Introduction to Financial Management:

Objectives of the finance department or an organization:
- Analysis of balance sheets and income statements in order to make decisions.
- Understand the financial markets and their relationship with the company.
- Valuation of assets.

Prior skills:
Work in group (20% of the mark of the subject): There will be evaluated the form and the contents of the work, presentation, minimum 2 and maximum 4 people.
Participation (10%): There will be evaluated the attendance, participation and attitude.
Final exam (50%): The students must obtain a minimum of 4 over 10 points.
Summary of articles (20%): The students must present a summary, in PowerPoint format, of the articles demanded to read.

Teaching methodology:
Master class.
Expository/participative class.
Practices.

Learning objectives of the subject:
Introduction to Financial Management:
Objectives of the finance department or an organization or department:
- Analysis of balance sheets and income statements in order to make decisions.
- Understand the financial markets and their relationship with the company.
- Valuation of assets.

Study load:

<table>
<thead>
<tr>
<th>Total learning time: 125h</th>
<th>Hours large group: 17h 30m</th>
<th>14.00%</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hours medium group: 5h</td>
<td>4.00%</td>
</tr>
<tr>
<td></td>
<td>Hours small group: 5h</td>
<td>4.00%</td>
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<tr>
<td></td>
<td>Guided activities: 7h 30m</td>
<td>6.00%</td>
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<tr>
<td></td>
<td>Self study: 90h</td>
<td>72.00%</td>
</tr>
</tbody>
</table>
# 310500 - Financial Management

## Content

<table>
<thead>
<tr>
<th>Topic</th>
<th>Learning time:</th>
<th>Description:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Introduction to the course</strong></td>
<td>2h</td>
<td><strong>Learning time:</strong> 2h&lt;br&gt;Theory classes: 2h&lt;br&gt;Introduction to the course. How to prepare a Business Plan of a real estate company: working in groups.</td>
</tr>
<tr>
<td><strong>Financial management and the real estate business</strong></td>
<td>1h</td>
<td><strong>Learning time:</strong> 1h&lt;br&gt;Theory classes: 1h&lt;br&gt;Real Estate Development Real estate services</td>
</tr>
<tr>
<td><strong>Financial analysis applied to the real estate business</strong></td>
<td>6h</td>
<td><strong>Learning time:</strong> 6h&lt;br&gt;Theory classes: 6h&lt;br&gt;Preliminary concepts: Balance sheet, profit and loss account, cash flow. Risks in real estate companies: (i) economic risk, financial risk, equity solvency, liquidity. The profitability in real estate companies: return on assets, return on equity, financial leverage.</td>
</tr>
<tr>
<td><strong>Planning and financial strategy</strong></td>
<td>4h</td>
<td><strong>Learning time:</strong> 4h&lt;br&gt;Theory classes: 4h&lt;br&gt;General aspects of the Provisional Financial States: Business objectives and planning: The provisional results calculation, the provisional balance, the estimate of provisional treasury. Determine the fundamental magnitudes in the financial planning: Provisional result, financial necessity, investment and funding: expected financial structure.</td>
</tr>
</tbody>
</table>
### 310500 - Financial Management

| Financial sources: Mortgage finance, loans, asset backed securities. | Learning time: 6h  
Theory classes: 6h |
|---|---|
| **Description:**
Traditional financial products  
Innovative banking financial products.
Asset-backed securities.
Capital markets.
Case study. | |

| Investment decision-making in a real estate company | Learning time: 6h  
Theory classes: 6h |
|---|---|
| **Description:**
Financial fundamentals in real estate decision-making:: Cash Flow, capital cost, NAV, IRR.
Practical implementations. | |

| Business Plan Monitoring | Learning time: 1h  
Theory classes: 1h |
|---|---|
| **Description:**
Monitoring the Business Plan teamwork. | |

| Management control in real estate companies. | Learning time: 2h  
Theory classes: 2h |
|---|---|
| **Description:**
Analysis results.
Project control. | |

### Qualification system
It would be based on a final test, classroom participation, research papers summary and teamwork.

### Regulations for carrying out activities
- All the continuous evaluation activities must be delivered.
- The final exam will be done individually and in writing.
- The practices and works not delivered in the established date won’t be marked. Valuation 0 points.
Bibliography

**Basic:**