

Academic Programs Booklet

College of Business Administration

2024



Prepared By: VP For Academic Programs and Graduate Studies Office

College of Business Administration

MSc in Real Estate Investment and Finance

Course Code	Course Title	Course Hours			Course Type	Pre requisite
		LEC	PRAC	CRD		
RES 621	Real Estate Law	3	0	3	MR	No
RES 622	Real Estate Finance and Investment	3	0	3	MR	No
RES 624	Urban Economics	3	0	3	MR	No
QM 650	Research Methods and Statistical Analysis	3	0	3	MR	No
RES623	Real Estate Development and Management	3	0	3	MR	No
RES625	Blockchain in Real Estate	3	0	3	MR	No
XXX 6XX	Optional course	3	0	3	MR	No
XXX 6XX	Optional course	3	0	3	MR	No
RES 695	Thesis	9	0	3	MR	QM650

Master in FinTech

Program Components

Course Type	CRD
University Requirement (UR)	
College Requirement (CR)	
General Studies Compulsory (GSCC)	
Major Requirement (MR)	33
Major Elective (ME) ¹	
General Studies Elective (GSE) ²	
Training (Internship)	
Total Credit (CRD)	33

Foundation courses (0 credit hours): (only for those with irrelevant major bachelor's degree).

Course Code	Course Title	Course Hours		
		LEC	PRAC	CRD
ACCM500	FUNDAMENTAL ACCOUNTING			0
ECONM500	SURVEY OF ECONOMICS			0
FINM500	MANAGERIAL FINANCE			0

Detailed Study Plan

Year 1 - Semester 1

Course Code	Course Title	Course Hours			Course Type	Pre requisite	Major GPA
		LEC	PRAC	CRD			
RES 621	Real Estate Law	3	0	3	MR	No	Yes
RES 622	Real Estate Finance and Investment	3	0	3	MR	No	Yes
RES 624	Urban Economics	3	0	3	MR	No	Yes
QM 650	Research Methods and Statistical Analysis	3	0	3	MR	No	Yes

Year 1 - Semester 2

Course Code	Course Title	Course Hours			Course Type	Pre requisite	Major GPA
		LEC	PRAC	CRD			
RES623	Real Estate Development and Management	3	0	3	MR	No	Yes
RES625	Blockchain in Real Estate	3	0	3	MR	No	Yes
XXX 6XX	Optional course	3	0	3	MR	No	Yes
XXX 6XX	Optional course	3	0	3	MR	No	Yes

Year 2 - Semester 3

Course Code	Course Title	Course Hours			Course Type	Pre requisite	Major GPA
		LEC	PRAC	CRD			
RES 695	Thesis	3	0	3	MR	QM650	Yes

Course Description

Courses Descriptions

Course Code: RES 621

Course Title: Real Estate Law

Presenting real estate development and property management from a legal perspective. Develop skills in using legal concepts in a real estate transactional setting. Real property law; contract law; introduction to contract Law; types of contract; termination and discharge of contracts; specific real estate contracts; purchase and sale agreement; commercial lease easement agreements; agency agreement; tort Law in general; specific torts relating to real estate; land use control introduction; respective covenants; planning legislation environmental regulation. Cases will be used to illustrate the topics.

Course Code: RES 622

Course Title: Real Estate Finance and Investment

Providing techniques of real estate valuation and appraisal. Market analysis, legal and political analysis and highest and best use analysis; in-depth exposure to the three approaches to valuation; market comparison, income, and cost; the role of valuation in real estate investment; government regulation of appraisers. Understanding main economic forces that drive real estate value in the market. Exploring real estate investment risk and return for all major real estate assets. Topics include assessment of various real estate investment classes, investment strategy and portfolio selection, management of real estate portfolios, impact of taxation on the investment decision, asset development and acquisition analysis, and alternative investment vehicles

Course Code: RES 624

Course Title: Urban Economics

Understanding economics concept to analyze real estate markets and trends. The dynamics of real estate markets in Bahrain and in the world will be explored with an emphasis on how urban growth and government policies impact urban development and real estate pricing. A group development project gives hands on experience, and invited guest speakers bring industry knowledge.

Course Code: RES 623

Course Title: Real Estate Development and Management

This course provides a comprehensive overview of property management and development, exploring the lifecycle of real estate projects from land acquisition to post-construction management. Students will examine various ownership structures and financing options, along with the intricacies of lease agreements and legal contracts. The

course emphasizes measuring investment performance through key financial metrics and conducting feasibility studies. Additionally, students will gain insights into construction processes, risk management strategies, and effective marketing and leasing techniques. A focus on property, asset, and portfolio management will highlight the importance of maintaining and enhancing long-term financial performance. The course also addresses smart growth and sustainability principles, preparing students to create economically viable and environmentally responsible real estate ventures.

