

Course Outline

Course Code : RE3805
Course Title : Corporate Investment in Real Estate
Semester : Semester 1, Academic Year 2024/2025
Faculty : Assoc Prof Badarinza Cristian
Department : Real Estate
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Overview

This course 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 course, 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

Course Prerequisite(s)

RE3701 Real Estate Investment Analysis

Course Preclusion(s)

Nil

General Guide & Reading

- Selected research papers and online sources.

Optional Readings

- Brealey/Myers/Marcus (2019), **Fundamentals of Corporate Finance**, McGraw-Hill.
- Dixit, A.; R. Pindyck (1994). **Investment Under Uncertainty**. Princeton: Princeton University Press.
- Ming Lee Chua (2019). **Where Great Work Lives: Your Guide to Success in Today's World of Corporate Real Estate**. Write Editions, 2019.

- Haynes/Nunnington/Eccles (2017), **Corporate Real Estate Asset Management: Strategy and Implementation**, Routledge.

Tentative Schedule & Outline

Week	Date	Topic	Activity
1	12 – 16 Aug	Introduction to Corporate Real Estate (CRE)	Introductory Tutorial
2	19 – 23 Aug	Property assets and financial statement analysis	Debate
3	26 – 30 Aug	Property assets and the capital market	Tutorial
4	2 – 6 Sep	Property assets and corporate capital structure	Debate
5	9 – 13 Sep	Partnerships and joint ventures	Tutorial
6	16 – 20 Sep	Risk management in CRE: Deal viability	<ul style="list-style-type: none"> • Presentations • Individual Project submission
	21 – 29 Sep	RECESS WEEK	
7	30 Sep	EXAMINATION (MID-TERM)	
8	7 – 11 Oct	Corporate real estate strategy I	Tutorial
9	14 – 18 Oct	Corporate real estate strategy II	Debate
10	21 – 25 Oct	The CRE manager	Tutorial
11	28 Oct – 1 Nov *Deepavali 31/10 (Thu) NUS Well-Being day 1/11 (Fri)	Applications I: Valuing flexibility	Debate
12	4 – 8 Nov	Applications II: The exit option	Tutorial
13	11 – 15 Nov	Course review (wrap-up)	<ul style="list-style-type: none"> • Presentations • Group Project Submission
	16 – 22 Nov	READING WEEK	
	23 Nov – 7 Dec	EXAMINATION (2 WEEKS)	

Assessment

Assessment Components	Weightage (%)
• Group Project	30
• Individual Project	20
• Class Participation	20
• Mid-Term Examination	30
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’ 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.