Course guides
310500 - 310500 - Financial Management

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

Degree: MASTER'S DEGREE IN BUILDING CONSTRUCTION MANAGEMENT (Syllabus 2015). (Compulsory subject).

Academic year: 2020 ECTS Credits: 5.0 Languages: Spanish

LECTURER

Coordinating lecturer: JAUME ROIG HERNANDO

Others:

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 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>Type</th>
<th>Hours</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Self study</td>
<td>90,0</td>
<td>72.00</td>
</tr>
<tr>
<td>Hours medium group</td>
<td>5,0</td>
<td>4.00</td>
</tr>
<tr>
<td>Hours large group</td>
<td>17,5</td>
<td>14.00</td>
</tr>
<tr>
<td>Guided activities</td>
<td>7,5</td>
<td>6.00</td>
</tr>
<tr>
<td>Hours small group</td>
<td>5,0</td>
<td>4.00</td>
</tr>
</tbody>
</table>

Total learning time: 125 h
## CONTENTS

### Introduction to the course

**Description:**
Introduction to the course.  
How to prepare a Business Plan of a real estate company: working in groups.  

**Full-or-part-time:** 2h  
Theory classes: 2h

### Financial management and the real estate business.

**Description:**
Real Estate  
Development  
Real estate services  

**Full-or-part-time:** 1h  
Theory classes: 1h

### Financial analysis applied to the real estate business

**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.  

**Full-or-part-time:** 6h  
Theory classes: 6h

### Planning and financial strategy.

**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.  

**Full-or-part-time:** 4h  
Theory classes: 4h

### Financial sources: Mortgage finance, loans, asset backed securities.

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

**Full-or-part-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.

**Full-or-part-time:** 6h
Theory classes: 6h

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Business Plan Monitoring

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

**Full-or-part-time:** 1h
Theory classes: 1h

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Management control in real estate companies.

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

**Full-or-part-time:** 2h
Theory classes: 2h

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**GRADING SYSTEM**

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

**EXAMINATION RULES.**

- 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:**