



Two Days Intensive Seminar

SBL Claimable Subject to HRDF Approval

# Financial Modeling, Forecasting and Analysis Using Excel

4TH & 5TH FEBRUARY 2010  
JW MARRIOTT HOTEL, KUALA LUMPUR

Conducted By Distinguished Speaker:  
**DR. LIM THOU TIN**

*DBA, MKM, MInfSys, BBA, MFP(FAAFM)*

Dr. Lim graduated with a Bachelor of Business Administration degree from the National University of Singapore and holds double masters in Information Systems and knowledge management with further postgraduate qualifications in systems analysis, intelligent systems, marketing, management consulting and training. Dr. Lim earned his Doctor of Business Administration degree from the Southern Cross University, Australia. He is also a fellow member of American Academy of Financial Management.

Dr. Lim's work experience includes working in large Singapore companies to MNCs in senior corporate, IT and project management positions. As a management consultant and practitioner, he has facilitated organisational initiatives/projects over a span of more than 15 years in the region, including Australia, Singapore, Malaysia, Mauritius, India, Indonesia, Thailand and China.

He has also served in positions such as corporate advisor, chief information officer and chief operating officer in start-up companies in Singapore. His area of involvement includes helping organisations to plan their corporate IT to building and management of their financial decision support systems, corporate knowledge and ecommerce portals.

His consulting work includes working with both the financial and services industries to help them to develop corporate, financial and knowledge models to address their decision-making needs.

**Outline**

**Building Financial Models**

- What is modeling?
- Spreadsheet uses and limitations
- Modeling with flow charts and influence diagrams
- Spreadsheet design principles
- Graphing and presentation of outputs
- Practice Case
  - Fruitty Belle
  - Constructing influence diagram

**Financial Statement Modeling**

- Core Excel functions
- Structuring a cash flow and amortization
- Line by line building up of cash flows
- Typical cash flow issues
- Using financial statement models for valuation
- Practice Case
  - The Boatman
  - Analysis of financial statements

**Investment Modeling**

- Review of Time Value of Money and DCF techniques
- Use and calculation of discount rates
- Weighted average cost of capital
- Payback
- Practice Case
  - The Clover Residences
  - Concept of Time Value of Money
- Financial functions
- Using NPV, IRR, MIRR and understanding its limitations
- Investment modeling techniques
- Practice Case
  - Balcones investments
  - Investment analysis

**Building Your Own Models**

- Modeling with what-if analysis, sensitivity analysis, scenario analysis and Monte Carlo simulation
- Building your own financial models

- Planning the financial model
- Setting up the input, workings, output and other sheet(s)
- Practice Case
  - Manchini investment group
  - Making investment decisions

**Methodology**

Through a combination of case studies, practical exercises and Excel (2003) based models, participants will learn how to adjust and apply the theoretical techniques used. Participants are encouraged to ask questions and highlight areas of particular interest. The concepts taught are designed to be of practical benefit to participants and are transferable to the workplace.

Participants will need to have at least a fundamental understanding of the basics of finance and be familiar with how to use Microsoft Excel 2003, but will not need to have any prior modeling experience.

**Who Should Attend**

- Lending Bankers / Real Estate Finance Executives
- Analysts
- Financial Managers and Consultants
- Fund Managers
- Investment Bankers and Consultants
- Lawyers and Accountants
- Corporate Property Managers
- Property Fund Management Staff
- Property Analysts and Developers
- Real Estate Investors
- Insurance Professionals
- Valuers
- Leasing Executives
- Securitisation Executives

Participants are encouraged to bring his/her own laptop. Otherwise, computers will be provided.

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**REGISTRATION FORM**

Ref: FEB10FMFA

EARLY BIRDS: Registration and Payment by 18th January 2010 – RM1888.00 per person

GROUP DISCOUNT: Two or More Persons from same organization – RM1950.00 per person

REGULAR FEE: RM2000.00 per person inclusive of lunch/tea-breaks/valuable seminar materials & CERTIFICATE

(Crossed Cheque/Bank Draft payable to ASIA PACIFIC DILIGENCE SDN. BHD.)

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Cancellations & Transfers: If you are unable to attend, a substitute candidate(s) is welcome at no extra charge. Please provide the name and position of the substitute delegate at least 2 days prior to the seminar. A full refund less 25% administrative charge will be made for cancellation received in writing 2 weeks prior to seminar. A 50% refund will be given for cancellation received 1 week prior to the seminar. Regrettably, no refund can be made for cancellation 3 days before the seminar. If registration is confirmed, a 25% administrative charge will be incurred for non-attendance.

The organizer reserves the right to change speakers and/or modify the programme content without prior notice.