



PROJECT FINANCE FINANCIAL MODELLING TRAINING

Date: 5th – 7th October, 2016

Venue: Southern Sun Mayfair, Parklands, Nairobi

Pricing: KES 100, 000 + VAT

20% deposit to be paid by 23rd September, 2016

For bookings call 0735 639 921 or email maureen@invhestia.com



Special Offers

- 50% off our online course for trainees
- A group of three participants get 3% off training cost each

Training information

Using a real estate case study, the session starts with a review of what project finance is and how it differs from corporate finance and the implications of this on financial modelling. The modelling exercise will cover the three phases of a project: development, construction, and operations. Development, construction and financing costs are modeled systematically culminating in the ideal debt to equity mix for the project. Revenues and operating costs are then modeled leading to integration of three core financial statements – Income Statement, Statement of Financial Position, and Statement of Cashflows. The financials are then used to evaluate the returns of the project as well as ratio analysis under different scenarios built from scratch.

INTRODUCTION

- What is FAST (Flexible Appropriate Structured Transparent) Modelling
- Business Analysis Lifecycle
- Excel productivity in financial modelling
- Key rules in FAST
- Six golden rules of modelling
- Formatting conventions: Input, exports, imports, sheets, etc.

SETTING UP THE MODEL

- Understanding the structure of the model
- Identifying what input, working and output sheets will be needed
- Input sheets - creating underlying assumptions/forecasts
- Escalation factors

CREATING CALCULATION SHEETS

- Rigorously using pasted links to make different calculations
 - Revenues and costs incl. construction
 - Working capital
 - Fixed assets, CAPEX, and Depreciation
 - Taxes (capital allowances, tax losses, deferred taxes, tax effect of interest)
 - Equity and Dividends
 - Finance and gearing – Determining the amount of debt (debt ratio funding), loan fees, debt interest and principal repayments, loan schedules
 - Interest on cash balances
- Tricks and traps
- Improving productivity when working with large, complex models

CREATING OUTPUT SHEETS

Here the focus is to create dynamic, linked output sheets

- Income statement
- Cash flow statement
- Balance sheet
- Ratio analysis (Debt Service Coverage Ratios (DSCR), Loan Life Cover Ratio (LLCR), Project Life Cover Ratio (PLCR))
- Returns (Project & Equity IRRs, Payback periods, Times Money Back etc.)

ADDING VALUE TO THE MODEL

- Risk analysis through Scenario and Sensitivity analysis (using macros, and data table function)
- Reviewing a model