310500 - Financial Management

Coordinating unit: 310 - EPSEB - Barcelona School of Building Construction
Teaching unit: 732 - OE - Department of Management
Academic year: 2018
Degree: MASTER'S DEGREE IN BUILDING CONSTRUCTION MANAGEMENT (Syllabus 2015). (Teaching unit Compulsory)
ECTS credits: 5

Teaching languages: Spanish

Teaching staff
Coord: JAUME ROIG HERNANDO

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:</th>
<th>17h 30m</th>
<th>14.00%</th>
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<tbody>
<tr>
<td></td>
<td>Hours medium group:</td>
<td>5h</td>
<td>4.00%</td>
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<tr>
<td></td>
<td>Hours small group:</td>
<td>5h</td>
<td>4.00%</td>
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<td></td>
<td>Guided activities:</td>
<td>7h 30m</td>
<td>6.00%</td>
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<tr>
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<td>Self study:</td>
<td>90h</td>
<td>72.00%</td>
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## Content

<table>
<thead>
<tr>
<th>Topic</th>
<th>Learning time</th>
<th>Description</th>
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</table>
| **Introduction to the course**                                      | **2h**        | **Description:**
|                                                                       |               | Introduction to the course.
|                                                                       |               | How to prepare a Business Plan of a real estate company: working in groups.                                                                                                                                                                                                       |
| **Financial management and the real estate business.**              | **1h**        | **Description:**
|                                                                       |               | Real Estate
|                                                                       |               | Development
|                                                                       |               | Real estate services                                                                                                                                                                                                                                                                   |
| **Financial analysis applied to the real estate business.**         | **6h**        | **Description:**
|                                                                       |               | 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.                                                                                                                                                                                  |
| **Planning and financial strategy.**                               | **4h**        | **Description:**
|                                                                       |               | 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.                                                                                                                               |
## Financial sources: Mortgage finance, loans, asset backed securities.

**Description:**
- Traditional financial products
- Innovative banking financial products.
- Asset-backed securities.
- Capital markets.
- Case study.

**Learning time:** 6h
- Theory classes: 6h

## Investment decision-making in a real estate company

**Description:**
- Financial fundamentals in real estate decision-making: Cash Flow, capital cost, NAV, IRR.
- Practical implementations.

**Learning time:** 6h
- Theory classes: 6h

## Business Plan Monitoring

**Description:**
- Monitoring the Business Plan teamwork.

**Learning time:** 1h
- Theory classes: 1h

## Management control in real estate companies.

**Description:**
- Analysis results.
- Project control.

**Learning time:** 2h
- Theory classes: 2h

## 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.
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Bibliography

Basic: