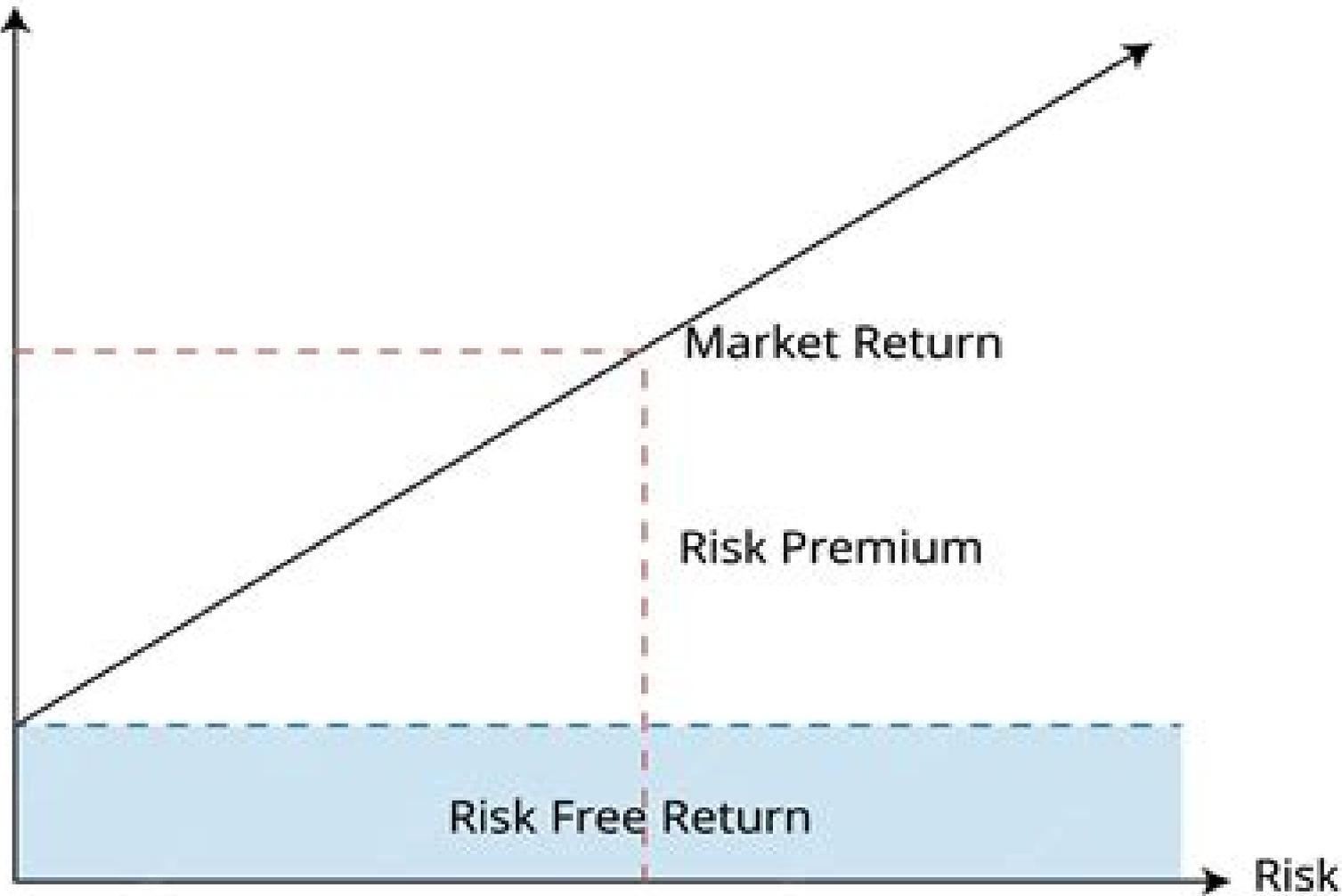


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Risk Premium & Management - an Asian Direct Real Estate (Dre) Perspective Ho Kim Hin/David,2020-09-24 This book is concerned with the unique findings contributions and recommendations made on several crucial issues relating to the concomitant subjects of direct real estate DRE risk premiums and DRE risk management Chapter 1 examines the institutional nature of legal origin and the total returns TRs from investing in a country s DRE and via the adoption of a multi factor arbitrage pricing theory APT model Chapter 2 affirms the true historical volatility to be a reasonable estimation of international DRE risk premiums when the autoregressive lag orders of the de smoothed returns and the multi factor model are taken into account Chapter 3 s real world of international DRE investing counts on sustainable international DRE investing imperative for the investing organization s willingness and preparedness to effectively manage risk or uncertainty early enough as part of the risk management cycle in pursuing high risk adjusted TRs for DRE assets Chapter 4 recommends a model of the intuitive build up approach of forming the DRE investment hurdle rates for new DRE investing The resultant DRE risk premiums serve a rough guide to ensure that the DRE hurdle rate is stringent and high enough to achieve the risk adjusted and Sharpe optimal portfolio TR Chapter 5 examines the integrated DRE investment strategy for a 13 city Pan Asia DRE portfolio of office industrial real estate and public listed DRE companies adopting the analytic hierarchy process AHP and the Markowitz quadratic programming models Such models enable the versatile strategic asset SAA and the tactical asset TAA allocations Chapter 6 enables the DRE institutional investor to achieve a comprehensive and in depth return and risk assessment at the DRE level for the 4 prime Asia residential sectors of Shanghai SH Beijing BJ Bangkok BK and Kuala Lumpur KL under the DRE VaR incremental DRE VaR and the risk adjusted return on capital RAROC Chapter 7 reiterates that public policies on macroeconomic management have to be consistent and non conflicting in a widely accepted policy compact It is because the policies reinforce the fundamental investment value of large and complex developments affecting the sustainable viability like the integrated resort IR at Marina Bay Singapore Chapter 8 draws attention to the aftermath of the Asian economic crisis terrorism and viral epidemics that compel more DRE investors to risk diversify their operations beyond their primary market into other parts of Asia However limited studies examine risk reduction diversification strategies via split returns i e decomposing TRs into rental yield returns and capital value CV returns Chapter 9 proposes and recommends the intelligent building IB framework via the fuzzy logic FL engine leading to a robust measure of building intelligence and a standard guideline for a consistent performance based structure for the promotion of the correct IB classification

Investment Valuation Aswath Damodaran,2002-01-31 Valuation is a topic that is extensively covered in business degree programs throughout the country Damodaran s revisions to Investment Valuation are an addition to the needs of these programs

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Financial Management; Principles and Practice, □□□□ □□□□ Frank K. Reilly, 2002

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