As part of the course, students have the optional opportunity to participate in a 2-week internship or field training, provided and managed by the University of Bahrain (UoB). This training will offer hands-on experience in property development and management. After the training, students will complete a project and present

Course Code: FIN626

Course Title: Real Estate and Property Market Analysis

Understand the practical dimension of property sales and marketing. Real estate Marketing will introduce students to the various aspects of marketing communications, understanding of clients and consumers and their buyer behavior. The topic will cover advertising; personal selling; sales promotion; public relations; professional ethics and direct marketing. New areas of increasing relevance such as product placement and social media. Also, The characteristics of real estate market behavior will be considered. Changes in prices and rents and in the volume of new construction are examined in relation to the utilization of the stock or real estate facilities and the market forces affecting the rate of utilization. Concentration on the valuation of real estate and stresses market, cost and income valuation approaches and underlying theories are discussed. Instruction is provided in residential appraisal and principles of Income forecasting; capitalization and mortgage-equity analysis of real estate investments.

Course Code: FIN625

Course Title: Blockchain in Real Estate

This course offers a comprehensive introduction to Blockchain technology, emphasizing its potential to transform the real estate industry. Participants will explore the foundational concepts of Blockchain, including its role in powering Cryptocurrencies, NFTs, and the Metaverse. The course highlights Blockchain's central role in decentralization, examining applications such as decentralized finance (DeFi) and decentralized autonomous organizations (DAOs), with a specific focus on how these innovations can reshape real estate transactions. Throughout the course, students will delve into the disruptive potential of Blockchain in property technology (PropTech), smart contracts, and trustless systems, and evaluate current case studies and practical applications in real estate. By assessing both the opportunities and challenges, participants will gain insight into how Blockchain can impact future real estate business models and operations.

Course Code: RES 695

Course Title: Master Thesis

Any topic, reflecting contemporary relevance and issues, will be chosen by the student with the assistance of an academic supervisor from the area of Real Estate Development and Property Management. A thesis proposal consisting of problem area, objectives and proposed methodology will have to be submitted to the department council for approval before the start of actual project work.

Course Code: RES 627

Course Title: Seminar in Real Estate Development and Property Management

Providing insight into innovation and recent development in real estate. Hosting seminars in areas of corporate real estate; private development with public planning; innovative products, space and technology in commercial development; real estate investment and financial analysis; commercial real estate investment banking and acquisitions.

Course Code: QM650

Course Title: Research Methods and Statistical Analysis

Introduction to business research, research process, problem definition and the research proposal, design of research strategies; questionnaire design; sampling procedures; sources; collection and presentation of data; hypotheses testing; bivariate and multivariate analyses; nonparametric significance test, and presenting results in written reports.

Course Code: FIN620

Course Title: Corporate Finance

Market efficiency; shareholders' wealth value; cost of capital; capital assets pricing model; capital budgeting; dividend policy; risk management; mergers and bankruptcy.

Course Code: ACC610

Course Title: Advanced Financial Accounting

Accounting and financial reporting for business combinations (including consolidated financial statements); international accounting issues; foreign currency translation; reorganizations and liquidations; study of selected financial accounting topics including SEC regulations; bankruptcy, and reporting for segments and interim financial periods and major issues of technical accounting requirements.

Course Code: MGT 635 **Course Title:** Business Ethics

Introduction to a stakeholder management framework, emphasizing business's social and ethical responsibilities to both external and internal stakeholder groups. Discussing a twin theme of corporate business ethics and governance that illustrates how ethical considerations are included in the public issues facing organizations and the decision-making process of managers.

Course Code: SBF 670 **Course Title:** Islamic Commercial Jurisprudence

Islamic law related to commerce; trade and finance (Fiqh Al-Muamalat) in contemporary commercial and financial environments. Sharia principles applied to financial transactions as encountered in Islamic financial institutions, including Takaful companies. Views on contentious issues in contemporary Islamic financial transactions. Commonly used contracts in light of the Sharia standards issued by Accounting and Auditing Organization for Islamic Financial Institutions (AAOIFI). The maqasid, or higher purposes, of Sharia in dealing with the broader spectrum of life.

Course Code: ARCS 622 **Course Title:** Sustainable Building Design

This course covers the sustainability principles and green building development in the industry. Offers an introduction to the basis of sustainable design. Issues and factors affecting human thermal comfort requirements. Green buildings in a global context. Criteria for green building design and retrofit.