilitates the provision of institutions-services (perhaps because it strengthens the incentives to provide public production inputs due to the 'encompassing interests' of consolidated regional bureaucracy)

Correlations of BEEPS Indexes

| | Institutional type 1 | Institutional type 2 | Rule of law | Access to infrastructure | Security |
|--------------------------|----------------------|----------------------|-------------|--------------------------|----------|
| Institutional type 2 | +*** | | | | |
| Rule of law | | | | | |
| Access to infrastructure | | +*** | | | |
| Security | | +*** | | +*** | |
| Access to finance | +*** | +*** | | +*** | +*** |

Grand Theft and Bloodsucking

- Institutions-services are correlated with each other and with institutional pattern 2
- With the exception of access to finance, no such correlation is observed for pattern 1
- Rule of law is orthogonal (literally and metaphorically) to other institutions
- Central government prefers pattern 2, which is positively correlated with Minregion's ratings of regional administrations

Regional Institutional Trends

- Cross-country institutional measures reflect deterioration of Russia's national institutions
- How do regional institutions fare against such negative national trends?
- How (un)stable are leadership positions?
- Do regional institutions exhibit convergence or divergence?

Spearman Correlations of ExpertRA Ranking

| | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1998 | 1 | 0,80 | 0,64 | 0,65 | 0,61 | 0,64 | 0,56 | 0,57 | 0,63 | 0,66 | 0,52 | 0,61 | 0,54 | 0,64 | 0,71 | 0,71 |
| 1999 | | 1 | 0,73 | 0,70 | 0,66 | 0,68 | 0,60 | 0,57 | 0,60 | 0,57 | 0,54 | 0,62 | 0,46 | 0,66 | 0,71 | 0,72 |
| 2000 | | | 1 | 0,78 | 0,72 | 0,72 | 0,53 | 0,54 | 0,56 | 0,47 | 0,46 | 0,60 | 0,45 | 0,50 | 0,56 | 0,59 |
| 2001 | | | | 1 | 0,77 | 0,80 | 0,56 | 0,57 | 0,58 | 0,53 | 0,49 | 0,54 | 0,45 | 0,54 | 0,58 | 0,61 |
| 2002 | | | | | 1 | 0,86 | 0,65 | 0,65 | 0,63 | 0,50 | 0,47 | 0,54 | 0,39 | 0,51 | 0,63 | 0,59 |
| 2003 | | | | | | 1 | 0,65 | 0,68 | 0,66 | 0,62 | 0,54 | 0,61 | 0,50 | 0,57 | 0,62 | 0,64 |
| 2004 | | | | | | | 1 | 0,84 | 0,75 | 0,65 | 0,70 | 0,64 | 0,61 | 0,62 | 0,61 | 0,65 |
| 2005 | | | | | | | | 1 | 0,81 | 0,67 | 0,65 | 0,63 | 0,64 | 0,68 | 0,63 | 0,70 |
| 2006 | | | | | | | | | 1 | 0,70 | 0,65 | 0,66 | 0,59 | 0,67 | 0,62 | 0,66 |
| 2007 | | | | | | | | | | 1 | 0,73 | 0,77 | 0,58 | 0,78 | 0,72 | 0,73 |
| 2008 | | | | | | | | | | | 1 | 0,80 | 0,77 | 0,72 | 0,67 | 0,76 |
| 2009 | | | | | | | | | | | | 1 | 0,71 | 0,66 | 0,71 | 0,74 |
| 2010 | | | | | | | | | | | | | 1 | 0,62 | 0,63 | 0,73 |
| 2011 | | | | | | | | | | | | | | 1 | 0,82 | 0,84 |
| 2012 | | | | | | | | | | | | | | | 1 | 0,93 |
| 2013 | | | | | | | | | | | | | | | | 1 |

Correlations of Informal Employment

| | 2001 | 2004 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|------|------|------|------|------|------|------|------|------|------|------|
| 2001 | 1 | 0,83 | 0,80 | 0,74 | 0,68 | 0,67 | 0,72 | 0,73 | 0,72 | 0,71 |
| 2004 | | 1 | 0,88 | 0,82 | 0,78 | 0,75 | 0,74 | 0,74 | 0,72 | 0,68 |
| 2006 | | | 1 | 0,93 | 0,85 | 0,83 | 0,85 | 0,83 | 0,82 | 0,82 |
| 2007 | | | | 1 | 0,89 | 0,85 | 0,83 | 0,83 | 0,83 | 0,79 |
| 2008 | | | | | 1 | 0,91 | 0,87 | 0,85 | 0,88 | 0,85 |
| 2009 | | | | | | 1 | 0,92 | 0,91 | 0,91 | 0,87 |
| 2010 | | | | | | | 1 | 0,91 | 0,92 | 0,90 |
| 2011 | | | | | | | | 1 | 0,96 | 0,87 |
| 2012 | | | | | | | | | 1 | 0,93 |
| 2013 | | | | | | | | | | 1 |

