

## Course guide

### 310744 - 310744 - Real Estate Project Finance

**Last modified:** 06/06/2024

**Unit in charge:** Barcelona School of Building Construction  
**Teaching unit:** 732 - OE - Department of Management.

**Degree:** BACHELOR'S DEGREE IN ARCHITECTURAL TECHNOLOGY AND BUILDING CONSTRUCTION (Syllabus 2019).  
(Optional subject).

**Academic year:** 2024    **ECTS Credits:** 3.0    **Languages:** Spanish

#### LECTURER

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**Coordinating lecturer:** JUAN ANTONIO TORRENTS AREVALO

**Others:**

#### DEGREE COMPETENCES TO WHICH THE SUBJECT CONTRIBUTES

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**Specific:**

FB-06. FB-6 Appropriate knowledge of the business concept, its institutional framework, organisation models, planning, control and strategic decision making in certainty environments, risk and uncertainty; production systems, expenses, planning, financing sources and making of financial plans and budgets.

FB-07. FB-7 Ability to organise small companies and take part as a member of multidisciplinary teams in big companies.

**Transversal:**

01 EIN N3. ENTREPRENEURSHIP AND INNOVATION - Level 3. Using knowledge and strategic skills to set up and manage projects. Applying systemic solutions to complex problems. Devising and managing innovation in organizations.

02 SCS N3. SUSTAINABILITY AND SOCIAL COMMITMENT - Level 3. Taking social, economic and environmental factors into account in the application of solutions. Undertaking projects that tie in with human development and sustainability.

04 COE N3. EFFICIENT ORAL AND WRITTEN COMMUNICATION - Level 3. Communicating clearly and efficiently in oral and written presentations. Adapting to audiences and communication aims by using suitable strategies and means.

05 TEQ N1. TEAMWORK - Level 1. Working in a team and making positive contributions once the aims and group and individual responsibilities have been defined. Reaching joint decisions on the strategy to be followed.

#### TEACHING METHODOLOGY

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The methodology to be used will be a combination of different traditional pedagogical instruments and other more innovative ones:

- Theoretical classes. - Formal presentation of business management topics.
- Practical classes: Development by the student of practical cases.
- Tutorials: Guidance to the students in the elaboration of their business plan.

#### LEARNING OBJECTIVES OF THE SUBJECT

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Project Finance is a tool or mechanism for financing Investments that is based on the ability to generate positive financial flows and not on the solvency of the promoters. For this reason, it is intended to equip students with the techniques to be able to develop it in the Real Estate world, as well as to pretend that the student faces real problems in carrying out an immobilized promotion

## STUDY LOAD

Type	Hours	Percentage
Hours large group	30,0	40.00
Self study	45,0	60.00

**Total learning time:** 75 h

## CONTENTS

### PROJECT FINANCE CONSTRUCTION AND REAL ESTATE

#### Description:

Topic 1 - Introduction to project finance

1.1 Definition of Project Finance

1.2 Economic areas where it can be applied

Topic 2 - Sources of external and own financing

2.1 Private financing

2.2 Public financing

Topic 3 - Project phases

3.1 Pre-offer

3.2 Financial offer

3.3 Financing

3.4 Monitoring

Topic 4 - Risk Matrix

4.1. Preliminary risks

4.2. Mitigants

4.3 Technological Risk

4.4 Production Risk

4.5 Market Risk

4.6 Economic and financial risks

4.7 Political Risks

4.8 Legal Risk

#### Related competencies :

FB-07. FB-7 Ability to organise small companies and take part as a member of multidisciplinary teams in big companies.

FB-06. FB-6 Appropriate knowledge of the business concept, its institutional framework, organisation models, planning, control and strategic decision making in certainty environments, risk and uncertainty; production systems, expenses, planning, financing sources and making of financial plans and budgets.

01 EIN N3. ENTREPRENEURSHIP AND INNOVATION - Level 3. Using knowledge and strategic skills to set up and manage projects. Applying systemic solutions to complex problems. Devising and managing innovation in organizations.

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02 SCS N3. SUSTAINABILITY AND SOCIAL COMMITMENT - Level 3. Taking social, economic and environmental factors into account in the application of solutions. Undertaking projects that tie in with human development and sustainability.

#### Full-or-part-time: 2h

Theory classes: 1h

Self study : 1h

## GRADING SYSTEM

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The evaluation of the student's performance will be carried out taking into account the involvement of the students in the different debates that will be held in class. In addition, the result obtained by the student in the different practical cases (continuous assessment) will be taken into account. The breakdown of the course grade is presented below:

Continuous assessment (CE): 20%  
Works and practical cases (CP): 20%  
Project finance (BP): 60%

Final mark =  $(0.20 \times AC) + (0.20 \times CP) + (0.60 \times BP)$

## EXAMINATION RULES.

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## BIBLIOGRAPHY

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### Basic:

- Casanovas, Tomas. Nou llibre. 2016. Editorial Barcelona, 2016. ISBN 978-84-16583-21-8.

## RESOURCES

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### Audiovisual material:

- Streaming . Resource