

Module Outline

Module Code : RE3805
Module Title : Corporate Investment in Real Estate
Semester : Semester 2, Academic Year 2022/2023
Faculty : Assistant Professor Badarinza, Cristian
Department : Real Estate
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Overview

This module examines strategic dimensions of real estate in property companies and business firms. Topics include the business, financial and stock market perspectives of real estate as well as case studies. Students will learn basic theories, techniques and practices of corporate finance and asset management applicable to property companies and business portfolios.

Learning Outcomes

Through the module, student will be able to:

- Understand and appreciate the role of corporate investment in business corporations and define the scope of the course
- Understand and appreciate that CRE refers to the real estate component of a business firms supported by property asset/portfolio management
- Appreciate the important role of CRE to business operation and evaluate with real world examples
- Appreciate, understand and evaluate the financial importance of CRE
- Understand and apply the concept of CRE discount and other practical indicators to stock market valuation and real estate strategies
- Understand and apply the concept and determination of OPT to stock market (with skillset training)
- Understand and apply the concept and determination of OPT in corporate investment
- Understand and appreciate the situation of dual market valuation
- Factor property value growth into stock market valuation from the asset pricing perspective

Module Prerequisite(s)

RE3701 Real Estate Investment Analysis

Module Preclusion(s)

Nil

General Guide & Reading (e.g. Case preparation guide, project report guide, main textbook & supplementary materials, etc)

Tentative Schedule & Outline

Lesson /Week	Date	Topic	Activity (preparation / cases & assignments / follow-up readings & resources)

1	Jan 9 - 13	Introduction to the course and requirements	CRE project brief uploaded
2	Jan 16 - 20	Basics of CRE and key issues	T01 (Combined), "orientation and course concerns"-
3	Jan 23 - 27 *CNY Holiday 22-24 Jan (Mon/Tue)	The core business perspective of CRE and strategic CRE asset management	
4	Jan 30 - Feb 3	The financial perspective of CRE	T02 (Combined), "CRE project briefing and organization"
5	Feb 6 - 10	Stock market perspective of CRE	T1 (odd)
6	Feb 13 - 17	The strategy dynamics of CRE valuation	T1 (even)
Recess Week 18 Feb to 26 Feb 2023			
7	Feb 27 - Mar 3	Option pricing model and corporate fixed asset investment 1	T2 (odd)
8	Mar 6 - 10	Option pricing model and corporate fixed asset investment 2	T2 (even)
9	Mar 13 - 17	Mid-term test /quiz (during lecture hours)	20% Individual assessment
10	Mar 20 - 24	CRE project consultation and preparation for presentation	T3 (even)
11	Mar 27 - 31	Real estate asset versus corporate valuation	<ul style="list-style-type: none"> • T3 (odd) • CRE group project report and presentation slides to be uploaded to Canvas on March 27, before 12 noon (subject to change)
12	Apr 3 - 7 *Good Friday 7 Apr (Fri)	Corporate growth analysis and valuation models	T4 (even- project presentation)
13	Apr 10 - 14	Final exam briefing and preparation	T4 (odd-project presentation)
Reading Week 15 Apr to 21 Apr 2023			
Examination Weeks 22 Apr to 6 May 2023			

Assessment

Assessment Components	Weightage (%)
Group Project	30
Mid Term Test	20
Participation in Tutorials (inclusive of max 5 marks for PP)	10
Closed Book, Pen & Paper Examination	40
Total	100

Academic Honesty & Plagiarism

Academic integrity and honesty is essential for the pursuit and acquisition of knowledge. The University and School expect every student to uphold academic integrity & honesty at all times. Academic dishonesty is any misrepresentation with the intent to deceive, or failure to acknowledge the source, or falsification of

information, or inaccuracy of statements, or cheating at examinations/tests, or inappropriate use of resources.

Plagiarism is “the practice of taking someone else’s work or ideas and passing them off as one’s own” (The New Oxford Dictionary of English). The University and School will not condone plagiarism. Students should adopt this rule - You have the obligation to make clear to the assessor which is your own work, and which is the work of others. Otherwise, your assessor is entitled to assume that everything being presented for assessment is being presented as entirely your own work. This is a minimum standard. In case of any doubt, you should consult your instructor.

Additional guidance is available at:

- <http://www.nus.edu.sg/registrar/administrative-policies-procedures/acceptance-record#NUSCodeofStudentConduct>
- <http://nus.edu.sg/osa/resources/code-of-student-conduct>

About me

Dr. Cristian Badarinza is an Assistant Professor at the National University of Singapore, a Faculty Affiliate of the Institute of Real Estate Studies, and a Network Associate of the Centre for Economic Policy Research, London.

His research interests are in the areas of residential real estate, household finance and financial economics. Previously, he has been a Postdoctoral Fellow at Saïd Business School, a Research Assistant in the Monetary Policy Research Division of the European Central Bank in Frankfurt am Main, and has obtained a PhD and an MSc in Economics from Goethe University, Frankfurt am Main.

He is part of the Oxford-Harvard-Sloan Initiative for International Comparative Household Finance. This research initiative connects academics from Europe and the US which seek to explore how household financial markets (such as mortgage, pension, and risky asset markets) are set up around the world, and whether there are international best practises that can be established.