Violent Pressure on Business

| Fraud | Cases | Raider attack | s against firms | Attacks agains | t businessmen |
|------------------------|--------------------|-----------------------|--------------------------|------------------|--------------------|
| 1998-2003 | 2004-2010 | 1998-2003 | 2004-2010 | 1998-2003 | 2004-2010 |
| Magadan oblast | Novosibirsk oblast | Chuvashia | Ulyanovsk oblast | Sakhalin oblast | Adygeya |
| Komi Republic | Oryol oblast | Sverdlovsk oblast | Perm krai | Moscow (city) | Primorie |
| Khanty-Mansijsk | Magadan oblast | Tatarstan | Voronezh oblast | Astrakhan oblast | Astrakhan oblast |
| Kamchatka krai | Stavropol krai | Marij El | Primorie | Primorie | Moscow (city) |
| Kabardino- Balkaria | Smolensk oblast | Tiumen oblast | Sverdlovsk oblast | Novgorod oblast | Kaliningrad oblast |
| Chukotka | Vologda oblast | Kemerovo oblast | Tver oblast | Samara oblast | Orenburg oblast |
| Yamalo-Nenets | Tatarstan | Penza oblast | Volgograd oblast | Khabarovsk krai | Moscow oblast |
| Volgograd oblast | Bashkortostan | Volgograd oblast | Saint-Petersburg | Saint-Petersburg | Zabaikal krai |
| Kursk oblast | Tomsk oblast | Tver oblast | Saratov oblast | Smolensk oblast | Kamchatka krai |
| Tiumen oblast | Tuva | Chelyabinsk oblast | Chelyabinsk oblast | Moscow oblast | Khabarovsk krai |
| Vologda oblast | Perm krai | Arkhangelsk oblast | North Ossetia- Alania | Kemerovo oblast | Samara oblast |
| Kaluga oblast | Astrakhan oblast | Vladimir oblast | Murmansk | Mordovia | Novgorod oblast |

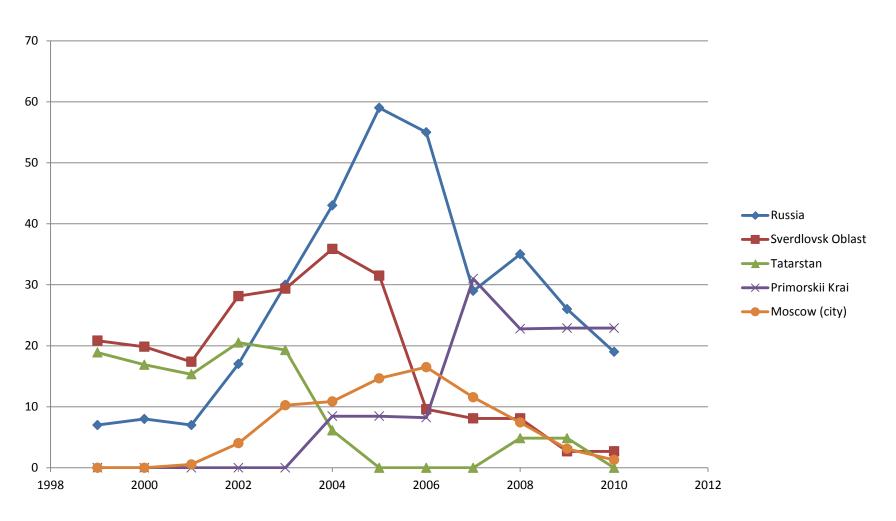
Fluidity of Regional Institutions

Regions can improve their institutional environment ...

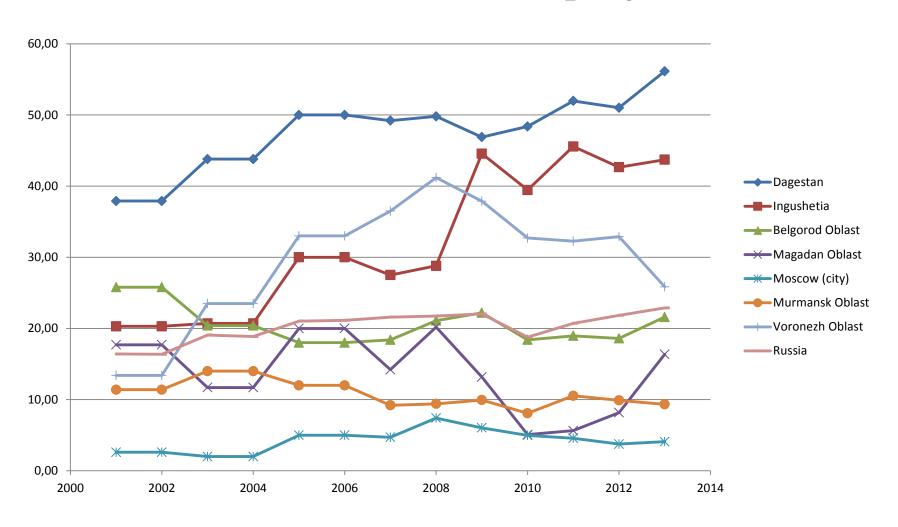
... but such improvements are not sustainable over longer term

