

Subject card

Subject name and code	Corporate Real Estate Management, PG_00178469						
Field of study	Management						
Date of commencement of studies	October 2025		Academic year of realisation of subject		2026/2027		
Education level	Bachelor's studies		Subject group		Obligatory subject group in the field of study Subject group related to scientific research in the field of study		
Mode of study	part-time studies		Mode of delivery		at the university		
Year of study	2		Language of instruction		Polish		
Semester of study	3		ECTS credits		7.0		
Learning profile	academic		Assessment form		exam		
Conducting unit	Department of Investment and Real Estate -> Faculty of Management -> Rector						
Name and surname of lecturer (lecturers)	Subject supervisor		dr inż. Małgorzata Rymarzak				
	Teachers						
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	16.0	16.0	8.0	0.0	0.0	40
	E-learning hours included: 0.0						
Learning activity and number of study hours	Learning activity	Participation in didactic classes included in study plan		Participation in consultation hours		Self-study	SUM
	Number of study hours	40		2.0		133.0	175
Subject objectives	The aim of the course is to synthetically present issues related to the management of corporate real estate, including valuation and financing.						

Learning outcomes	Course outcome	Subject outcome	Method of verification
	[ZARZL3_W02] To an advanced degree, the student knows and understands the essence and functioning of different types of organizations, their articulations, functional areas and processes, and their connections with the environment.	The student recognizes the specifics of managing various types of enterprise real estate.	[SW4] test/exam - oral or written [SW2] presentation/project/paper/report
	[ZARZL3_W06] The student has advanced knowledge and understanding of the principles of rational decision-making about individual resources, functional areas in the organization, processes, and management levels.	The student identifies the principles of rational decision-making in the field of enterprise real estate management.	[SW4] test/exam - oral or written [SW5] implementation of a problem task
	[ZARZL3_U03] The student can obtain data from properly selected and verified sources and use these data to analyse and evaluate economic processes and phenomena.	The student uses appropriate data to prepare elements of a property management plan.	[SU2] presentation/project/paper/report
	[ZARZL3_U04] The student can correctly select and properly apply methods and tools from management and quality sciences, as well as economics and finance, to decision-making processes.	The student uses appropriate methods and tools in the process of managing corporate real estate.	[SU2] presentation/project/paper/report
	[ZARZL3_W05] The student has advanced knowledge and understanding of methods and techniques for acquiring, developing and using data in decision-making and management processes.	The student recognizes the methods and techniques used in decision-making processes concerning enterprise real estate management.	[SW2] presentation/project/paper/report
Subject contents	1. Real estate market and elements of real estate valuation • Real estate as an economic good • Real estate market • Factors influencing the functioning of the real estate market • Models of the functioning of the real estate market • State interventionism in the real estate market • Functioning of real estate markets in Poland and in selected European Union member states • Real estate valuation - classification of methods • Real estate valuation - income approach 2. Specificity of real estate management for enterprises • Contemporary concepts of real estate management (including facility management, corporate real estate management, property management, asset management, portfolio management) • Classification of real estate for enterprises and their specificity • Office properties and their spatial solutions • Principles of media settlement in office buildings • Commercial properties - factors determining their competitiveness • Logistics and warehouse properties • Property law and lease • Elements of a real estate management plan 3. Real estate financing for enterprises • Financing commercial real estate using the Project Finance method • Structure construction organizational structure of the project with an indication of the type and directions of financial flows and agreements • Risk management in Project Finance • Project Finance in investments and real estate - analysis of selected cases • Principles of organization and optimization of real estate financing • Real estate projects - the process of determining the capital structure, debt coverage ratios • Specificity of debt capital in real estate financing • The role of debt capital, assessment of return on equity, financial leverage and its effects • Private investors as a source of real estate financing • Assessment of real estate financing strategies, effective cost of capital		
Prerequisites and co-requisites			

Assessment methods and criteria	Subject passing criteria	Passing threshold	Percentage of the final grade
	Written colloquium	51.0%	30.0%
	Project	51.0%	20.0%
	Written exam	51.0%	50.0%
Recommended reading	Basic literature	1. Czerwińska T., Kowalke K., Nawrocka E., Rymarzak M., Szczepaniak K., Trojanowski D., Wojewnik-Filipkowska A., Zarządzanie Inwestycjami i nieruchomościami, wybrane problemy, Fundacja Rozwoju Uniwersytetu Gdańskiego, Gdańsk 2011, rozdział: 2, 6, 7. 2. Trojanowski D. Dylematy wyceny nieruchomości komercyjnych, Wydawnictwo Uniwersytetu Gdańskiego, Gdańsk 2020, rozdziała 1, 2, 3, 4 i 5. 3. Kucharska Stasiak E., Ekonomiczny wymiar nieruchomości, PWN, Warszawa 2016, rozdział: 1, 2, 3, 4 i 6.	
	Supplementary literature	1. Bryx M. (red.), Wprowadzenie do zarządzania nieruchomościami, Poltext, Warszawa 2004. 2. Bryx M. Rynek nieruchomości: system i funkcjonowanie, Poltext, Warszawa 2008. Uhruska M. Wycena nieruchomości: zagadnienia teoretyczne i praktyczne, Wydawnictwo Uniwersytetu Ekonomicznego w Krakowie, Kraków 2021. 3. Czerkas K., Finansowanie nieruchomości komercyjnych w Polsce, czynniki ryzyka i modele transakcji, IHR, 2010. 4. Foryś I. (red.), Zarządzanie nieruchomościami handlowymi, Poltext , Warszawa 2014. 5. Listkiewicz J., Listkiewicz S., Niedziółka P., Szymczak P., Metody realizacji projektów inwestycyjnych planowanie, finansowanie, ocena Project Finance, Corporate Finance, ODDK, Gdańsk 2004. 6. Nawrocka E., Szczepaniak K., Welzant K., Wojewnik-Filipkowska A., Inwestycje przedsiębiorstw w niepewnych warunkach rynkowych, CeDeWu, 2022.Yescombe E.R., Project finance, Oficyna a Wolters Kluwer Business, Kraków 2007. 7. Rymarzak M., Zarządzanie nieruchomościami przedsiębiorstw w Polsce, CeDeWu, Warszawa 2009.	
	eResources addresses		
	Example issues/ example questions/ tasks being completed		
Work placement	Not applicable		

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