Course guide
310744 - 310744 - Real Estate Project Finance

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).

Academic year: 2023  ECTS Credits: 3.0  Languages: Spanish

LECTURER

Coordinating lecturer: JUAN ANTONIO TORRENTS AREVALO

Others:

DEGREE COMPETENCES TO WHICH THE SUBJECT CONTRIBUTES

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:
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

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: Orientation to the student in the elaboration of their business plan.

LEARNING OBJECTIVES OF THE SUBJECT

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

<table>
<thead>
<tr>
<th>Type</th>
<th>Hours</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours large group</td>
<td>30.0</td>
<td>40.00</td>
</tr>
<tr>
<td>Self study</td>
<td>45.0</td>
<td>60.00</td>
</tr>
</tbody>
</table>

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.
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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**

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 x AC) + (0.20 x CP) + (0.60 x BP)

**EXAMINATION RULES.**

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 x AC) + (0.20 x CP) + (0.60 x BP)

**BIBLIOGRAPHY**

**Basic:**

**RESOURCES**

**Audiovisual material:**
- Streaming . Resource