Institutional instability adversely affects investment attractiveness of the regions

Do Regional Institutions Follow National Trends? Raider Attacks



Do Regional Institutions Follow National Trends? Informal Employment



Convergence or Divergence?

Means and variance of the informal employment

| | 2001 | 2004 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|----------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Mean | 16,40 | 18,86 | 21,14 | 21,59 | 21,75 | 22,03 | 18,78 | 20,72 | 21,84 | 22,89 |
| Variance | 4,86 | 5,79 | 7,29 | 7,27 | 6,48 | 7,17 | 6,63 | 6,73 | 7,02 | 7,33 |

No Market-Preserving Federalism

- One should expect institutional conversion driven by market-preserving federalism when regions improve their institutions to attract investments
- Weakness of the rule of law nationwide and blurred incentives of regional administrations do not meet the conditions of such model
- Divergence of regional institutions is thus a predictable outcome of increased institutional weakness nation-wide

Annex: Costs and Benefits of Land Ownership (Dower, Malkov, Polishchuk, Pyle)

Property rights in Russia are insecure and vulnerable to public and private predation. Land ownership could steeply increase the value of an otherwise lackluster firm, make it a more appealing target for takeover. This creates additional risks and costs for the firm, which could diminish the benefits conjectured by de Soto and confirmed by Karas et al. (2014).

Land Ownership and Access to Finance

| | | Access to f | inance as a | n obstacle (| 0–4 scale) | |
|---------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------|-------------------------|
| Share of land owned by the firm | -0.000851* (0.000455) | -0.000876* (0.000480) | -0.000897* (0.000486) | -0.000946* (0.000493) | -0.000661 (0.000501) | -0.000688 (0.000508) |
| (Log) number of employees | | 0.001882 (0.015931) | 0.000065 (0.016916) | -0.017459 (0.017744) | 0.002260 (0.017317) | -0.016909 (0.018151) |
| (Log) years since establishment | | | 0.012150 (0.026992) | 0.017620 (0.027463) | 0.009704 (0.027728) | 0.012801 (0.028181) |
| Sector fixed effects | No | No | No | Yes | No | Yes |
| Regional fixed effects | No | No | No | No | Yes | Yes |
| N | 3384 | 3378 | 3344 | 3344 | 3344 | 3344 |
| Pseudo R ² | 0.0004 | 0.0004 | 0.0004 | 0.0067 | 0.0284 | 0.0350 |

Land Ownership and Security

| | | Paym | ent for secur | ity (1 – yes, 0 | – no) | |
|------------------------------------|---------------------------|---------------------------|---------------------------|--------------------------|---------------------------|---------------------------|
| Share of land owned by the firm | 0.006509*** (0.000592) | 0.004231*** (2.561) | 0.004097*** (0.000635) | 0.003640** (0.000647) | 0.004436*** (0.000665) | 0.003947*** (0.000676) |
| (Log) number of employees | | 0.311492*** (0.021997) | 0.293221*** (0.022973) | 0.325677*** (0.024408) | 0.306428*** (0.023892) | 0.335947*** (0.025370) |
| (Log) years since establishment | | | 0.096396*** (0.033474) | 0.089387*** (0.034347) | 0.126688*** (0.034893) | 0.120463*** (0.035745) |
| Sector fixed effects | No | No | No | Yes | No | Yes |
| Regional fixed effects | No | No | No | No | Yes | Yes |
| N | 3473 | 3465 | 3430 | 3419 | 3430 | 3419 |
| Pseudo R ² | 0.0298 | 0.0809 | 0.0828 | 0.1068 | 0.1287 | 0.1492 |

Interaction with Corruption

| | | | | Profit | | |
|--|-------------------------|---|---|---|---|--|
| Share of land owned by the firm | 5394518*** (1241199) | 5407004*** (1240942) | 5194789*** (1245187) | 1341201 (1292630) | 1338478 (1310034) | 1189325 (1331973) |
| Corruption | | -7.70•10 ⁷ (5.55•10 ⁷) | -1.23•10 ⁷ (6.52•10 ⁷) | -0.78•10 ⁷ (6.39•10 ⁷) | -0.63•10 ⁷ (6.44•10 ⁷) | 0.35•10 ⁷ (6.49•10 ⁷) |
| Corruption * Share of land owned by the firm | | | -2481522* (1310576) | -2491196* (1284561) | -2459980* (1296871) | -2849548** (1313289) |
| (Log) number of employees | | | | 3.81•10 ⁸ *** (4.21•10 ⁷) | 3.81•10 ⁸ *** (4.53•10 ⁷) | 3.83•10 ^{8***} (4.76•10 ⁷) |
| (Log) years since establishment | | | | | 5720782 (7.37•10 ⁷) | 1.55•10 ⁷ (7.49•10 ⁷) |
| Sector fixed effects | No | No | No | No | No | Yes |
| N | 1981 | 1981 | 1981 | 1981 | 1972 | 1972 |
| Adj. R² | 0.0090 | 0.0094 | 0.0107 | 0.0496 | 0.0488 | 0.0503 |

Interaction with Red Tape

| | | Profit | | | | | |
|--|-------------------------|--|---|---|---|--|--|
| Share of land owned by the firm | 5394518*** (1241199) | 5373466*** (1240942) | 5500778*** (1245187) | 1649588 (1292630) | 1663526 (1303501) | 1542443 (1326531) | |
| Red tape | | -1.19•10 ⁸ ** (5.34•10 ⁷) | -1.87•10 ⁷ (6.31•10 ⁷) | -2.52•10 ⁷ (6.19•10 ⁷) | -2.57•10 ⁷ (6.21•10 ⁷) | -2.59•10 ⁷ (6.24•10 ⁷) | |
| Red tape * Share of land owned by the firm | | | -3618917*** (1310576) | -3477350*** (1201195) | -3433421*** (1211998) | -3649143*** (1224094) | |
| (Log) number of employees | | | | 3.81•10 ⁸ *** (4.21•10 ⁷) | 3.83•10 ⁸ *** (4.52•10 ⁷) | 3.84•10 ^{8***} (4.75•10 ⁷) | |
| (Log) years since establishment | | | | | 978775 (7.36•10 ⁷) | 1.37•10 ⁷ (7.48•10 ⁷) | |
| Sector fixed effects | No | No | No | No | No | Yes | |
| N | 1981 | 1981 | 1981 | 1981 | 1972 | 1972 | |
| Adj. R ² | 0.0090 | 0.0109 | 0.0148 | 0.0535 | 0.0526 | 0.0543 | |

Interaction with Informal Economy

| | | Profit | | | | | |
|---|-------------------------|------------------------------------|--------------------------------------|---|---|---|--|
| Share of land owned by the firm | 5394518*** (1241199) | 5585320*** (1240942) | 1.69•10 ^{7***} (3702507) | 1.22•10 ^{7***} (3671907) | 1.23•10 ^{7***} (3687032) | 1.24•10 ^{7***} (3707570) | |
| × Informal employment | | -1.53•10 ⁷ ** (6986845) | -3289009 (7887644) | 1191298 (7755609) | 1121725 (7788341) | 1260138 (7838247) | |
| Informal employment Share of land owned by the firm | | | -579953*** (178518) | -534609*** (175228) | -537424*** (175763) | -553002*** (176357) | |
| (Log) number of employees | | | | 3.73•10 ⁸ *** (4.23•10 ⁷) | 3.74•10 ⁸ *** (4.53•10 ⁷) | 3.75•10 ^{8***} (4.76•10 ⁷) | |
| (Log) years since establishment | | | | | 1615218 (7.37•10 ⁷) | 1.17•10 ⁷ (7.49•10 ⁷) | |
| Sector fixed effects | No | No | No | No | No | Yes | |
| N | 1981 | 1981 | 1981 | 1981 | 1972 | 1972 | |
| Adj. R² | 0.0090 | 0.0108 | 0.0156 | 0.0524 | 0.0518 | 0.0531 | |

Conclusions

- Privately owned land is both an asset and a liability of Russian industrial firms. The asset part is better access to finance (earlier demonstrated by Karas et al., 2014), and the liability part is due to insecurity of property rights and other institutional pathologies
- Institutional quality is thus a "sorting factor" which affects the cost-benefit balance of land ownership in the Russian industrial sector.
- Poor institutions eat into the gains of land ownership expected due to the "de Soto effect", and in extreme cases could leave land-owning firms worse-off than those with other forms of land use, which agrees with the "secondbest" dictum